

PGCPB No. 15-126

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-213.02 and 27-213.04 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Prince George's Plaza Transit District Development Plan* on October 22, 2015; and

WHEREAS, the *Preliminary Prince George's Plaza Transit District Development Plan* is proposed to replace the 1998 *Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone* and amend portions of *Plan Prince George's 2035 Approved General Plan*, the 1994 *Planning Area 68 Approved Master Plan*, the 2009 *Countywide Master Plan of Transportation*, and *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space (2014)* for the portion of Planning Area 68 within the Prince George's Plaza Transit District (the "Transit District"); and

WHEREAS, the planning area of the *Preliminary Prince George's Plaza Transit District Development Plan* is generally bounded by Northwestern High School, University Hills, and Hitching Post Hill to the north; Northwest Branch Stream Valley Park to the west; Felegy Elementary School, Orem Middle School, and the rear of properties fronting Oliver Street to the south; and the rear of properties fronting on Adelphi and Queens Chapel Roads to the east; and

WHEREAS, the purpose of the *Preliminary Prince George's Plaza Transit District Development Plan* is to develop a comprehensive plan that sets policies and strategies to build on the policy guidance of *Plan Prince George's 2035 Approved General Plan* for regional transit districts by establishing a refined vision and realistic approach to implementing the county and community vision to promote transit-oriented, mixed-use development to realize the countywide and municipal economic benefits of a major Metro station; recognize the historical importance of the natural environment and Hitching Post Hill and incorporate best planning and development practices to ensure a comprehensive and sensitive approach to environmental stewardship, floodplain and stormwater management, future growth, pedestrian and bicycle connectivity, transportation management strategies, and economic and community development; and incorporate detailed policies and strategies to help create a healthier community; and

WHEREAS, the Prince George's County Department of the Environment and the Prince George's County Planning Department are concurrently conducting a study of stormwater management issues and opportunities in the portion of the Transit District that drains into Wells Run; and

WHEREAS, the management of transportation demand within and surrounding the Transit District will be greatly assisted through the formation of a transportation demand management district pursuant to the relevant provisions of the Prince George's County Code; and

WHEREAS, the *Preliminary Prince George's Plaza Transit District Development Plan* contains a comprehensive rezoning element known as the Proposed Transit District Overlay Zoning Map Amendment intended to implement the land use recommendations of the transit district development plan for the foreseeable future; and

WHEREAS, on September 2, 2014, the Prince George's County Fire and Emergency Medical Services Department requested that the Hyattsville Volunteer Fire Department property at 6206 Belcrest Road be excluded from the proposed Transit District Overlay Zone; and

WHEREAS, the Planning Board concurs with this request and recommends the District Council exclude the Hyattsville Volunteer Fire Department property at 6206 Belcrest Road from the Transit District Overlay Zone; and

WHEREAS, on November 19, 2015, the Planning Board held a public worksession on the *Preliminary Prince George's Plaza Transit District Development Plan* and proposed transit district overlay zoning map amendment to examine the staff analysis of testimony presented at the October 22, 2015 public hearing and exhibits received before the close of the record on November 2, 2015; and

WHEREAS, the Prince George's County Planning Board accepted, and considered staff recommendations and Planning Board discussion thereof, during the public worksession on November 19, 2015; and

WHEREAS, the Prince George's County Planning Board decided to recommend amendments to the *Preliminary Prince George's Plaza Transit District Development Plan* should the District Council reclassify, in response to public testimony, the 12.87-acre parcel of land known as "the Clay Property", tax account number 1844109, to the Transit District Overlay/One-Family Triple-Attached Residential (T-D-O/R-20) Zone, as follows:

Plan-wide: Delete all references, strategies, and Transit District Standards pertaining to single-family detached residential development on this property.

Page 246: Amend Map 34 to show the Clay Property (Tax Account 1844109) in the four-story height area; and

WHEREAS, the Prince George's County Planning Board decided to amend the *Preliminary Prince George's Plaza Transit District Development Plan* in response to public testimony, and to adopt the transit district development plan, endorse the transit district overlay zoning map amendment, and transmit to the Prince George's County Council, sitting as the District Council, both the plan and the transit district overlay zoning map amendment, with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

PLAN-WIDE

Plan-wide: Move source information to footnotes. Add page numbers, where appropriate, to citations.

Plan-wide: Add captions to all photographs.

Plan-wide: Revise all maps within the plan as follows:

- Add legend references to all layers within maps.
- Add a consistent north arrow and scale bar to all maps.
- Layout all maps at a consistent scale.
- Eliminate extraneous labels and annotation.
- Use consistent symbols to depict features on maps.

Plan-wide: Following incorporation of technical changes and amendments to the TDDP by the Planning Board and District Council, renumber all maps and figures and add or update references within the text to maps and figures.

Plan-wide: Update Transit District Standards, illustrative concepts, and strategies to depict or accommodate the Department of Public Works and Transportation's Belcrest Road Street Light Replacement Project.

Plan-wide: Replace references to the "TDDP/TDOZ Boundary" with "TDOZ Boundary."

Plan-wide: Add numbers and titles to all tables.

Plan-wide: Define "dBA Ldn"

Plan-wide: Maintain consistent references in the plan to Hyattsville and University Park as "the City of Hyattsville" and "the Town of University Park," respectively.

Plan-wide: Limit use of the words "icon" or "iconic" to descriptions of the pedestrian bridge spanning MD 410 (East West Highway).

Plan-wide: Replace references to "bikers" and "cyclists" with "bicyclists."

Plan-wide: Replace references to information "above" or "below" with specific page references.

Plan-wide: Delete references to "service roads".

Plan-wide: Replace references to "roadway" with "street".

Plan-wide: Add implementation action items for all new strategies.

Plan-wide: Add Parcels 67 and 203, which abut Adelphi Road, to the Neighborhood Edge.

CHAPTER 1

Page 2: In Map 1, show the City of Hyattsville and eliminate duplicate and overlapping symbols for Metro stations.

Page 3: Revise the second paragraph to read: "Plan 2035 designates eight locations in Prince George's County as Regional Transit Districts. The centers were selected based on a quantitative analysis of 31 indicators that assessed the capacity and potential of each center to support future growth and development. The Regional Transit Districts are envisioned as moderate- to high-density, regional-serving centers..."

Pages 4-5: Create a new appendix for Plan 2035 Information and move Maps 3 and 4 there.

Page 8: In the text box, insert the source for the cited definition of placemaking:
http://www.pps.org/reference/what_is_placemaking/.

Page 10: Under “Prince George’s Plaza in 2035”, revise the fourth sentence to read: “New residents have their [pick] choice of housing options, ranging from chic apartments and [urban] rowhomes to [townhomes to bucolic single-family] quieter houses [homes] nestled against the dense tree canopy of the Northwest Stream Valley Park.”

Page 10: Following the vision, add the following sentence: “During the design charrette, the project team and the public developed the illustrative concept vision for ultimate buildout seen in Figure 1.”

CHAPTER 2

Page 14: Revise the second sentence under “Demographic Change” to read: “According to the Pew Research Center, these two generations...”

Page 17: Revise the first paragraph: [Plan Prince George’s 2035 Approved General Plan, otherwise known as Plan 2035, was approved in May 2014.]Plan 2035 addresses the future of Prince George’s County in the context of the twenty-first century challenges [cited above]described on the preceding pages. More specifically, the plan states...”

Page 17-18: Delete the third and fourth paragraphs beginning with “Plan 2035 recommends that...” and ending with “...and existing and future residents.”

Page 18: Add a citation for the definition of community engagement.

Page 20: Add an infographic describing the results of the keypad polling conducted at the charrette.

Page 21: Delete the fifth paragraph that begins “This phase of the community engagement process...”

Page 21-22: Delete the last sentence of the sixth paragraph that begins “During the planning charrette...”

Page 22: At the end of the first sentence of the second paragraph, delete “(see Map 1)”.

Page 24: Delete the text box. The information is depicted in Map 2.

Page 24: Revise the second sentence in the second paragraph to read: “For example, Spanish translation services [and team member was] were made available...”

Page 25: Move the reference to the size of The Mall at Prince Georges from the second paragraph to the first sentence of the fourth paragraph.

Page 26: Revise the third full paragraph as follows: “Outside of [University Town Center]the four primary features described above, the Transit District is home to.....”

Page 28: Add a source to the statistic concerning non-English speakers.

Page 30: Delete the subsection on “Defining Trends”. The information is covered on Page 14.

Page 30: Add a historic photo of the Mall at Prince Georges.

Page 33: Revise the last sentence in the first paragraph: “The economic advantages of walkable, mixed-use communities are [set forth in the previous discussion]discussed on page 15.”

Underline indicates new language

[indicates deleted text]

Page 34: Delete the first sentence of the second paragraph that begins “The Transit District does...”

Page 34: Revise the second bullet: “Retail analyses suggest the continued health of the Transit District’s main retail draw—the [900,000 square foot]Mall at Prince Georges—and support for a sustained or increased retail presence in the Transit District.”

Page 35: Revise the fourth bullet as follows: “...However, existing office space in the Transit District is struggling with increasing vacancies due, in part, to the non-renewal and/or downsizing of existing General Services Administration (GSA) leases (39 percent of University Town Center leases are attributed to the GSA). Metro [III]3 and Metro [IV]4 were sold at auction in early 2015; Metro [V]5 was sold at auction in mid-June 2014.”

Page 39: Revise Map 7 to only show existing off-street bicycle and pedestrian facilities. Change on-street bicycle lane on Toledo Terrace south of Toledo Place to “existing.”

Page 43: Divide Table 5 into separate tables for existing surface parking inventory and existing structured parking inventory.

Page 45: Delete the third paragraph that begins “an environmental existing conditions...”

Page 50: Revise the second sentence under “Air Pollution” to read: “The envisioned [R]redevelopment of the Transit District can improve local air quality by reducing the dependence on single occupancy vehicles and planting and preserving trees to reduce urban heat islands and clean the air.”

Page 51: Add “Queens Chapel Manor” to the list of neighboring communities in the second paragraph.

Page 52: Add a source to the quotation from Hervey Machen in the fourth paragraph.

Page 54: "Transit District area has evolved primarily as a suburban retail and employment node that lacks sufficient pedestrian and bicyclist connectivity to the Prince George's Plaza Metro station, the University of Maryland, and surrounding residential communities."

Page 55: Add the following language in a text box:

“On October 6, 2014, the City of Hyattsville passed a resolution to be designated as a HEAL (Healthy Eating Active Living) City. Since that time Hyattsville has been recognized at the gold level in the HEAL Leaders Club for implementation of four new policies. Those policies include nutrition education and transportation to the "Farmers Market", guidelines for hosting "Healthy Meetings And Events", the "Any Time Fitness Challenge" for city employees, and redevelopment and low impact design considerations for "Green Streets Initiatives".

By encouraging active communities, improving access to nutritious food and promoting a healthy municipal workplace, Hyattsville contributes to the physical well-being of its citizens, while also aiming to improve overall quality of life and promote business investment in the city."

Page 58: Add a text box that states: "The PGCPB Master Plan Support Project recommends a full renovation or replacement with an addition of approximately 219 seats at Lewisdale Elementary School and a limited renovation at University Park Elementary School, which would address facility conditions and education adequacy concerns.

The FY2017-FY2022 CIP includes funds for construction of a new high and middle school in this area. Additionally, Hyattsville Middle School is included in this CIP for a major renovation/replacement and addition project."

Page 60: Edit the first asset as follows:

"Access: MD 410 (East West Highway) and the Prince George's Plaza Metro Station provide excellent regional access. The opening of the Purple Line will provide two-seat connections between the Transit District and a variety of regional destinations."

Page 60: Renumber TDDP Asset #4 as #5. Add a fourth asset as follows: "Proximity: The Transit District is approximately one mile south of the University of Maryland, College Park, the state's flagship university. This proximity makes the Transit District a desirable location for students to live, shop, and socialize, and opportunities abound for additional off-campus housing, classroom and flex space, and other associated operations."

Page 60: Remove ordinal references within the text of the numbered list of Challenges. The list is already numbered.

Page 60: Under Challenge #2, delete the last sentence: "All of these shortcomings..."

Page 61: In the second paragraph, replace "MD 410 (East West Highway)" with "the Transit District".

CHAPTER 3

Chapter-wide: Organize subsections in the following order: Vision, Context, Goals, Policies, Strategies.

Page 64: Move Figure 3 to the new Plan 2035 Appendix.

Page 65: Delete all text on page 65 except Table 12.

Page 67: Delete the existing subsection titled "Future Land Use."

Page 68: Edit Map 14 to add Parcels 67 and 203 to the Neighborhood Edge.

Page 69: Move the first sentence and Figure 4 to the new Plan 2035 Appendix.

Page 69: Add a header to the paragraph on this page to read "Future Land Use".

Page 71: Delete the first sentence and Table 13.

Page 71: Revise the third paragraph so it reads: "The timing of these [implementation items]non-market factors could affect the phasing of development..."

Page 73: Strategy LU4.3, replace "tallest" with "largest."

Underline indicates new language

[indicates deleted text]

Page 75: Strategy EP2.3, revise to read “...Mall at Prince Georges, including the installation of Crime Prevention through Environmental Design features such as enhanced landscaping...”

Page 76: Revise Strategy EP4.1 to read: “Enhance surrounding established neighborhoods by supporting [home]property maintenance and renovation programs, neighborhood-watch efforts, and other community-driven initiatives.”

Page 77: Edit the first goal to read as follows:” An efficient multimodal transportation network that provides a variety of convenient and safe non-automotive means of travel to and within the Transit District, and between the Transit District and nearby destinations such as the University of Maryland, College Park, with convenient transfers between modes.

Page 78: Move the text box to the same page as Strategy EP1.1.

Page 79: Delete Strategies TM1.3, TM1.4, and TM1.6. Revise Strategy 1.2 to read: “...for comfortable non-motorized accommodation and local access trips. Techniques include [narrow lanes, stop controls, a dense tree canopy, and other design approaches], but are not limited to, the following:

Reducing speed limits on MD 410 (East West Highway) and limiting posted speeds to 25 miles per hour on all other streets.

Using standard pedestrian safety enhancements such as bulbouts, mid-crossing pedestrian refuges, and/or reduced right-turn radii,

Incorporating appropriate design accommodations for transit buses and other large vehicles,

Narrowing existing and proposed lane widths to the minimum lane widths permitted (to shorten crossing distances for bicyclists and pedestrians, calm traffic, and free up lane space for additional dedicated non-auto lanes).

Page 79: Edit Strategy TM1.8 to read: "Provide street trees to [protect pedestrians from traffic,]make streets more pedestrian-friendly[,] and reduce urban heat island effects..."

