



# Consultant's Comprehensive Review Draft for Prince George's County, Maryland

Zoning Ordinance Rewrite  
September 2017

**C L A R I O N**

In Association with:

White & Smith  
Spikowski Planning Associates

Design Collective

GB Place Making

Nelson/Nygaard

Mosaic Urban Partners

Justice & Sustainability Assoc.

The Planning and Design Center

## Subtitle 27: Zoning Ordinance

*This page is intentionally left blank.*

## Subtitle 27: Zoning Ordinance - Table of Contents

### **DIVISION 27-1 GENERAL PROVISIONS .....27-1—1**

<b>Sec. 27-1.100</b>	<b>Title .....</b>	<b>27-1—1</b>
<b>Sec. 27-1.200</b>	<b>Authority .....</b>	<b>27-1—1</b>
27-1.201.	General .....	27-1—1
27-1.202.	Reference to State or Federal Laws .....	27-1—1
<b>Sec. 27-1.300</b>	<b>General Purpose and Intent.....</b>	<b>27-1—1</b>
<b>Sec. 27-1.400</b>	<b>Applicability and Jurisdiction .....</b>	<b>27-1—2</b>
<b>Sec. 27-1.500</b>	<b>Implement and be Consistent with General Plan .....</b>	<b>27-1—3</b>
<b>Sec. 27-1.600</b>	<b>Relationship with Other Laws, Covenants, or Deeds .....</b>	<b>27-1—3</b>
27-1.601.	Conflicts with Provisions of Adopted Codes or Ordinances .....	27-1—3
27-1.602.	Conflicts with State or Federal Law .....	27-1—3
27-1.603.	Relationship with Easements, Covenants, Deed Restrictions, and Other Agreements .....	27-1—3
<b>Sec. 27-1.700</b>	<b>Official Zoning Map .....</b>	<b>27-1—4</b>
27-1.701.	Establishment .....	27-1—4
27-1.702