Page 80: Add Strategy TM1.18: Evaluate appropriate traffic calming measures in neighborhoods surrounding the Transit District to discourage or eliminate potential cut-through traffic.

Page 80: Add a text box with the following:

A bike box is “a designated area at the head of a traffic lane at a signalized intersection that provides bicyclists with a safe and visible way to get ahead of queuing traffic during the red signal phase.”

Source: *Urban Bikeway Design Guide*, page 71, National Association of City Transportation Officials, 2012.

Page 81: Revise the title of Figure 5 to read “Proposed Toledo Road Extension Illustrative Street Section”.

Page 84: Add the symbol for the Metro Station to Map 17.

Page 85: Delete the last sentence of Strategy TM4.1. This has already occurred.

Page 87: Add Toledo Terrace to Strategy TM4.11.

Page 88: Replace the photograph on page 88 with a precedent photo of an off-street cycle track.

Page 89: Add a new Strategy TM6.3 to Policy TM6 to read: "Develop walk guides and maps to illustrate points of interest within walking distance of the Transit District."

Page 89: Edit TM7.4 to read: "Create a formal bicycle/pedestrian connection between [multifamily properties on the northern side of the Transit District]the Neighborhood Edge and the southern part of the Northwestern High School campus to improve connectivity for students and teachers between the high school and residences, the Mall at Prince Georges, and the Metro Station.

Page 89: Renumber Strategy TM7.5 as Strategy TM7.6 and add a new Strategy TM7.5 to read: "Create a formal pedestrian or bicycle/pedestrian connection between University Town Center and the Hyattsville Public Library."

Page 89: Add a new Strategy TM7.7 to read: "Create, and prioritize maintenance of pedestrian connections between the Transit District and Lewisdale and University Park Elementary Schools and Northwestern High School."

Pages 90-91: Add a planned shared bike lane to Table 17 and Map 18 between MD 410 (East West Highway) and the proposed Green Line Trail along Toledo Terrace Extended.

Pages 90-91: Revise the Project Limits of the Wells Run Greenway to read as follows: "Intersection of the proposed Highview Terrace Trail and Dean Drive [and Northwest Drive] to the intersection..." and revise Map 18 accordingly.

Page 91: Revise Map 18 to show the recommended connection between the Toledo Place Trail and the Northwest Branch Trail.

Page 91: Revise Map 18 to show that the existing on-street bike lane on Toledo Terrace ends at Toledo Place.

Page 92: Revise Strategy TM9.5 to read, "[Require]Allow above-grade direct connections to the pedestrian bridge deck for new buildings on MD 410 (East West Highway) that face the ends of the bridge.

Page 93: Add Strategy TM11.3 to read: "Evaluate and improve the Metro entrance and streets for pedestrian safety and access while also allowing for improved bus efficiency and passenger drop off/pickup."

Page 93: Add Strategy TM12.5: "Increase transit options between the Transit District and the University of Maryland, College Park, especially during peak hours and for special events on campus."

Page 96: Add a new Strategy TM17.6 that states: "Explore opportunity for residential parking permit programs in neighboring communities to discourage or prohibit spillover parking on residential streets outside the Transit District."

Page 97: Move Policy TM20 and related strategies to a position before Policy TM17, which references it. Renumber accordingly.

Page 98: Move the text box on CR-69-1993 to the same page as Policy TM17.

Page 101: Delete Strategy HN1.3. It is duplicative of Strategy HN1.2.

Page 103: Revise the last sentence to read: “This [chapter] section contains the policy framework...”

Page 104: Delete Strategies HD1.2 and HD1.3. They are duplicative of other strategies. Following Strategy HD1.7, add the following text: “See also Strategy LU4.3 and Policies TM1, 2, 3, and 4.

Page 105: Revise Strategy HD1.6 to read: “Prohibit pad site development[, characterized by a building surrounded on two or more sides by surface parking].”

Page 106: Edit Strategy HD2.1 to read: “Preserve and enhance all existing parkland and natural resource areas. Discourage disturbance of the existing wooded area on either side of Wells Run except as is necessary to develop the recommended park and stormwater management facilities.”

Page 106: In Strategy HD2.2, delete the first sentence.

Page 107: Revise Strategy HD4.4 to read: “Encourage the construction, throughout the Transit District, of tot lots, playgrounds, climbing opportunities and other features geared towards children.

Page 107: Renumber Strategy HD4.9 as Strategy PR1.8 and move to the appropriate location under Policy PR1.

Page 107: Following Strategy HD4.8, add the following language: “See also Strategies PR1.1, PR1.8, PR3.1, and PR4.3.”

Page 107: Add a new replacement Strategy HD4.9 to Policy HD4 to read: “Wherever feasible, utility structures, equipment, and transmission lines should be placed underground.”

Page 108: Delete Strategy HD7.1.

Page 109: Edit Strategy HD8.2 as follows: “Eliminate requirements concerning specific building materials, either structural or façade[.], while promoting the use of high quality materials.”

Page 109: Edit Strategy HD8.4 as follows: “Eliminate zoning requirements for the interiors of buildings, including desired apartment amenities, sizes, or number of bedrooms[.], while promoting a diverse array of housing opportunities.”

Page 110: Revise Strategy HC1.2 to read “Restrict or discourage uses that...”

Page 110: Under Strategy HC2.5, add the following language: “See also Strategy HD4.3.”

Page 111: Renumber Strategy HC4.3 as Strategy HC1.3 and move to the appropriate location under Policy HC1.

Page 112: Under Strategy PF1.1, add the following language: “See also Strategies LU1.1 and PR2.1.”

Page 112: Edit Strategy PF2.2: “Offer a height or density bonus in exchange for the construction of, or conveyance of land for, a new school operated by Prince George’s County Public Schools within the Transit District....”

Page 113: Amend Strategy PF5.1 and the corresponding implementation action item to read: "...to coordinate foot, vehicular, bicycle, and equestrian patrols; plan, prepare, and train for coordinated joint response to high-impact events; share intelligence and data; engage the public and property owners in an ongoing dialogue on safety; and supplement private security."

Page 114: Revise Map 19 to change the symbol for Park 2 to Floating and to add a symbol for a new park on the Clay Property.

Page 114-116: Revise Table 18 as follows:

	Location	Park Type	Ownership	Comments
1	South of Hitching Post Hill Historic Resource	[Neighborhood] <u>Resource Park</u>	M-NCPPC or Private	Park designed to provide an appropriate buffer between single-family neighborhood and the historic resource at Hitching Post Hill. [Land to be acquired through potential swap with property owner for developable land in Rosemary Terrace Park.]
2	[Landy Property] <u>Floating</u>	Community Park	TBD	Park designed to serve the multiple residential and mixed-use communities in the north-central portion of the Transit District with passive and active recreational opportunities.
3	Dean Drive at intersection with Northwest Drive	Neighborhood Park	M-NCPPC	Park designed to provide recreational opportunities to adjacent communities along Dean Drive and serve as a terminating vista for Northwest Drive.
4	Landy Property (Wells Run Greenway West)	Greenway/Linear Park	DPW&T/M-NCPPC	This greenway would include a hard surface, multi-use trail (see Strategy TM7.5) and would serve as a linear park between Dean Drive and Adelphi Road.
5	University Town Center (Wells Run Greenway East)	Greenway/Linear Park	M-NCPPC	The continuation of the greenway will encompass or parallel the proposed stormwater management facility in the northeast portion of the Transit District and will connect Dean Drive and Adelphi Road. (See Strategy TM7.5)
6	Intersection of Toledo Road Extended and Toledo Terrace	Common/Green	M-NCPPC	This open space serves as a gathering place for events and programmed activities that attracts users from both the Neighborhood Edge and the Downtown Core.
7	South side of Toledo Road Extended	Plaza/Square	TBD	

Underline indicates new language

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8	South side of Toledo Terrace halfway between Belcrest Road and Northwest Drive	Pocket Park/Mini Park	TBD	
9	Main Entrance to the Mall at Prince Georges	Plaza or Square	The Mall at Prince Georges	This plaza or square is intended to create a central outdoor gathering place outside of the main entrance to the mall.
10	Downtown Core	Regional Multigenerational Center	M-NCPPC	<u>A move to the Downtown Core will be dependent on available land and financial resources.</u>
<u>11</u>	<u>Clay Property</u>	<u>Neighborhood Park</u>	<u>M-NCPPC or Private</u>	<u>Park to provide recreational facilities for the proposed residential development. Land to be acquired through potential swap with property owner for developable land in Rosemary Terrace Park.</u>

CHAPTER 4

Chapter-wide: Following incorporation of technical changes and amendments to the TDDP by the Planning Board and District Council, renumber all implementation items and add or update references within the text and tables to specific implementation items, policies, and/or strategies.

Chapter-wide: Highlight the time frames for completion of Short Term Actions in **bold**.

Page 120: Revise last sentence of fourth paragraph to read: “A key element of this plan is an [prioritized] implementation matrix and a list of the ten key short-term[implementation] action items.”

Page 121: Revise last sentence on page 121 to read: “...into Working Groups that focus on specific implementation items[below].

Pages 123-125: Make the following revisions to Table 19:

Revise the Issue to be Addressed for Section 10-197 to read: “[Update legislation to] Evaluate effectiveness of existing code to accommodate elderly or disabled...”

Remove bolding from the proposed changes to Section 10-258.

Page 125: Move the sentence that begins “While these legislative initiatives may be...” to the end of Short Term Action #3 prior to Table 19.

Page 125: Revise the second sentence of the first paragraph to read: “Neither the County, nor the City of Hyattsville, has the fiscal[or financial] capacity....”

Page 126: Add the following sentence at the end of Short Term Action #4: “This action item should be completed within five years.

Page 127: Revise the first sentence of the third paragraph to read as follows: “This entity[is envisioned to] could potentially serve as the Transportation Management Association, the agency that operates the Transportation Demand Management District [for the Transportation Demand Management District].

Underline indicates new language
[indicates deleted text]

Page 129: Add the following language to the end of the introduction of the Implementation Matrix:
“Short-term action items are in **bold**.”

Pages 129-144: In Tables 20-27, identify short-term action items with **bold** type.

Page 133: In the sixth row of Table 22, Column 2, add “TM4.11”.

Page 141: In the third row of Table 25, Column 2, add “TM6.3”.

Pages 143-144: Add the following time frames to Table 27:

Rows 1-5, 12: “Ongoing”

Rows 7, 8, and 11: “Short-term”

Rows 6, 9 and 10: “Mid-term”

CHAPTER 5

Chapter 5 (Chapter-wide): Add the following Transit District Standards (TDS) for frontage zones:

The Total Frontage Width Requirements referenced in the text and identified in Tables 43-44 and Figures 10-21 reflect the minimum amount of frontage required for each street. The maximum amount of frontage permitted is equivalent to this minimum, plus five (5) feet in the Downtown Core and the minimum plus ten (10) feet in the Neighborhood Edge.

The Buffer Zone, Retail Zone, and Residential Zones have no dimensional requirements. Their dimensions will be governed by the amount of each zone needed to support the proposed development and the amount of required frontage.

The Sidewalk Clear Zones and Tree and Furnishing Zones shall be consistent along a block.

Update all tables, graphics, and text accordingly.

Chapter 5 (Chapter-wide): Add the following Transit District Standards (TDS) for Build-to-Lines (BTL) and Build-to-Zones (BTZ):

- a. The minimum BTL is established at the rear of the frontage zones (except for Promenades).
- b. The Total Frontage Width Requirement in Tables 43-44 and Figures 10-21 will represent the distance between the street curb and the build-to-line.
- c. The maximum BTL is five (5) feet further from the curb in the Downtown Core, and ten (10) feet further from the curb in the Neighborhood Edge, than the minimum BTL.
- d. The area between the minimum and maximum BTL is the build-to-zone (BTZ). Standards regarding the percentage of a building that must be built to the BTL should be updated to attach this requirement to the BTZ.

The resulting minimum BTL are as follows:

<i>Existing Street or New Street Type</i>	<i>Minimum Build-to-Line (distance in feet from curb)</i>
Northwest Drive and Dean Drive	25
MD 410, Toledo Road, Toledo Terrace, and New Downtown Core A Street	20
Belcrest Road	20 feet on east side; 28 feet on west side
New Downtown Core Pedestrian Street and New Neighborhood Edge A Street	18
New Downtown Core B Street	15
New Neighborhood Edge B Street	13
Alley	4

Update all tables, graphics, and text accordingly.

Chapter-wide: Revise all street cross-sections and plan views as follows:

- Remove frontage zone dimensions from illustrative concept cross-sections and plan views
- Remove lane width dimensions from streets currently owned by Prince George’s County and for the proposed extension of Toledo Road depicted in Figure 5.
- Depict build-to-lines.
- Add space between cross-sections and plan views and place each illustrative concept on a separate page.
- Delete references to the distances between build-to-lines for existing streets.
- Show existing master planned rights-of-way (or as-built rights-of-way if they exceed master plan dimensions) on cross-sections.

Chapter-wide: Renumber the proposed zoning changes to reflect the deletion of Zoning Change 9.

Chapter-wide: Delete the column labeled “Use” from all Zoning Change tables.

Chapter-wide: Replace references to the “Design Standards” to “Transit District Standards”, and replace references to “Design Guidelines” to “Guidelines”. The Transit District Standards and Guidelines regulate more than design.

Chapter-wide: Eliminate references to minimum distances between build-to-lines within the Transit District Standards and associated graphics.

Chapter-wide: Replace all references to the “width” of frontage zones with “depth,” including:

The Tree and Furnishing Zone and Sidewalk Clear Zone Minimum Widths shown in Tables 43-44 and Figures 10-21 should be revised to reflect Minimum Depths. Otherwise, the dimensions remain the same.

The Buffer Zone, Retail Zone, and Residential Zones should be updated to show that they have no minimum depths.

Chapter-wide: Add clarifying language to the definition and standards for frontage zones to clearly explain that each property owner is required to provide up to the designated amount (measured in feet from the street curb) of frontage: “The Transit District Standards establish the minimum depth of the Sidewalk Clear Zone and the Tree and Furnishing Zone. The remaining area of the frontage zone may vary in dimensions by adding Retail, Residential, and/or Buffer Zones, up to the total required amount of frontage zone.”

Chapter-wide: Add clarifying language to the definition and standards of the build-to-line and build-to-zone to reflect the Substantive Changes in Attachment 1.

Chapter-wide: Revise all Frontage Standards graphics and tables to clearly indicate optional frontage zones, mandatory frontage zones, minimum depths, and maximum depths.

Chapter-wide: Revise building standard tables to include the minimum and maximum build-to-lines (build-to-zone).

Chapter-wide: Add graphics that illustrate the build-to-zone in relation to the rear-most frontage zone (either the retail zone, residential zone, or expanded sidewalk clear zone).

Chapter-wide: Revise and add sign graphics to clearly illustrate the dimensional standards for signs.

Chapter-wide: Revise or add clear intent statements for each section of the Transit District Standards.

Chapter-wide: On pages 278, 297, 312, and 341, delete Footnote b. Delete all existing instances in the Tables of Uses to Footnote b and renumber subsequent footnotes accordingly.

Chapter-wide: Revise Footnote b (former Footnote c) within the Tables of Uses to read: “Use is not permitted above the second story above grade in a multifamily building, except where Footnote i applies.”

Chapter-wide: Revise Footnote h (former Footnote i) within the Tables of Uses to read:

“Permitted only:

1. On lots that abut, or are directly across a street from, lots in the R-55 or R-80 zones, or,
2. Public parkland”

Chapter-wide: Revise Footnote i (former Footnote j) within the Tables of Uses to read: “Use is [only] permitted on the top floor or roof of a multifamily building, but on no other floor except where Footnote b also applies.”

Underline indicates new language

[indicates deleted text]

Chapter-wide: Add the Approved SMA/ZMA/SE Number and Date, and the 200' Scale Index Map, to all Zoning Change tables.

Pages 146-147: Move the second paragraph and associated bullets (the text beginning with “This plan represents a belief...” and ending with “...what is intended to be a mixed-use zone) to the second paragraph under the subheading “Mixed-Use Zoning Recommendations”, following the text “....do not exist within the Zoning Ordinance at the time of approval of this TDDP.”

Page 149: Add a number, title, addresses, and blocks/lots to the table of Conditionally Zoned properties.

Page 149: Revise the last sentence as follows, “The property is in the Residential[Area]Edge, is adjacent...”

Page 150: Revise Public Rezoning Requests as follows:

[No rezoning requests were submitted by the public following initiation of the TDOZMA.]

Following initiation of the TDOZMA, three requests were submitted by the public for the reclassification of property into a new zoning classification. Two requests were submitted by the public for the retention of property in the existing zoning classification.

The endorsed TDOZMA addresses these requests as follows:

<u>Zoning Change</u>	<u>Request</u>	<u>Address</u>	<u>Tax Account</u>	<u>Previous Zone</u>	<u>Proposed Zone</u>	<u>Requested Zone</u>	<u>Endorsed Zone</u>
4	<u>Retain</u>		<u>1859479</u>	<u>R-18</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-18</u>	<u>T-D-O/R-18</u>
<u>10</u>	<u>Retain</u>	<u>Toledo Terrace</u>	<u>3746484</u>	<u>T-DO/R-10</u>	<u>T-D-O/R-20</u>	<u>T-DO/R-10</u>	<u>T-DO/R-10</u>
<u>10</u>	<u>New</u>	<u>3501 Dean Drive</u>	<u>3746450</u>	<u>T-DO/R-10</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>
		<u>Belcrest Road</u>	<u>3746468</u>	<u>T-DO/R-10</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>
		<u>Toledo Terrace</u>	<u>3746476</u>	<u>T-DO/R-10</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-20</u>
<u>11</u>	<u>New</u>	<u>3400 Dean Drive</u>	<u>1921493</u>	<u>R-18</u>	<u>T-D-O/R-18</u>	<u>T-D-O/R-10</u>	<u>T-D-O/R-10</u>
<u>N/A</u>	<u>New</u>	<u>Dean Drive</u>	<u>1844109</u>	<u>R-80</u>	<u>T-D-O/R-80</u>	<u>T-D-O/R-20</u>	<u>T-D-O/R-80</u>

Page 150: Revise the fourth sentence under “Comprehensive Rezoning Changes” to read: “The proposed TDOZMA includes[twelve]eleven recommended zoning changes...”

Page 150: In the second paragraph under “Comprehensive Rezoning Changes,” delete the third sentence. It is repetitive.

Page 150: Revise Table 28 as follows:

Zoning Change	Acreage
ZC 1(TDO)	326.14
ZC 2	15.48
ZC 3	0.29
ZC 4	[9.48] <u>22.28</u>
ZC 5	[22.28] <u>68.75</u>
ZC 6	[68.75] <u>3.13</u>
ZC 7	[3.13] <u>32.80</u>
ZC 8	[32.80] <u>9.21</u>
ZC 9	[7.88] <u>13.23</u>
ZC 10	[9.21] <u>27.25</u>
ZC 11	[13.23] <u>1.77</u>
[ZC 12]	[38.03]

Page 150: Revise Table 29 as follows:

Zoning Class	Proposed Acreage	Current Acreage	Change in Acreage
C-O	0.00	3.85	-3.85
C-S-C	0.00	77.85	-77.85
M-U-I	151.59	12.63	138.96
M-X-T	42.38	89.55	[-47.16] <u>-47.17</u>
O-S	11.18	8.98	[2.19] <u>2.20</u>
R-10	[0.00] <u>12.55</u>	38.03	[-38.03] <u>-25.48</u>
R-18	[36.84] <u>44.45</u>	46.74	[-9.90] <u>-2.29</u>
R-20	48.53	0.00	48.53
R-30C	0.00	2.39	-2.39
R-55	[0.00] <u>0.60</u>	0.60	[-0.60] <u>0.00</u>
R-80	16.94	16.94	0.00
R-O-S	33.46	33.46	0.00
Transit District Overlay	362.14	280.60	81.54

Page 170: Delete Zoning Change 4 and renumber the following zoning changes as appropriate.

Page 171: Delete Map 24 on page 171.

Pages 174 and 177: Revise the titles of Table 35 and Map 26 to read: “C-S-C, C-O, and R-18[, and M-X-T] to M-U-I.”

Page 182: Delete Zoning Change 9 and renumber the following zoning changes as appropriate.

Page 183: Delete Zoning Change 9 from the title of Map 29 and remove the rezoning of the M-X-T-zoned property from the map.

Page 185: Revise the Discussion of Zoning Change 12 on page 185 to state:

“[This property is located in the Residential Edge and is currently developed with one mid-rise apartment building and one mid-rise condo building.]This TDDP envisions redevelopment of this property with single-family attached and townhouse development. Section 27-548.06(a)(1) states that development “within a Transit District shall not exceed the specified maximum residential density and any floor area ratio (FAR) requirements of the underlying zones.” Single-family attached housing is prohibited in the R-10 zone and is limited in other residential and mixed-use zones to 6-8 dwelling units per acre. This density is wholly inadequate and inappropriate for modern real estate products, especially in a Transit District. Conversely, the R-20 Zone permits single-family attached dwelling units at up to 16.33 dwelling units per acre. [The Table of Uses in this TDOZMA permits multifamily housing in the R-20 Zone to allow flexibility in the future redevelopment of properties within the Transit District zoned R-18].

Page 185: Revise Table 41 as follows:

Change the title of Table 41 to read: “Zoning Change 10: R-10 to R-20”

Delete the two left columns labeled “Tax Account” and “Use”.

Change the acreage from 38.03 acres to 27.25 acres.

Delete the following tax accounts from this rezoning:

Address	Tax Account	Legal Description
[Toledo Terrace	3746484	LAND UNIT 4 PTA 266-07
3450 Toledo Terrace	1845429	Unit 420 - NCOA2ND2010 -
3450 Toledo Terrace	1845361	Unit 519
3450 Toledo Terrace	1844265	Unit 503
3450 Toledo Terrace	1845122	Unit 216
3450 Toledo Terrace	1845742	Unit 725
3450 Toledo Terrace	1844521	Unit 407
3450 Toledo Terrace	1845627	Unit 623
3450 Toledo Terrace	1844703	Unit 110
3450 Toledo Terrace	1845007	Unit 414

Address	Tax Account	Legal Description
3450 Toledo Terrace	1844141	Unit 501
3450 Toledo Terrace	1845825	Unit 327
3450 Toledo Terrace	1844257	Unit 403 CAE08-24872 W/TDT 12/3/08
3450 Toledo Terrace	1844737	Unit 410
3450 Toledo Terrace	1844976	Unit 713
3450 Toledo Terrace	1845486	Unit 421
3450 Toledo Terrace	1844398	Unit 505
3450 Toledo Terrace	1845783	Unit 526
3450 Toledo Terrace	1845510	Unit 721
3450 Toledo Terrace	1844729	Unit 310
3450 Toledo Terrace	1845684	Unit 724
3450 Toledo Terrace	1844646	Unit 209
3450 Toledo Terrace	1844356	
3450 Toledo Terrace	1844422	Unit 106
3450 Toledo Terrace	1844562	Unit 108
3450 Toledo Terrace	1844919	Unit 113
3450 Toledo Terrace	1845049	Unit 115

Underline indicates new language

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845189	Unit 117
3450 Toledo Terrace	1845254	Unit 118 CAE09-09553 W/TDT 5/26/09
3450 Toledo Terrace	1845395	Unit 120
3450 Toledo Terrace	1844539	Unit 507
3450 Toledo Terrace	1845403	Unit 220 T-DT S/B 08/25/04 L20204 F588
3450 Toledo Terrace	1844299	Unit 204
3450 Toledo Terrace	1844364	Unit 205
3450 Toledo Terrace	1844505	-HQC Pending-
3450 Toledo Terrace	1844570	Unit 208
3450 Toledo Terrace	1844711	Unit 210
3450 Toledo Terrace	1844786	Unit 211
3450 Toledo Terrace	1844927	Unit 213
3450 Toledo Terrace	1845056	Unit 215
3450 Toledo Terrace	1844794	Unit 311
3450 Toledo Terrace	1845197	Unit 217
3450 Toledo Terrace	1845262	Unit 218
3450 Toledo Terrace	1845338	Unit 219

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845460	Unit 221
3450 Toledo Terrace	1845692	Unit 225
3450 Toledo Terrace	1845759	Unit 226
3450 Toledo Terrace	1844125	Unit 301
3450 Toledo Terrace	1844307	Unit 304
3450 Toledo Terrace	1844372	Unit 305
3450 Toledo Terrace	1844513	Unit 307
3450 Toledo Terrace	1844588	Unit 308
3450 Toledo Terrace	1844992	Unit 314
3450 Toledo Terrace	1845064	
3450 Toledo Terrace	1845270	Unit 318
3450 Toledo Terrace	1845411	Unit 320
3450 Toledo Terrace	1845478	Unit 321
3450 Toledo Terrace	1845536	Unit 322
3450 Toledo Terrace	1845593	Unit 323
3450 Toledo Terrace	1845643	Unit 324
3450 Toledo Terrace	1845767	Unit 326

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845155	Unit 516
3450 Toledo Terrace	1844190	Unit 402
3450 Toledo Terrace	1844315	Unit 404
3450 Toledo Terrace	1844802	Unit 411
3450 Toledo Terrace	1845072	Unit 415
3450 Toledo Terrace	1845148	Unit 416
3450 Toledo Terrace	1845213	Unit 417
3450 Toledo Terrace	1845544	Unit 422
3450 Toledo Terrace	1845650	Unit 424
3450 Toledo Terrace	1845833	Unit 427
3450 Toledo Terrace	1844208	Unit 502
3450 Toledo Terrace	1844463	Unit 506
3450 Toledo Terrace	1844679	Unit 509
3450 Toledo Terrace	1844745	Unit 510
3450 Toledo Terrace	1844810	Unit 511
3450 Toledo Terrace	1844885	Unit 512
3450 Toledo Terrace	1844950	Unit 513

Address	Tax Account	Legal Description
3450 Toledo Terrace	1845015	Unit 514
3450 Toledo Terrace	1845296	Unit 518
3450 Toledo Terrace	1845619	Unit 523
3450 Toledo Terrace	1845668	Unit 524
3450 Toledo Terrace	1845726	Unit 525
3450 Toledo Terrace	1844158	Unit 601 2004 EAI-X TRS
3450 Toledo Terrace	1844216	Unit 602
3450 Toledo Terrace	1844281	Unit 703
3450 Toledo Terrace	1844273	Unit 603
3450 Toledo Terrace	1844471	Unit 606
3450 Toledo Terrace	1844547	Unit 607
3450 Toledo Terrace	1844612	Unit 608
3450 Toledo Terrace	1844687	Unit 609
3450 Toledo Terrace	1844752	Unit 610
3450 Toledo Terrace	1844828	Unit 611
3450 Toledo Terrace	1845023	Unit 614
3450 Toledo Terrace	1845098	Unit 615

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845163	Unit 616
3450 Toledo Terrace	1845239	Unit 617
3450 Toledo Terrace	1845304	Unit 618
3450 Toledo Terrace	1845379	Unit 619
3450 Toledo Terrace	1845676	Unit 624
3450 Toledo Terrace	1845858	Unit 627
3450 Toledo Terrace	1844166	Unit 701
3450 Toledo Terrace	1844489	Unit 706
3450 Toledo Terrace	1844554	Unit 707
3450 Toledo Terrace	1844620	Unit 708
3450 Toledo Terrace	1844695	Unit 709
3450 Toledo Terrace	1844760	Unit 710
3450 Toledo Terrace	1844836	Unit 711
3450 Toledo Terrace	1845106	Unit 715
3450 Toledo Terrace	1845247	Unit 717
3450 Toledo Terrace	1845452	Unit 720
3450 Toledo Terrace	1845635	Unit 723

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845866	Unit 727
3450 Toledo Terrace	1844323	Unit 504
3450 Toledo Terrace	1844117	
3450 Toledo Terrace	1844133	Unit 401
3450 Toledo Terrace	1844174	Unit 202
3450 Toledo Terrace	1844182	Unit 302
3450 Toledo Terrace	1844224	Unit 702
3450 Toledo Terrace	1844232	Unit 203
3450 Toledo Terrace	1844240	Unit 303
3450 Toledo Terrace	1844331	Unit 604
3450 Toledo Terrace	1844349	Unit 704 T-DT S/B 08/18/04 L20164 F547 -HQC Pending-
3450 Toledo Terrace	1844380	Unit 405
3450 Toledo Terrace	1844406	Unit 605
3450 Toledo Terrace	1844414	Unit 705
3450 Toledo Terrace	1844430	Unit 206
3450 Toledo Terrace	1844448	Unit 306
3450 Toledo Terrace	1844455	Unit 406

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1844497	Unit 107
3450 Toledo Terrace	1844596	Unit 408
3450 Toledo Terrace	1844604	Unit 508
3450 Toledo Terrace	1844638	Unit 109
3450 Toledo Terrace	1844653	Unit 309
3450 Toledo Terrace	1844661	Unit 409
3450 Toledo Terrace	1844778	Unit 111
3450 Toledo Terrace	1844844	Unit 112
3450 Toledo Terrace	1844851	Unit 212
3450 Toledo Terrace	1844869	Unit 312 - NCOA2ND2010 -
3450 Toledo Terrace	1844877	Unit 412 - NCOA2ND2010 -
3450 Toledo Terrace	1844893	Unit 612
3450 Toledo Terrace	1844901	Unit 712
3450 Toledo Terrace	1844935	Unit 313
3450 Toledo Terrace	1844943	Unit 413
3450 Toledo Terrace	1844968	Unit 613
3450 Toledo Terrace	1844984	Unit 214

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Address	Tax Account	Legal Description
3450 Toledo Terrace	1845031	Unit 714
3450 Toledo Terrace	1845080	Unit 515 - HQCP/SW-
3450 Toledo Terrace	1845114	Unit 116
3450 Toledo Terrace	1845130	Unit 316
3450 Toledo Terrace	1845171	Unit 716
3450 Toledo Terrace	1845205	Unit 317
3450 Toledo Terrace	1845221	Unit 517
3450 Toledo Terrace	1845288	Unit 418
3450 Toledo Terrace	1845312	Unit 718
3450 Toledo Terrace	1845320	Unit 119
3450 Toledo Terrace	1845346	Unit 319
3450 Toledo Terrace	1845353	Unit 419
3450 Toledo Terrace	1845387	Unit 719
3450 Toledo Terrace	1845437	Unit 520
3450 Toledo Terrace	1845445	Unit 620
3450 Toledo Terrace	1845494	Unit 521
3450 Toledo Terrace	1845502	Unit 621

Address	Tax Account	Legal Description
3450 Toledo Terrace	1845528	Unit 222
3450 Toledo Terrace	1845551	Unit 522
3450 Toledo Terrace	1845569	Unit 622
3450 Toledo Terrace	1845577	Unit 722
3450 Toledo Terrace	1845585	Unit 223
3450 Toledo Terrace	1845601	Unit 423
3450 Toledo Terrace	1845700	Unit 325
3450 Toledo Terrace	1845718	Unit 425
3450 Toledo Terrace	1845734	Unit 625
3450 Toledo Terrace	1845775	Unit 426
3450 Toledo Terrace	1845791	Unit 626
3450 Toledo Terrace	1845809	Unit 726 - NCOA2ND2010 -
3450 Toledo Terrace	1845817	Unit 227
3450 Toledo Terrace	1845841	Unit 527]

Page 191: Add Zoning Change 11 to the TDOZMA as follows:

“Table X: Zoning Change 11: R-18 to R-10

<u>Change Number</u>	<u>Zoning Change</u>	<u>Areas of Change (Acres)</u>	<u>Approved SMA/ZMA/SE Number</u>	<u>Approved SMA/ZMA/SE Date</u>	<u>200' Scale Index</u>
11	R-18 to R-10	1.77	SMA	9/13/1994	208NE03

DISCUSSION: Dean Manor Apartments are located on a small, topographically challenged parcel on Dean Drive. The complex contains approximately 40 units on 1.77 acres. The property is currently zoned R-18 and includes an office use. The R-18 zone limits construction of multifamily units to 12 units per acre, or 20 units per acre for buildings with an elevator greater than four stories.

Due to the stormwater management challenges presented by the topography of the site and the stormwater impacts of adjacent development, coupled with the current density maximums of the R-18 zone and the parking requirements of the TDDP, redevelopment of this site is highly challenged within the R-18 zone. It is unlikely the property owner could economically construct new units with this zoning. Any development yield would be drastically less than the current level of development.

The vision of this TDDP is for multifamily or single-family attached development in this area of the Neighborhood Edge. Such development is nearly impossible at Dean Manor Apartments given the constraints described above.

Classification of this property into the R-10 zone would allow development up to a maximum of 48 units per acre. The T-D-O/R-10 Table of Uses also permits limited commercial uses in residential buildings while avoiding the extensive flexibility of mixed-use zones, which are inappropriate for the Neighborhood Edge beyond those properties already so zoned.

<u>Address</u>	<u>Tax Map and Grid</u>	<u>Tax Account</u>	<u>Legal Description</u>	<u>Lot</u>	<u>Block</u>	<u>Parcel</u>
3400 Dean Drive	041F1	1921493	PARCEL THREE			

Add a map to depict Zoning Change 11 and renumber Tables and Maps accordingly.

Page 192-193: Move the 2nd full paragraph on page 193, which begins “The Transit District Standards consist of...” to the beginning of the second paragraph on page 192, that begins “Except as explicitly described...” Combine these paragraphs.

Page 192: Revise the last sentence of the third paragraph to read: “The intent is to create a [streamlined,]one-stop reference[for developers] that clearly describes...”

Page 192: Delete the first paragraph that describes the Character Areas.

Page 192: Add the following text to the first paragraph under “General Applicability and Administration”: “See Map 22 on page 167.”

Page 193: Revise the second sentence of the paragraph continued from the previous page to read “All new development within the Transit District[should]shall be consistent with the...”

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Page 193: Revise the second paragraph to read: “The Transit District Standards consist of [Design Standards and Design Guidelines] Standards and Guidelines. These Standards and Guidelines regulate urban design, landscaping, parking, building placement and size, the form and function of sidewalks, and other aspects of the built environment. References within this TDDP to “Standards” refer specifically to the [Design] Transit District Standards.”

Page 193: Revise the third paragraph to read: “[Design]Transit District Standards are mandatory requirements. An applicant must show strict compliance with these standards at the time of detailed site plan. The Planning Board shall find that any detailed site plan submitted for property within the Transit District is in strict conformance with the [Design]Transit District Standards [Section 27-548.08(c)(2)(A)]. For amendments to Conceptual or Detailed Site Plans for development subject to the Transit District Standards and eligible for approval by the Planning Director or his/her designee, the Planning Director shall find that each proposed amendment is in strict conformance with the Transit District Standards.”

Page 193: Revise the fourth paragraph to read: “[Design]Guidelines are additional criteria for development that the Planning Board and technical staff use[s] in evaluating a detailed site plan. While [Design]Guidelines are not mandatory requirements, their consideration is required and their incorporation strongly encouraged, where appropriate, for the proposed development.”

Page 193: Move the first sentence under “Modification of the Transit District Standards” to a separate text box.

Pages 193-194: Move the subsection entitled “Modification of the Transit District Standards” into a text box.

Page 194: Add the following text at the beginning of the subsection entitled “Issuance of Permits in the Public Right-of-Way”: “Section 27-259(g) of the Zoning Ordinance identifies the requirements for District Council approval of a permit application within a proposed right-of-way. Such permits may only be issued if the proposed project “does not compromise the integrity” of the TDDP. This TDDP amends....”

Page 194: Revise the first sentence in the fifth paragraph under “Streets and Sidewalks” to read: “[Between]Within the street curbs...”

Page 195: Revise Applicability Clause MX3 to read: [As indicated below, a]All property within the Transit District is exempt from Conceptual Site Plan [R]requirements. See Clause SP3.

Pages 197-198: Edit Table 42 to add Appendices 2, 3, and 4 and clarify that they apply to development within the Transit District.

Page 198: Revise the first sentence under Uses to read: “The Prince George’s Plaza Transit District includes properties proposed for classification in the M-X-T, M-U-I, R-10, R-18, R-20, R-55, R-80, O-S, and R-O-S Zones.”

Page 199: Revise the last sentence under “Single-Family Residential Dwellings” to read: “... shall also be exempt from the Transit District Standards for up to five years from the date of approval of the TDDP.”

Page 200: Edit Exemption E8 to read: “An attached nonresidential addition to any existing building that is part of an integrated shopping center that was lawful or could have been certified as nonconforming pursuant to Section 27-244 of the Zoning Ordinance on the date of TDDP/TDOZMA approval is exempt from the Transit District Standards and detailed site plan review if the addition (and the accumulated sum of all additions since approval of the TDDP/TDOZMA) does not increase the GFA by more than 15 percent of the total GFA of the integrated shopping center (excluding single-use pad sites) as it existed on the date of TDDP/TDOZMA approval[, or 50,000 square feet, whichever is smaller].”

Page 201: Revise Exemption E19 to read "Wayfinding, destination, and community signs, or signs directing drivers, bicyclists, or pedestrians to a public/shared parking facility, installed by a public...”

Page 202: Revise SP5.12 to read “A separate statement of justification, including...”

Page 204: Delete the third paragraph in the text box.

Page 205: Edit Map 31 to add Parcels 67 and 203 to the Neighborhood Edge.

Page 206: Incorporate new photographs depicting B and Pedestrian Streets that more closely reflect the desired outcomes.

Page 207: Edit Map 32 to differentiate between Neighborhood Edge and Downtown Core A and B Streets. Show Adelphi Road abutting the Transit District as a Neighborhood Edge A Street.

Page 210: Delete the eighth bullet. It is repetitive to other Standards and Guidelines.

Page 210: Move the 14th bullet to the Standards, and revise as follows: “A block shall [may] be divided by an A, B, or Pedestrian Street,[:] or a Promenade, to allow...”

Page 211: Revise the first bullet under the Standards as follows: “All existing and proposed A, B, and Pedestrian streets shall have sidewalks...”

Page 211: Revise the fourth bullet as follows: “On A Streets, B Streets, Pedestrian Streets, or [p]Promenades, no new public utilities, including...”

Page 211: Revise the fifth bullet to read: “Along private streets, crosswalks shall be provided at all [signalized] intersections...”

Page 212: Revise the General Frontage Design Guidelines as follows:

- [• On private streets, all pedestrian crosswalks should be a minimum of 12 feet wide.
- Along private streets, all crosswalks should be enhanced with some form of special decorative paving or artistic painting that clearly defines the area as a pedestrian crossing.]
- Decorative paving [or artistic painting]that clearly defines an intersection of private streets is permitted.
- All public utilities should be placed underground, above-ground in alleys, or otherwise behind structures

Tables 43 and 44 contain dimensional standards for frontage zones and new private streets.”

Page 229 and Page 231: Revise the standard for maximum Residential Frontage Zone depth to read: “Except where necessary to accommodate a public utility easement or residential driveway, no Residential Zone shall exceed 10 feet in width. Residential Zones may only be expanded beyond 10 feet to the extent necessary to accommodate a public utility easement or residential driveway.”

Page 232: Edit the first standard to read: “Alleys in the Downtown Core shall have a Sidewalk Clear Zone: the sidewalk clear zone shall be a minimum of four feet wide and a maximum of eight feet wide.”

Page 236: Revise the third bullet under Urban Design Guidelines to read: “Special corner buildings are recommended around key intersections within the Transit District. Such buildings should visually address the corner, which can be achieved through a range of strategies to create visual interest, including orienting the building entrance at a diagonal facing the corner or articulating the building as a tower or corner bay that fronts the intersection. [by orienting the building entrance at a diagonal facing the corner; articulating the building as a tower or corner bay that fronts the intersection; or by setting back the building to create a small urban plaza at the ground floor. A range of strategies are encouraged around each of these key intersections to create visual interest.]

Page 237: In Map 33, add a Special Corner Building symbol to the intersection of Toledo Road and Belcrest Road, and a Termini and Visually Interesting Feature symbol to Dean Drive across from the terminus of Northwest Drive.

Page 241: Delete the second sentence in the second paragraph under “Density and Building Height.” It is repetitive.

Page 243: Delete the third bullet under “Single-Story Building Height and Frontage” Standards. It is repetitive.

Page 243: Delete the fourth bullet under “Single-Story Building Height and Frontage” Standards.

Page 243: Revise the second standard under **Stepbacks and Transitions** to read: “All buildings and portions of buildings within 500 feet of the western boundary of the Adelphi Road right-of-way shall be a maximum of ~~[six]~~four stories.”

Page 243: Revise the first standard under **Maximum Building Heights** to read: “No accessory building within the Neighborhood Edge ~~[may]~~shall be taller than two stories.”

Page 243: Replace the photograph on Page 243 with a precedent image that depicts a building permitted by the Standards.

Page 244: Revise the **2.5 Stories** box to read “All main buildings in the R-O-S, O-S, R-55, and R-80 zones.”

Page 244: Move the fourth bullet from the **6 Stories** box to the **4 Stories** box and revise it to read: “Portions of, or entire, buildings ~~[south of Belcrest Road]~~ up to 500 feet west of Adelphi Road.”

Page 245: Revise the **10 Stories** box to read:

“Except where located in the 32-story maximum height area:

- All buildings zoned R-10
- All buildings north of Toledo Road Extended, south of Toledo Terrace.”

Page 245: Delete the intersection of Belcrest Road and Toledo Road from the 32 story height area.

Page 246: Delete the 32 story height symbol on page 246 for the intersection of Belcrest Road and Toledo Road.

Page 246: Revise Map 34 to better differentiate the color scheme between 10 and 16 stories, revise the Adelphi Road buffer to reflect the four-story height area, and to depict the 32 story zone with a circle, rather than a point.

Page 246: Revise Map 34 to classify properties zoned T-D-O/R-10 in the 10-story height area.

Page 247: Revise the last sentence in the third paragraph under Major Amenity Bonuses to read “...of the underlying zones, as described in [the table under Density and Bonus Height section]Tables 45 and 46.”

Page 248: Under “Other Amenity Bonuses”, add the following:

8. Provision of solar or green roofs.

Page 248: Delete the second sentence of the second paragraph, which begins with “However, height and density bonuses...” It is repetitive.

Page 251: Delete the second bullet under Standards.

Page 252: Delete the sixth bullet.

Page 253: Revise the first bullet under Vertical Corner Signs to read: “Vertical corner signs are permitted only at the corners of blocks...”

Page 253: Under Awning Signs, differentiate between Standards and Guidelines and make the fourth bullet a Guideline.

Page 253: Revise the first bullet under Awning Signs to read “Signage may only be painted either on...”

Page 255: Revise the fourth bullet under Monument Sign Standards to read: “Monument signs [~~should~~]shall not exceed...”

Page 255: Add a subhead under Monument Signs for Guidelines prior to the sixth bullet, which is a guideline.

Page 256: Revise the first bullet under Awning Standards to read “Metal, plastic[ized, synthetic], [~~or~~]and backlit awnings [~~should~~]shall not be permitted.”

Page 257: Revise the third bullet under Building Entrances Standards to replace “shall” with “should” and relocate it to the Guidelines.

Page 257: Revise the second bullet under Articulation Standards to read: “...and shading devices[may]shall not encroach across the build-to line beyond [six]ten (10) feet.”

Page 258: Add a Standard to state: “On-street parking spaces on private streets shall not count toward off-street parking requirements.”

Page 259: Revise the first sentence of the first bullet to read: “At no point shall the total number of off-street surface parking spaces within the Transit District exceed [10,500]6,000.”

Page 259: Add a standard to Parking (General) and Transportation Adequacy that reads: “All parking for buildings that front on Adelphi Road shall not be visible from Adelphi Road.”

Page 260: Revise Required Improvement #2 as follows: “...occupancy permit that would alleviate any reported inadequacy as defined by the Transportation Review Guidelines, or...”

Page 261: Revise sixth sub-bullet under the first Surface Parking Standard to read: “The Planning Board may permit reconstruction of a [new] surface parking lot where...”

Page 262: Delete the second bullet under Surface Parking Facilities Standards.

Page 262: Move the seventh bullet to Guidelines.

Page 262: Delete the second bullet under Surface Parking Facilities Guidelines and replace with the following: “Planting islands should incorporate urban green design methods to capture water runoff in order to allow water percolation into the soil.”

Page 264: Add a new third bullet under *Design Guidelines* to read: “When designing and constructing above-ground parking structures, consideration should be given to the installation of renewable energy systems (such as solar photovoltaic panels or wind generators) or green roofs on or above their top deck.”

Page 265: Revise the first bullet under Loading Guidelines to read: “The provision of on-street loading zones encouraged, such zones [~~shall~~]should be strategically located to serve multiple businesses...”

Page 265: Edit the third Standard under Walls, Fences, and Gates to read: “Fences enclosing all or a portion of a rear yard and garden walls are permitted only in the R-18, R-20 and R-80 zones and shall not occur forward of the rear of a primary building.”

Page 266: Add a guideline under Downtown Core General on page 266: “On private streets in the Downtown Core, all pedestrian crosswalks should be a minimum of 12 feet wide.”

Page 266: Under Downtown Core Blocks, delete this subsection and replace it with the following:

Downtown Core Blocks

Standard

Primary facades shall face A Streets, Pedestrian Streets, or Promenades.

Guideline

Buildings should occupy the perimeter of a block.

Page 270: Edit the third standard under Neighborhood Edge General on page 270 to read: “Residential driveways are permitted in alleys and B Streets and shall not exceed 18 feet in length. Front-loaded garages are permitted only for dwelling units 22 feet wide or greater.”

Page 270: Add a guideline under Neighborhood Edge General on page 270: “On private streets in the Neighborhood Edge, all pedestrian crosswalks should be a minimum of 8 feet wide.”

Page 270: Edit "Neighborhood Edge A Street" as follows: "The following streets existing on the date of approval of this TDDP are considered Neighborhood Edge A Streets:

- Northwest Drive
- Dean Drive
- Highview Terrace
- Adelphi Road"

Page 270: Edit the first design standard under Neighborhood Edge A Streets to read as follows: "Entrances into private off-street parking facilities are not permitted, except along Adelphi Road."

Page 270: Revise the second bullet under Neighborhood Edge B Street Standards to read "...composed of concrete, masonry, [metal,]screening materials, or sustainable features such as green walls."

Page 270: Edit Figure 29 to show townhomes and two-family attached as permitted in the R-18 and R-20 zones.

Page 271: Delete R-20 from Figure 30.

Page 272: Edit the first standard under “Townhouses, One-Family Semidetached, Two-Family, and Three-Family Dwellings Arranged Horizontally” to read: “Plant a minimum of one and one-half major shade trees and one ornamental or evergreen tree per every two dwelling units located on individual lots and/or common open space. Trees planted in the Street Tree and Furnishing Zone shall count towards this requirement.”

Page 273: Revise the first bullet under Multifamily Dwellings Standards to read “[For m]Multifamily [dwellings] projects shall plant a minimum of one (1) major shade tree per [one thousand] 1,600 square feet.”

Page 273: Move the second bullet under Multifamily Dwellings Standards to the Guidelines.

Page 274: Add the following line to the TDDP Goals for Underlying Zones:

R-10	Multifamily High Density Residential	Mid-to-High-Rise Residential
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Pages 302-323: Revise Table 49 to incorporate changes to the Table of Uses for the R-18 Zone and to add a Table of Uses for the R-10 Zone as follows:

“Table 49: Table of Permitted Uses: Residential Zones

USE	R-18	R-18 TDOZ	R-10	R-10 TDOZ
(1) COMMERCIAL:				
Agriculture (CB-39-2009)	X	P	X	P
Animal Hospital, veterinary office	X	X	X	X
Antique shop	X	X	<u>X</u>	<u>X</u>
Arts Studio (CB-24-2015)	<u>p103</u>	<u>P</u>	<u>X</u>	<u>P</u>
Barber Shop (CB-24-2015)	<u>EX-100</u>	<u>EX-100</u>	<u>X</u>	<u>EX-100</u>
Beauty Shop (CB-24-2015)	<u>p103</u>	<u>P^b</u>	<u>X</u>	<u>P^b</u>
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	<u>X</u>	<u>X</u>
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	X	<u>X</u>	<u>X</u>
Buying of rent with guest rooms and tours pursuant to Section 27-445.13(2)	X	X	X	X
Catering Establishment (CB-4-2014)	X	X	<u>X</u>	<u>X</u>
Collection of recyclable materials as a temporary use in accordance with Sections 27-260 and 27-265	P	P	P	P

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USE	IR-18	Rel. to <u>TD07</u>	IR-10	Rel. to <u>TD07</u>
Commercial recreational development (CB-35-2000)	X	X	<u>X</u>	<u>X</u>
Contractor's office (must include sanitary facilities, construction yard or shed or storage building, in connection with a construction project), as a temporary use:				
(A) Subject to Sections 27-260 and 27-261	P	P	<u>P</u>	<u>P</u>
(B) All others	SE	X	<u>X</u>	<u>X</u>
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	<u>X</u>	<u>X</u>
Distillery for the production of hard alcohol	X	X	<u>X</u>	<u>X</u>
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	<u>X</u>	<u>X</u>
Eating or Drinking Establishments:				
(i) Eating or drinking establishment, with drive-through service	X	X	<u>X</u>	<u>X</u>
(ii) Eating or drinking establishment, excluding drive-through service	X	X	<u>X</u>	<u>P</u>
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment. (CB-14-2013)	X	X	<u>X</u>	<u>P</u>
Farm implements sales or repair, farm supplies sales	X	X	<u>X</u>	<u>X</u>
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	<u>P</u>	<u>P</u>
Farm Winery	X	X	<u>X</u>	<u>X</u>
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	<u>P</u>	<u>P</u>
Funerary or undertaking establishment	SE	X	<u>SE</u>	<u>X</u>
Gas station (CB-36-2004)	X	X	<u>X</u>	<u>X</u>

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Use	Rate	Revised ID07	Rate	Revised ID07
General:				
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	<u>X</u>	<u>X</u>
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	<u>X</u>	<u>X</u>
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	<u>X</u>	<u>X</u>
Professional offices for business (CB-10-1996)	X	X	<u>X</u>	<u>X</u>
Limited professional uses in multifamily projects	SE	P	<u>X</u>	<u>P^b</u>
Non-commercial use as an establishment (CB-30-1993)	X	X	<u>X</u>	<u>X</u>
Offices:				
(A) Accountants, architects, engineers, lawyers, medical facilities, and similar regulated or licensed professions as an accessory use in a dwelling	X	X	<u>X</u>	<u>X</u>
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	p ^{10,39}	p ^{10,39}	<u>PB¹⁰</u>	<u>PB¹⁰</u>
(C) General business and professional office (CB-2-2013)	X	X	<u>SP¹⁰</u>	<u>SP¹⁰</u>
(D) Insurance sales office as an accessory use in a dwelling	X	X	<u>X</u>	<u>X</u>
(E) Medical retail pharmacy office (CB-2-2013)	<u>P¹⁰</u>	<u>P¹⁰</u>	<u>SP¹⁰</u>	<u>P¹⁰</u>
(F) (G) Retail professional office in a multifamily dwelling (except as provided in A above)	X	X	<u>X</u>	<u>X</u>
(F) (G) Real estate sales office as an accessory use in a dwelling	X	X	<u>X</u>	<u>X</u>
(G) (H) Retail use in subdivision sales of the area of temporary use				
(i) Subject to Sections 27-260 and 27-261	P	P	<u>P</u>	<u>P</u>
(j) All others	X	P	<u>P</u>	<u>P</u>

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USE	RES	RES TDOZ	RES	RES TDOZ
[(H)] (I) Multifamily dwelling management company (must manage the project within which it is located)	X	P	X	P
(U) Temporary trailer for office space adjacent to an existing group residential facility with services more than eight (8) persons in accordance with sections 27-257 and 27-261 (CB-14-1986)	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	SE	X	X	X
Photography studio and darkroom, as an accessory use to (B) by the resident of a one-family detached dwelling and located within such dwelling (CB-10-1986)	X	X	X	X
Retail sales and consumer service establishment (CB-140-1986)	X	X	<u>SE</u>	<u>P^b</u>
<u>Seasonal Decorations Display and Sales, as a temporary use, in accordance with Sections 27-260 and 27-261.⁴³</u> <u>CB-23-1989</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	X	X	X
Way site similar to temporary use				
(A) Subject to Sections 27-260 and 27-261	P	P	P	P
(B) All others	SE	P	SE	P

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USE	R-18	R-18 in TDOZ	<u>R-10</u>	<u>R-10 in TDOZ</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification.	X	X	<u>P</u>	<u>X</u>
Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	<u>SE</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003)	X	X	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	X	X	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).</u> (CB-8-2015)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone.</u> (CB-8-2015)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
(2) Institutional/Educational:				

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USE	SE	REU 1007	REU	REU 1007
Assisted living center	SE	X	X	X
Assisted living facility (CB-110-2004)	X	P	<u>X</u>	<u>X</u>
Chaplaincy or other religious services on a lot of at least 1/2 acre	P	X	X	X
Church or similar place of worship:				
(A) Located on a lot less than 1/2 acre in size	SE	P	SE	P
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	SE	X	<u>SE</u>	<u>X</u>
(C) Located on a lot between 1 and 2 acres in size ⁹⁵	P	P	P	X
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	P	X	<u>P</u>	<u>X</u>
(E) All others (CB-24-1988; CB-24-1990; CB-76-1993)	P	X	P	X
Day care center for children:				
(A) Accessory to a privately owned recreational facility, school, a supervised child care facility, day care center, or other facility that is under the control of the Board of Directors for a church or public building, or a community building, in accordance with Section 27-445.03 ⁹⁵	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	P	P	<u>P</u>	<u>P</u>
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	P	P	P	P
(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	SE	X	<u>SE</u>	<u>X</u>
Recreational or entertainment institution:				
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	X	<u>SE</u>	<u>X</u>
(B) An adaptive reuse of a structure last occupied by the Federal Government on a parcel of not more than 2 acres for use by a group of homeless, disabled, and their families, including social services and rehabilitation services, career training, educational and employment training, counseling, and other services	X	X	X	X

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USE	USE	Ratio FD07	Ratio	Ratio FD07
(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	X	<u>SE</u>	<u>X</u>
(D) All others (CB-71-1997; CB-84-1998; CB-97-2018)	SE	X	<u>SE</u>	<u>X</u>
Family day care	P	X	<u>P</u>	<u>X</u>
Health centers	SE	X	<u>SE</u>	<u>X</u>
Hospital	SE	X	<u>SE</u>	<u>X</u>
Medical/residential care units	SE	X	<u>SE</u>	<u>X</u>
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	<u>P</u>	<u>P</u>
Use of existing home (may include private spa)	SE	X	<u>SE</u>	<u>X</u>
School, private:				
(A) in accordance with Section 27-261	P	P	<u>P</u>	<u>P</u>
(B) All others	SE	P	<u>SE</u>	<u>P</u>
Small group child care center (CB-112-1998)	P	P	<u>P</u>	<u>P</u>
(3) Miscellaneous:				
Accessories, structures and uses by their nature otherwise prohibited	P	P	<u>P</u>	<u>P</u>
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P	<u>SE</u>	<u>P</u>
Alternative uses of historic sites when not otherwise allowed (CB-50-1987)	SE	P	<u>SE</u>	<u>P</u>
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	SE	X	<u>SE</u>	<u>X</u>
Buildings and uses serving public health purposes, not owned by Prince George's County, Maryland, upon which medical or health centers are located, except if otherwise allowed as permitted (P) use (CB-56-1988)	P	X	<u>P</u>	<u>X</u>

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USE	1996	2007	2010	2017
Cemetery, crematory:				
(A) Cemetery, in accordance with Section 27-2-15-03	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	P	X	<u>P</u>	<u>X</u>
(C) Office (CB-86-1989; CB-11-2004)	X	X	X	X
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	X	P	<u>X</u>	<u>P</u>
Home occupations for residents, by impact (CB-11-2004)	X	P	X	P
Increase in height of accessory building, used for:				
(A) Servant, household help living quarters ³⁰	SE	X	<u>SE</u>	<u>X</u>
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	X	<u>X</u>	<u>X</u>
(D) Office	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P ^a	<u>P</u>	<u>P^a</u>
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	X	<u>SE</u>	<u>X</u>
(E) Office/Class Public	X	X	X	X
Library	P	P	<u>P</u>	<u>P</u>
Photo studios and uses, recreates, other, as provided	X	X	X	X
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003)	X	X	<u>X</u>	<u>X</u>
Volunteer fire companies or fire station ⁷² (CB-78-2003)	X	X	X	X
(5) Recreational/Entertainment/Social/Cultural:				
Archery range, outdoor, owned and commercially operated on that basis from and owned by a public agency	X	X	X	X
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	X	<u>SE</u>	<u>X</u>

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USE	<u>BASE</u>	<u>PERMITTED</u> <u>UDCZ</u>	<u>GWU</u>	<u>PERMITTED</u> <u>UDCZ</u>
Boathouse (private keel or accessory use)	X	X	<u>X</u>	<u>X</u>
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	X	<u>P</u>	<u>X</u>
Club (private)	<u>SE</u>	X	<u>SE</u>	<u>X</u>
Commercial recreational attraction	X	X	<u>X</u>	<u>X</u>
Commercial recreational facilities (privately owned, not hired/leased from a public agency, except as otherwise specified)				
(A) Leased on or after January 1, 1974	X	X	<u>X</u>	<u>X</u>
(B) Leased before January 1, 1974	X	X	<u>X</u>	<u>X</u>
Community building or similar nonprofit social use, not publicly owned or operated:				
(A) Only for residents and guests	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(B) All others (CB-85-1988; CB-33-1989)	SE	P	<u>SE</u>	<u>P</u>
Conference center and uses accessory thereto (suitable assembly rooms, courts, auditoriums, swimming pools, recreational courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, or all the following: gross area of at least 500 acres, owned by a public agency, or which a public golf course is operated on a regular basis	X	X	<u>X</u>	<u>X</u>
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:				
(A) Privately owned and commercially operated or hired/leased from and owned by a public agency	X	X	<u>X</u>	<u>X</u>
(B) All others (CB-47-1995)	X	P	<u>X</u>	<u>X</u>

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USE:	REU	REU TD07	REU	REU TD07
Golf course:				
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	X	<u>SE</u>	<u>X</u>
(B) Privately owned and commercially operated on land leased from, and owned by a public agency ⁵⁷	X	X	<u>X</u>	<u>X</u>
(C) Golf Course Conference/Hotel Complex	X	X	<u>X</u>	<u>X</u>
(D) All others (CB-7-1995; CB-47-2002)	<u>SE</u>	<u>X</u>	<u>SE</u>	<u>X</u>
Golf course, miniature (indoor or outdoor):				
(A) Privately owned and commercially operated on land leased from, and owned by a public agency ⁵⁸	X	X	<u>X</u>	<u>X</u>
(B) All others (CB-47-1995)	X	X	<u>X</u>	<u>X</u>
Golf driving range:				
(A) Privately owned and commercially operated on land leased from, and owned by a public agency ⁵⁶	X	X	<u>X</u>	<u>X</u>
(B) All others (CB-47-1995)	X	X	<u>X</u>	<u>X</u>
Homes Association Recreational Use, in accordance with Section 27-445	X	X	<u>X</u>	<u>X</u>
Martini (CB-76-2001)	X	X	<u>X</u>	<u>X</u>
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	<u>P</u>	<u>P</u>
Performing arts center, in accordance with Section 27-445.02 (CB-76-2001)	<u>SP</u>	<u>P</u>	<u>SE</u>	<u>P</u>
Racetrack, including pari-mutuel	X	X	<u>X</u>	<u>X</u>
Racetrack, pari-mutuel only	X	X	<u>X</u>	<u>X</u>

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USE	RAE	RAE/ID67	RWU	RAE/ID67
Recreational campground	X	X	<u>X</u>	<u>X</u>
Recreational program (before and/or after school)	P	P	<u>P</u>	<u>P</u>
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:				
(A) Only for residents and guests	P	P	<u>P</u>	<u>P</u>
(B) All others (CB-33-1989)	SE	P	<u>SE</u>	<u>P</u>
Salinas solutions and health clubs, noncommercial, for the sole use of residents and their guests	X	P	<u>SE</u>	<u>P</u>
Shooting range (rifle, pistol, or skeet):				
(A) One lot having a maximum of 20 acres and subject to annual renewal	X	X	<u>X</u>	<u>X</u>
(B) All others	X	X	<u>X</u>	<u>X</u>
Sanctuary				
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	<u>X</u>	<u>X</u>
(B) All others (CB-33-1989) (CB-47-1995)	P	X	<u>P</u>	<u>X</u>
Spa, private	P	P ^b	<u>P</u>	<u>P</u>
Spa, community	P	P ^b	<u>P</u>	<u>P</u>
Stable, private (CB-29-1985)	X	X	<u>X</u>	<u>X</u>
Swimming pool (community) for sole use of resident and their guests in accordance with Section 27-411	P	P	<u>P</u>	<u>P</u>
Swimming pool (community), in accordance with Section 27-411	X	X	<u>X</u>	<u>X</u>
Swimming pool (private):				
(A) Accessory to a one-family detached dwelling	P	X	<u>P</u>	<u>X</u>
(B) Accessory to multiple dwellings	SE ^a	P	<u>X</u>	<u>P</u>
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	X	X	<u>X</u>	<u>X</u>
(C) Residential/Boating				

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USE	1992	1993 FD07	1994	1995 FD07
Apartment hotel	X	X	<u>SE</u>	<u>X</u>
Apartment housing for elderly or handicapped families in a surplus public school building with provisions for increased density and reduced lot sizes in (unit family) zones (CB-6-1991, CB-7-1997, CB-4-1999, CB-6-2005)	SE	X	SE	X
Apartment housing for elderly or handicapped families in a surplus public school building	SE	X	<u>SE</u>	<u>X</u>
Artist residential studios in accordance with Section 27-45.000 (CB-7-2001)	SE	X	SE	X
Boardinghouse	P	X	<u>P</u>	<u>X</u>
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-9-1985)	SE	X	X	X
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-9-1985)	P	X	<u>X</u>	<u>X</u>
Conversion of monastery (CB-23-1994)	P	X	P	X
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	<u>X</u>	<u>X</u>
Conversion of one-family detached dwellings to a building containing two to four dwelling units (not considered as two-family, three-family, or multi-family dwelling) ¹				
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	<u>X</u>	<u>X</u>
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	<u>X</u>	<u>X</u>
(D) On or after November 18, 1980 (CB-5-1980, CB-7-1998)	X	X	X	X
Country Inn	X	X	<u>X</u>	<u>X</u>
Dwelling / Apartment	X	X	X	X

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US:	6-10	11-15 1DOZ	16-20	21-25 1DOZ
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	<u>X</u>	<u>X</u>
Dwelling, multifamily				
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	p ⁷⁶	P	<u>X</u>	<u>P</u>
(B) Subject to applicable bedroom percentages	P	P	P	P
(C) In excess of applicable bedroom percentages	SE	P	<u>SE</u>	<u>P</u>
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	<u>SE</u>	<u>P</u>
(F) <u>Up to six dwelling units per building; 6 to more than two stories where the first story was previously used for commercial purposes.</u> (CB-91-2004)	X	X	X	X
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	P ²	X	<u>X</u>	<u>X</u>
Dwelling, one-family detached, for the elderly (CB-91-2004)	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	<u>X</u>	<u>X</u>
Dwelling, one-family detached (in general)	P	X	P	X
Dwelling, one-family semidetached ¹ (CB-85-1988)	P ²	X	<u>X</u>	<u>X</u>
Dwelling, triple-unit attached (CB-85-1988)	P²	X	X	X
Dwelling, three-family	P ²	[X]P	<u>X</u>	<u>X</u>
Dwelling, two-family detached (CB-85-1988)	P²	[X]P	X	X
Dwelling, two-family (in general)	P ²	[X]P	<u>X</u>	<u>X</u>
Dwelling, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	<u>X</u>	<u>X</u>

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USE	RA-P	RA-K or TDOZ	RA-U	RA-UM TDOZ
Dwellings, one-family (includes related (in general))	X	X	X	X
Flag lot development:				
(A) If the lot contains a dwelling with preliminary site approval prior to January 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X
Fraternity or sorority house:				
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	P	P	P	X
(B) Alcoholic	SE	X	SE	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	X	P	X
Group residential facility for not more than 8 mentally handicapped dependent persons (CB-29-2012)	P	X	P	X
Guest house, as an accessory use	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X
Mobile home used as a one-family detached dwelling	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	P	X	P	X
Motel	X	X	X	X
Opportunity Housing dwelling units ⁵⁹ (CB-66-1991; CB-55-1996)	P	P	P	P
Planned retirement community ⁶⁰ (CB-66-1991; CB-55-1996)	SE	P	SE	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X
Recreational Community Development, in accordance with Section 27-261P (CB-41-1989; CB-55-1996)	X	X	X	X

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USE	RAE	RAE+ TDOZ	RAU	RAU+ TDOZ
Rental of guest rooms (by the residents):				
(A) To 2 persons (unrelated to all principal residents)	X	X	<u>X</u>	<u>X</u>
(B) To 3 persons (unrelated to all principal residents)	X	X	<u>X</u>	<u>X</u>
(C) To not more than 5 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-32-1986)	X	X	<u>X</u>	<u>X</u>
Residential Revitalization accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)	P	P	<u>P</u>	<u>P</u>
Residential houses	P	X	<u>P</u>	<u>X</u>
Tourist cabin camp	X	X	<u>X</u>	<u>X</u>
Tourist homes	X	X	<u>X</u>	<u>X</u>
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	[X]P	<u>X</u>	<u>X</u>
Townhouse, shown on a Preliminary Plat approved prior to December 30, 1996 and in compliance with Section 30-151-50-1996 (CB-55-1996)	X	[X]P	<u>X</u>	<u>X</u>
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	p ^{2,5}	[X]P	<u>X</u>	<u>X</u>
Townhouse, Transit Village (CB-47-2005)	X	[X]P	<u>X</u>	<u>X</u>
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	p ^{7B}	[X]P	<u>X</u>	<u>X</u>
Townhouse, all others (CB-54-1986)	X	[X]P	<u>X</u>	<u>X</u>
(7) Resource Production/Recovery:				
Agricultural uses:				
(A) All general agriculture ²²	X	X	<u>X</u>	<u>X</u>
(B) Limited horticulture (nurseries, garden centers, and private, noncommercial greenhouses)	P	P	<u>P</u>	<u>P</u>

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USE	PRE	REPLIN 1902	RE10	RE10U 1092
(C) Keeping of homing or racing pigeons, provided the use was in existence:				
(i) Prior to June 30, 1987	X	X	X	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	X	X	<u>X</u>	<u>X</u>
(D) Equine Activities	X	X	X	X
(E) Equine Facility	X	X	<u>X</u>	<u>X</u>
(i) Residential purposes or homes	X	X	X	X
(ii) Private stable	X	X	<u>X</u>	<u>X</u>
(iii) Public stable				
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	<u>X</u>	<u>X</u>
(bb) On a tract consisting of between 20,000 sq. ft. and 99 contiguous acres	X	X	X	X
(cc) All others (CB-92-2010)	X	X	<u>X</u>	<u>X</u>
(F) Horticulture (CB-76-2003)	X	X	X	X
Nursery and garden center:				
(A) In accordance with Section 27-4B-05	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	X	X	<u>X</u>	<u>X</u>
Land on gravel waste processing in accordance with Section 27-4B-02	X	X	X	X
Sawmill:				
(A) On property where grown or in premises	X	X	X	X
(B) In connection with an agricultural operation	X	X	<u>X</u>	<u>X</u>
Surface mining in accordance with Section 27-4B-02	X	X	X	X
(8) Transportation/Parking/Communications/Utilities:				
Airport, private, airfield, heliport, or airstrip or air	X	X	X	X
(CB-45-1987)				
Airstrip, private:				
(A) In accordance with Section 27-4B-07	X	X	X	X

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USE	RES	PERMIT TDOZ	R-10	R-10M TDOZ
(B) All others (CB-14-1992)	SE	X	<u>SE</u>	<u>X</u>
Antennas and related equipment buildings and enclosures, other than satellite dish antennas				
(A) In accordance with Section 27-445.04	P	P	<u>P</u>	<u>P</u>
(B) All others (CB-14-2000)	SE	P	<u>SE</u>	<u>P</u>
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	X	X	<u>X</u>	<u>X</u>
Motor poles and related equipment buildings and enclosures				
(A) In accordance with Section 27-445.04	P	P	<u>P</u>	<u>P</u>
(B) All others (CB-105-2000)	SE	P	<u>SE</u>	<u>P</u>
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:				
(A) As permitted by a variance	P	P	<u>P</u>	<u>P</u>
(B) A Special Exception use (CB-85-1988)	SE	P	<u>SE</u>	<u>P</u>
Parking to be used in accordance with Part 11 to serve a use that is adjacent to a commercial, industrial, or mixed zone (CB-85-1988; CB-14-2013)	SE	P	<u>SE</u>	<u>P</u>
Parking of mobile home except as otherwise specified	X	X	<u>X</u>	<u>X</u>
Parking of mobile home in public right-of-way ⁵²	X	X	<u>X</u>	<u>X</u>
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:				
(A) Buses and school buses ⁵³ (CB-72-2010)	P	P	<u>P</u>	<u>P</u>
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	P	P	<u>P</u>	<u>P</u>
(C) Empty trailers, unoccupied ⁵⁴				
(i) Not more than one	X	X	<u>X</u>	<u>X</u>
(ii) Unlimited number (CB-72-1989)	P	X	<u>P</u>	<u>X</u>

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USE	REF	REF IDZ	REF	REF IDZ
(D) Not more than 1 commercial vehicle:				
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, and which may include unlimited advertising on the side of the vehicle				
(aa) If parked within a wholly enclosed private parking garage	X	X	<u>X</u>	<u>X</u>
(b) If parked in a side or rear yard ¹¹	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	X	X	<u>X</u>	<u>X</u>
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 2 acres in size, and a back 300 feet from all lot lines ¹¹	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	X	X	<u>X</u>	<u>X</u>
(E) Commercial vehicles, not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds, containing no advertising other than a firm name or similar designation, no 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 axles	P	P	P	P
(F) Private passenger vehicles	P	P	<u>P</u>	<u>P</u>

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USE	R-18	R-18 in TDOZ	<u>R-10</u>	<u>R-10 in TDOZ</u>
Public utility uses or structures:				
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	<u>P</u>	<u>P</u>
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P	<u>SE</u>	<u>P</u>
Satellite dish antenna, in accordance with Section 27-424.02:				
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	<u>P</u>	<u>P</u>
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	X	<u>SE</u>	<u>X</u>
(C) All others (CB-19-1985)	P	P	<u>P</u>	<u>P</u>
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹² (CB-4-1987)	X	X	<u>X</u>	<u>X</u>
Towers or poles (electronic, radio, or television, transmitting or receiving):				
(A) Commercial purposes	X	X	<u>X</u>	<u>X</u>
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	<u>P</u>	<u>P</u>

- a Signs within the Prince George’s Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
- [b Provided that the multifamily dwelling units were in existence on the date the property was placed in the T-D-O/R-20 Zone. New multifamily dwelling units may be built to a maximum density of 16.33 dwelling units per acre.]
- [c]b Use is not permitted above the second story above grade in a multifamily building.
- [d]c Use is permitted and not nonconforming within the Prince George’s Plaza Transit District if legally existing on the date of approval of the Prince George’s Plaza Transit District Development Plan. New uses of this type are prohibited within the Transit District.

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- [e]d Permitted pursuant to an approved detailed site plan valid on the date of approval of the TDDP/TDOZMA. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T zone. All other dwelling unit types are prohibited.
- [f]e Accessory structures and uses are subject to Transit District Standards.
- [g]f Driving instruction limited to classroom instruction; no on-site driving course permitted.
- [h]g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
- [i]h Permitted only:
1. On lots that abut, or are directly across a street from, lots in the R-80 zone; or,
2. Public parkland
- [j] Use is only permitted on the top floor or roof of a multifamily building.
- 1 Provided both of an adjoining pair are erected at the same time.
 - 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone)..."

Pages 324-354: Revise Table 50 to prohibit multifamily dwellings in the R-20 Zone, pursuant to Section 27-548.06(a)(1) of the Zoning Ordinance, which states that “Development within a Transit District shall not exceed the specified maximum residential density and any floor area ratio (FAR) requirements of the underlying zones, as those requirements would normally be applied if the property were not zoned T-D-O.” The R-20 Zone does not permit multifamily dwellings, and therefore, the “specified maximum residential density” is 0 dwelling units per acre.

“Table 50: Table of Uses Permitted: Residential Zones

...

USE	R-05 TDCZ	R-05a TDCZ	R-05b TDCZ	R-05c TDCZ	R-20 TDCZ	R-20 TDCZ	R-20 TDCZ	R-20 TDCZ
Dwelling, multifamily								
(A) In general (CB-37-2005)	X	X	X	X	X	X	X	<u>X</u> [P ^b]
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	<u>X</u> [P ^b]
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	<u>X</u> [P ^b]
(D) Restricted to one bedroom and a full-size apartment	X	X	X	X	X	X	X	X

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Page 324: Insert an R-55 Use Table to the Tables of Uses, as follows:

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
(1) Commercial:		
<u>Agritourism</u>	<u>X</u>	<u>X</u>
<u>Animal Hospital, veterinary office (CB-76-2003)</u>	<u>P⁷⁴</u>	<u>X</u>
<u>Antique shop</u>	<u>X</u>	<u>X</u>
<u>Artist's studio (CB-24-2015)</u>	<u>X</u>	<u>X</u>
<u>Barber Shop (CB-81-2008)</u>	<u>X</u>	<u>X</u>
<u>Beauty shop (CB-24-2015)</u>	<u>X</u>	<u>X</u>
<u>Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)</u>	<u>P</u>	<u>X</u>
<u>Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)</u>	<u>SE</u>	<u>X</u>
<u>Buying of items within guest rooms and pursuant to Section 27-115(a)(2)</u>	<u>X</u>	<u>X</u>
<u>Catering Establishment (CB-4-2014)</u>	<u>X</u>	<u>X</u>
<u>Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261</u>	<u>P</u>	<u>P</u>
<u>Commercial recreational development (CB-35-2000)</u>	<u>X</u>	<u>X</u>
<u>Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:</u>		
<u>(A) Subject to Sections 27-260 and 27-261</u>	<u>P</u>	<u>P</u>
<u>(B) All others</u>	<u>SE</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Contractor's Office, which may include wholly-enclosed storage, as a permanent use</u> (CB-75-2001)	X	X
<u>Distillery for the production of fuel alcohol</u>	X	X
<u>Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)</u>	X	X
<u>Eating or Drinking Establishments:</u>		
<u>(i) Eating or drinking establishment, with drive-through service</u>	X	X
<u>(ii) Eating or drinking establishment, excluding drive-through service</u>	X	X
<u>(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment</u> (CB-14-2013)	X	X
<u>Farm implement sales or repair; farm supplies sales</u>	X	X
<u>Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261</u> (CB-63-1998)	P	P
<u>Farm Winery⁸⁹</u> (CB-36-2009)	X	X
<u>Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261</u>	P	P
<u>Funeral parlor, undertaking establishment</u>	SE	X
<u>Gas station</u> (CB-36-2004)	X	X
<u>Kennel:</u>		
<u>(A) On a lot having a net area of 20,000 sq. ft. or less</u>	X	X
<u>(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.</u>	X	X
<u>(C) On a lot having a net area exceeding 80,000 sq. ft.</u> (CB-37-1991; CB-16-1993)	X	X
<u>Landscaping contractor's business</u> (CB-10-1996)	X	X
<u>Limited professional uses in multifamily projects</u>	X	X
<u>Monument and headstone sales establishment</u> (CB-60-1998)	X	X

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Offices:</u>		
<u>(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling</u>	<u>p¹⁹</u>	<u>X</u>
<u>(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)</u>	<u>X</u>	<u>X</u>
<u>(C) General business and professional offices</u>	<u>X</u>	<u>X</u>
<u>(D) Insurance sales office as an accessory use in a dwelling</u>	<u>SE</u>	<u>X</u>
<u>(E) Medical practitioner's office (CB-24-2015)</u>	<u>X</u>	<u>X</u>
<u>(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above) (CB-24-2015)</u>	<u>SE</u>	<u>X</u>
<u>(G) Real estate sales office as an accessory use in a dwelling (CB-24-2015)</u>	<u>SE</u>	<u>P</u>
<u>(H) Real estate subdivision sales office as a temporary use: (CB-24-2015)</u>		
<u>(i) Subject to Sections 27-260 and 27-261</u>	<u>P</u>	<u>P</u>
<u>(ii) All others</u>	<u>SE</u>	<u>X</u>
<u>(I) Multifamily dwelling management company (must manage the project within which it is located) (CB-24-2015)</u>	<u>X</u>	<u>X</u>
<u>(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996; CB-24-2015)</u>	<u>X</u>	<u>X</u>
<u>Parking lot, required, serving adjacent Commercial or Industrial Zone</u>	<u>SE</u>	<u>X</u>
<u>Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)</u>	<u>SE</u>	<u>X</u>
<u>Retail sales and consumer service establishment (CB-140-1986)</u>	<u>X</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	<u>P</u>	<u>P</u>
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	<u>X</u>	<u>X</u>
Wayside stand as a temporary use:		
(A) Subject to Sections 27-260 and 27-261	<u>P</u>	<u>P</u>
(B) All others	<u>SE</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003; CB-12-2014; CB-8-2015)	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003; CB-12-2014; CB-8-2015)	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	<u>X</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone. (CB-8-2015)	X	X
(2) Institutional/Educational:		
Adult day care center	<u>SE</u>	X
Assisted living facility (CB-110-2004)	X	X
Chancery, on a lot having a net area of at least 15 acres	<u>P</u>	X
Church or similar place of worship:		
(A) Located on a lot less than 1 acre in size	<u>SE</u>	<u>P</u>
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	<u>SE</u>	X
(C) Located on a lot between 1 and 2 acres in size ⁵²	<u>P</u>	<u>P</u>
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	<u>P</u>	X
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	<u>P</u>	X
Day care center for children:		
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	<u>P</u>	<u>P</u>
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	<u>P</u>	X
(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	<u>SE</u>	X

Underline indicates new language
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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
Eleemosynary or philanthropic institution:		
<u>(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound</u>	<u>SE</u>	<u>X</u>
<u>(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care</u>	<u>X</u>	<u>X</u>
<u>(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council</u>	<u>P</u>	<u>X</u>
<u>(D) All others (CB-78-1997; CB-8-1998; CB-105-2012; CB-97-2013; CB-70-2014)</u>	<u>SE</u>	<u>X</u>
<u>Employment or training center, in accordance with Sections 27-260 and 27-261 (CB-20-2015)</u>	<u>X</u>	<u>X</u>
<u>Family day care</u>	<u>P</u>	<u>X</u>
<u>Health campus</u>	<u>SE</u>	<u>X</u>
<u>Hospital</u>	<u>SE</u>	<u>X</u>
<u>Medical/residential campus</u>	<u>SE</u>	<u>X</u>
<u>Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)</u>	<u>P</u>	<u>P</u>
<u>Nursing or care home (may include a private spa) (CB-55-2011)</u>	<u>SE</u>	<u>X</u>
<u>School, private:</u>		
<u>(A) In accordance with Section 27-443</u>	<u>P</u>	<u>X</u>
<u>(B) All others</u>	<u>SE</u>	<u>X</u>
<u>Small group child care center (CB-131-1993)</u>	<u>P</u>	<u>P</u>
<u>(3) Miscellaneous:</u>		
<u>Accessory structures and uses (when not otherwise provided for)</u>	<u>P</u>	<u>P</u>
<u>Adaptive reuse of a surplus public school, when not otherwise allowed</u>	<u>SE</u>	<u>X</u>
<u>Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)</u>	<u>SE</u>	<u>X</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Animals, not customarily household pets</u> (CB-117-1986; CB-55-1988)	<u>SE</u>	<u>X</u>
<u>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) use⁴¹</u> (CB-55-1988)	<u>P</u>	<u>P</u>
<u>Cemetery, crematory:</u>		
<u>(A) Cemetery, in accordance with Section 27-445.06</u>	<u>X</u>	<u>X</u>
<u>(B) Cemetery, accessory to a church, convent, or monastery⁴⁹</u>	<u>P</u>	<u>X</u>
<u>(C) All others</u> (CB-86-1989; CB-11-1991)	<u>SE</u>	<u>X</u>
<u>Home occupations for residents²⁰</u> (CB-86-1989; CB-78-2003; CB-11-2004)	<u>P</u>	<u>P</u>
<u>Home occupations for residents, low-impact</u> (CB-11-2004)	<u>P</u>	<u>P</u>
<u>Increase in height of accessory building, used for:</u>		
<u>(A) Servant, household help living quarters³⁰</u>	<u>SE</u>	<u>X</u>
<u>(B) Agricultural purposes on a lot having a net area of less than 5 acres</u>	<u>X</u>	<u>X</u>
<u>(C) Agricultural purposes on a lot having a net area of at least 5 acres</u>	<u>X</u>	<u>X</u>
<u>(D) Office</u>	<u>X</u>	<u>X</u>
<u>Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone</u> (CB-85-1988)	<u>P</u>	<u>P</u>
<u>Signs, outdoor advertising (Billboards)</u> (CB-85-1988)	<u>X</u>	<u>X</u>
<u>Temporary structures and uses not otherwise allowed</u>	<u>SE</u>	<u>X</u>
<u>(4) Public/Quasi Public:</u>		
<u>Library</u>	<u>P</u>	<u>P</u>
<u>Public buildings and uses, except as otherwise provided</u>	<u>P</u>	<u>P</u>
<u>Sanitary landfill, rubble fill, or Class 3 fill^{47, 71}</u> (CB-15-1990; CB-8-2003; CB-87-2003)	<u>X</u>	<u>X</u>
<u>Voluntary fire, ambulance, or rescue station²⁶</u> (CB-70-2008)	<u>P</u>	<u>P</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
(5) <u>Recreational/Entertainment/Social/Cultural:</u>		
<u>Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency</u>	<u>X</u>	<u>X</u>
<u>Athletic field, outdoor, private nonprofit (CB-43-1994)</u>	<u>SE</u>	<u>X</u>
<u>Boathouse (private) as an accessory use</u>	<u>X</u>	<u>X</u>
<u>Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261</u>	<u>P</u>	<u>X</u>
<u>Club, private (CB-75-2014; CB-43-2015)</u>	<u>SE</u>	<u>X</u>
<u>Commercial recreational attraction</u>	<u>X</u>	<u>X</u>
<u>Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:</u>		
<u>(A) Leased on or after January 1, 1974</u>	<u>X</u>	<u>X</u>
<u>(B) Leased before January 1, 1974</u>	<u>X</u>	<u>X</u>
<u>Community building or similar nonprofit social use, not publicly owned or operated:</u>		
<u>(A) Only for residents and guests</u>	<u>SE</u>	<u>X</u>
<u>(B) All others (CB-85-1988; CB-33-1989)</u>	<u>SE</u>	<u>X</u>
<u>Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis</u>	<u>X</u>	<u>X</u>
<u>Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:</u>		
<u>(A) Privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶</u>	<u>X</u>	<u>X</u>
<u>(B) All others (CB-47-1995)</u>	<u>X</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Golf course:</u>		
<u>(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land</u>	<u>SE</u>	<u>X</u>
<u>(B) Privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶</u>	<u>X</u>	<u>X</u>
<u>(C) Golf Course Conference/Hotel complex</u>	<u>X</u>	<u>X</u>
<u>(D) All others (CB-47-1995; CB-45-2002)</u>	<u>SE</u>	<u>X</u>
<u>Golf course, miniature (indoor or outdoor):</u>		
<u>(A) Privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶</u>	<u>X</u>	<u>X</u>
<u>(B) All others (CB-47-1995)</u>	<u>X</u>	<u>X</u>
<u>Golf driving range:</u>		
<u>(A) Privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶</u>	<u>X</u>	<u>X</u>
<u>(B) All others (CB-47-1995)</u>	<u>X</u>	<u>X</u>
<u>Homes Association Recreational Use, in accordance with Section 27-445</u>	<u>P</u>	<u>P</u>
<u>Marina (CB-76-2001)</u>	<u>X</u>	<u>X</u>
<u>Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)</u>	<u>P</u>	<u>P</u>
<u>Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)</u>	<u>SP</u>	<u>X</u>
<u>Racetrack, including pari-mutuel</u>	<u>X</u>	<u>X</u>
<u>Racetrack, pari-mutuel only</u>	<u>X</u>	<u>X</u>
<u>Recreational campground</u>	<u>X</u>	<u>X</u>
<u>Recreational program, before- and after-school</u>	<u>P</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:</u>		
<u>(A) Only for residents and guests</u>	<u>SE</u>	<u>X</u>
<u>(B) All others (CB-33-1989)</u>	<u>SE</u>	<u>X</u>
<u>Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests</u>	<u>X</u>	<u>X</u>
<u>Shooting range (rifle, pistol, or skeet):</u>		
<u>(A) On a lot having a net area of at least 20 acres, and subject to annual renewal</u>	<u>X</u>	<u>X</u>
<u>(B) All others</u>	<u>X</u>	<u>X</u>
<u>Skating facility:</u>		
<u>(A) Privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶</u>	<u>X</u>	<u>X</u>
<u>(B) All others (CB-89-1994; CB-47-1995)</u>	<u>X</u>	<u>X</u>
<u>Spa, private</u>	<u>P</u>	<u>P</u>
<u>Spa, community</u>	<u>SE</u>	<u>X</u>
<u>Stable, private (CB-29-1985)</u>	<u>p^{35,37}</u>	<u>X</u>
<u>Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411</u>	<u>X</u>	<u>X</u>
<u>Swimming pool (community), in accordance with Section 27-411</u>	<u>SE</u>	<u>X</u>
<u>Swimming pool (private):</u>		
<u>(A) Accessory to a one-family detached dwelling</u>	<u>P</u>	<u>X</u>
<u>(B) Accessory to other dwellings</u>	<u>X</u>	<u>X</u>
<u>Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency⁵⁶ (CB-47-1995)</u>	<u>X</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>(6) Residential/Lodging:</u>		
<u>Apartment hotel</u>	<u>X</u>	<u>X</u>
<u>Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)</u> <u>(CB-85-1988; CB-91-1991; CB-44-1992)</u>	<u>SE</u>	<u>X</u>
<u>Apartment housing for elderly or handicapped families in a surplus public school building</u>	<u>SE</u>	<u>X</u>
<u>Artists' residential studios, in accordance with Section 27-445.09</u> <u>(CB-12-2001)</u>	<u>SP</u>	<u>X</u>
<u>Boardinghouse</u>	<u>X</u>	<u>X</u>
<u>Congregate living facility for more than 8 elderly or physically handicapped residents</u> <u>(CB-90-1985)</u>	<u>SE</u>	<u>X</u>
<u>Congregate living facility for NOT more than 8 elderly or physically handicapped residents</u> <u>(CB-90-1985)</u>	<u>P</u>	<u>X</u>
<u>Conservation subdivision pursuant to Section 24-152 of Subtitle 24</u> <u>(CB-6-2006)</u>	<u>X</u>	<u>X</u>
<u>Convent or monastery</u> <u>(CB-23-1993)</u>	<u>P</u>	<u>X</u>
<u>Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling):⁵⁷</u>		
<u>(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986</u>	<u>P</u>	<u>X</u>
<u>(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986</u>	<u>SE</u>	<u>X</u>
<u>(C) Prior to November 18, 1980, but on or after November 29, 1949</u>	<u>SE</u>	<u>X</u>
<u>(D) On or after November 18, 1980</u> <u>(CB-58-1986; CB-73-1996)</u>	<u>X</u>	<u>X</u>
<u>Country inn</u>	<u>SE</u>	<u>X</u>
<u>Dwelling, farm tenant</u>	<u>X</u>	<u>X</u>
<u>Dwelling, metropolitan, one-family attached</u> <u>(CB-33-2005)</u>	<u>X</u>	<u>X</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
Dwelling, multifamily:		
<u>(A) In general</u> <u>(CB-37-2005)</u>	<u>X</u>	<u>X</u>
<u>(B) Subject to applicable bedroom percentages</u>	<u>X</u>	<u>X</u>
<u>(C) In excess of applicable bedroom percentages</u>	<u>X</u>	<u>X</u>
<u>(D) Restricted to one-bedroom and efficiency apartments</u>	<u>X</u>	<u>X</u>
<u>(E) Higher than 110 feet</u> <u>(CB-85-1988)</u>	<u>X</u>	<u>X</u>
<u>(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes</u> <u>(CB-91-2004)</u>	<u>P</u>	<u>X</u>
<u>Dwelling, one-family attached, for the elderly⁵⁸</u> <u>(CB-71-1996)</u>	<u>X</u>	<u>X</u>
<u>Dwelling, one-family detached, for the elderly</u> <u>(CB-90-2004)</u>	<u>X</u>	<u>X</u>
<u>Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006</u> <u>(CB-6-2006)</u>	<u>P</u>	<u>X</u>
<u>Dwelling, one-family detached (in general)</u> <u>(CB-6-2006)</u>	<u>P</u>	<u>P</u>
<u>Dwelling, one-family semidetached¹</u> <u>(CB-85-1988)</u>	<u>p^{13,32}</u>	<u>P</u>
<u>Dwelling, quadruple-attached</u> <u>(CB-83-1997)</u>	<u>X</u>	<u>X</u>
<u>Dwelling, three-family</u>	<u>X</u>	<u>X</u>
<u>Dwelling, two-family detached</u> <u>(CB-85-1988)</u>	<u>X</u>	<u>X</u>
<u>Dwelling, two-family (in general)</u> <u>(CB-9-2012)</u>	<u>X</u>	<u>X</u>
<u>Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986</u>	<u>p³²</u>	<u>X</u>
<u>Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986</u>	<u>p³²</u>	<u>X</u>
<u>Dwellings, one-family triple-attached (in general)</u>	<u>X</u>	<u>X</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Flag lot development:</u>		
<u>(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period</u>	<u>P</u>	<u>X</u>
<u>(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)</u>	<u>X</u>	<u>X</u>
<u>Fraternity or sorority house:</u>		
<u>(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)</u>	<u>X</u>	<u>X</u>
<u>(B) All others</u>	<u>X</u>	<u>X</u>
<u>Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)</u>	<u>P</u>	<u>X</u>
<u>Group residential facility for not more than 8 mentally handicapped dependent persons</u>	<u>P</u>	<u>X</u>
<u>Guest house, as an accessory use</u>	<u>X</u>	<u>X</u>
<u>Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261</u>	<u>X</u>	<u>X</u>
<u>Mobile home used as a one-family detached dwelling (CB-79-1999)</u>	<u>X</u>	<u>X</u>
<u>Mobile home, with use for which amusement taxes collected²⁸</u>	<u>P</u>	<u>X</u>
<u>Motel</u>	<u>X</u>	<u>X</u>
<u>Opportunity housing dwelling units (CB-66-1991)</u>	<u>P</u>	<u>P</u>
<u>Planned retirement community (CB-53-2005; CB-4-2013)</u>	<u>SE</u>	<u>X</u>
<u>Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)</u>	<u>X</u>	<u>X</u>
<u>Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)</u>	<u>X</u>	<u>X</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Rental of guest rooms (by the residents):</u>		
<u>(A) To 1 or 2 persons (unrelated to all principal residents)</u>	<u>X</u>	<u>X</u>
<u>(B) To 3 persons (unrelated to all principal residents)</u>	<u>X</u>	<u>X</u>
<u>(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)</u>	<u>P</u>	<u>X</u>
<u>Residential Revitalization in accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)</u>	<u>P</u>	<u>X</u>
<u>Rooming houses</u>	<u>X</u>	<u>X</u>
<u>Tourist cabin camp</u>	<u>X</u>	<u>X</u>
<u>Tourist homes</u>	<u>X</u>	<u>X</u>
<u>Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)</u>	<u>p³²</u>	<u>X</u>
<u>Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005)</u>	<u>X⁴⁸</u>	<u>X</u>
<u>Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)</u>	<u>P</u>	<u>X</u>
<u>Townhouse, Transit Village (CB-37-2006)</u>	<u>X</u>	<u>X</u>
<u>Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)</u>	<u>X</u>	<u>X</u>
<u>Townhouses or Multi-Family Units (CB-97-2005)</u>	<u>X⁸²</u>	<u>X</u>

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<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>(7) Resource Production/Recovery:</u>		
<u>Agricultural uses:</u>		
<u>(A) All general agriculture²²</u>	<u>SE</u>	<u>X</u>
<u>(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses</u>	<u>P</u>	<u>P</u>
<u>(C) Keeping of homing or racing pigeons, provided the use was in existence:</u>		
<u>(i) Prior to June 30, 1987</u>	<u>p⁵⁰</u>	<u>X</u>
<u>(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)</u>	<u>X</u>	<u>X</u>
<u>(D) Equine activities</u>	<u>X</u>	<u>X</u>
<u>(E) Equine facility:</u>		
<u>(i) Keeping of horses or ponies</u>	<u>p³⁷</u>	<u>X</u>
<u>(ii) Private stable</u>	<u>p^{35,37}</u>	<u>X</u>
<u>(iii) Riding stable:</u>		
<u>(aa) On a tract consisting of less than 20,000 sq. ft.</u>	<u>X</u>	<u>X</u>
<u>(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.</u>	<u>X</u>	<u>X</u>
<u>(cc) All others</u>	<u>X</u>	<u>X</u>
<u>(iv) All others (CB-92-2010)</u>	<u>X</u>	<u>X</u>
<u>(F) Urban Farm (CB-76-2013)</u>	<u>X</u>	<u>X</u>
<u>Nursery and garden center:</u>		
<u>(A) In accordance with Section 27-445.05</u>	<u>X</u>	<u>X</u>
<u>(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)</u>	<u>X</u>	<u>X</u>
<u>Sand or gravel wet-processing, in accordance with Section 27-445.02</u>	<u>SE</u>	<u>X</u>
<u>Sawmill:</u>		
<u>(A) Only for timber grown on the premises</u>	<u>SE</u>	<u>X</u>
<u>(B) In connection with an agricultural operation</u>	<u>X</u>	<u>X</u>
<u>Surface mining, in accordance with Section 27-445.02</u>	<u>SE</u>	<u>X</u>

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>(8) Transportation/Parking/Communications/Utilities:</u>		
<u>Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)</u>	<u>SE</u>	<u>X</u>
<u>Airstrip, private:</u>		
<u>(A) In accordance with Section 27-445.07</u>	<u>SE</u>	<u>X</u>
<u>(B) All others (CB-14-1992)</u>	<u>SE</u>	<u>X</u>
<u>Antennas and related equipment buildings and enclosures, other than satellite dish antennas:</u>		
<u>(A) In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>
<u>(B) All others (CB-65-2000)</u>	<u>SE</u>	<u>X</u>
<u>Farm vehicles and farm machinery used on farm premises⁵¹ (CB-105-1993)</u>	<u>X</u>	<u>X</u>
<u>Monopoles and related equipment buildings and enclosures:</u>		
<u>(A) In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>
<u>(B) All others (CB-65-2000)</u>	<u>SE</u>	<u>X</u>
<u>Parking lot or garage, or loading area, used in accordance with Part 11 to serve:</u>		
<u>(A) A permitted, PA, or PB use</u>	<u>P</u>	<u>X</u>
<u>(B) A Special Exception use (CB-85-1988)</u>	<u>SE</u>	<u>X</u>
<u>Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)</u>	<u>SE⁶⁵</u>	<u>X</u>
<u>Parking of mobile home except as otherwise specified</u>	<u>X</u>	<u>X</u>
<u>Parking of mobile home in a public right-of-way³¹</u>	<u>X</u>	<u>X</u>
<u>Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:</u>		
<u>(A) Boats and boat trailers⁹¹ (CB-24-2010)</u>	<u>p¹⁷</u>	<u>X</u>
<u>(B) Buses¹⁸, on the same lot with, and accessory to, the principal use, such as a school or church</u>	<u>P</u>	<u>X</u>

Underline indicates new language

[indicates deleted text]

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>(C) Camping trailer (unoccupied):⁴⁴</u>		
<u>(i) Not more than one</u>	<u>P</u>	<u>X</u>
<u>(ii) Unlimited number</u> <u>(CB-43-1989)</u>	<u>X</u>	<u>X</u>
<u>(D) Not more than 1 commercial vehicle:</u>		
<u>(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:</u>		
<u>(aa) If parked within a wholly enclosed private parking garage</u>	<u>P</u>	<u>X</u>
<u>(bb) If parked in a side or rear yard¹¹</u>	<u>X</u>	<u>X</u>
<u>(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles</u>	<u>P</u>	<u>X</u>
<u>(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines¹¹</u>	<u>X</u>	<u>X</u>
<u>(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size¹¹</u> <u>(CB-53-1987; CB-35-1993)</u>	<u>X</u>	<u>X</u>
<u>(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels</u>	<u>X</u>	<u>X</u>
<u>(F) Private passenger vehicles</u>	<u>P</u>	<u>P</u>

Underline indicates new language

[indicates deleted text]

<u>USE</u>	<u>R-55</u>	<u>R-55 in TDOZ</u>
<u>Public utility uses or structures:</u>		
<u>(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards</u>	<u>P</u>	<u>P</u>
<u>(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)</u>	<u>SE</u>	<u>P</u>
<u>Satellite dish antenna, in accordance with Section 27-424.02:</u>		
<u>(A) Up to 10 feet in diameter, to serve only 1 dwelling unit</u>	<u>P</u>	<u>P</u>
<u>(B) More than 10 feet in diameter, to serve only 1 dwelling unit</u>	<u>SE</u>	<u>X</u>
<u>(C) All others (CB-19-1985)</u>	<u>P</u>	<u>P</u>
<u>Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed¹² (CB-4-1987)</u>	<u>X</u>	<u>X</u>
<u>Towers or poles (electronic, radio, or television, transmitting or receiving):</u>		
<u>(A) Commercial purposes</u>	<u>X</u>	<u>X</u>
<u>(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)</u>	<u>P</u>	<u>P</u>

WHEREAS, at the November 19, 2015 worksession, the Planning Board directed staff to further evaluate several issues and to incorporate staff recommendations for changes to the Preliminary Prince George's Plaza Transit District Development Plan at its December 3, 2015 meeting; and

WHEREAS, an objective of the proposed Transit District Overlay Zoning Map Amendment for the Prince George's Plaza Transit District is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the proposed Transit District Overlay Zoning Map Amendment for the Prince George's Plaza Transit District is an amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Transit District Overlay Zoning Map Amendment includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-213.02(f) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment and Special Exception applications within the subject planning area shall be postponed until after final action by the District Council on the Map Amendment; and

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Prince George's Plaza Transit District Development Plan, said plan superseding and replacing the 1998 *Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone* and being an amendment to portions of the *Plan Prince George's 2035 Approved General Plan*, the 1994 *Planning Area 68 Approved Master Plan*, the 2009 *Countywide Master Plan of Transportation*, and *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (2014) for the portion of Planning Area 68 within the Prince George's Plaza Transit District; this said adopted plan containing amendments, extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that, if the County's preferred alternative for a regional stormwater management system is identified prior to District Council approval of the adopted transit district development plan, such alternative and its location should be explicitly identified in the text and maps of the approved transit district development plan; and

BE IT FURTHER RESOLVED that, if an authorized Transportation Demand Management District is legally established pursuant to the Prince George's County Code prior to the date of approval of the adopted transit district development plan, such District should be explicitly identified in the text of the approved transit district development plan and participation in such District shall be required as stated in the transit district standards of the adopted transit district development plan; and

BE IT FURTHER RESOLVED that, if an authorized Transportation Demand Management District has yet to be legally established pursuant to the Prince George's County Code prior to the date of approval of the adopted transit district development plan, and if the County Code so permits, the Planning Board recommends the County Council establish such a District through its approval of the adopted transit district development plan, and that such District should be explicitly identified in the text of the approved transit district development plan and participation in such District shall be required as stated in the transit district standards of the adopted transit district development plan; and

BE IT FURTHER RESOLVED that the *Preliminary Prince George's Plaza Transit District Development Plan*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map and consists of a map(s) and text; and

BE IT FURTHER RESOLVED that the adopted transit district development plan comprises the *Preliminary Prince George's Plaza Transit District Development Plan* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-213.02(e) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Prince George's Plaza Transit District Development Plan*, will be transmitted to the County Council for another public hearing and final action;

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the transit district overlay zoning map amendment has been prepared in accordance with the requirements of Part 3, Division 2, Subdivision 5 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Prince George's Plaza Transit District Overlay Zoning Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Prince George's Plaza Transit District Development Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

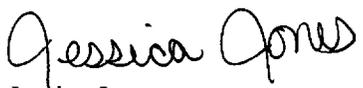
BE IT FURTHER RESOLVED that the Hyattsville Volunteer Fire Department property at 6206 Belcrest Road is excluded from the endorsed Transit District Overlay Zone; and

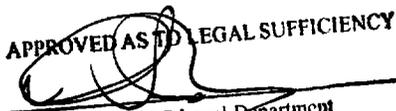
BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-213.04 of the Zoning Ordinance, endorses the proposed transit district overlay zoning map amendment for the Prince George's Plaza Transit District by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Hewlett, Shoaff, and Washington voting in favor of the motion, at its regular meeting held on Thursday, November 19, 2015 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of December 2015.

Patricia Colihan Barney
Executive Director


Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 12/16/15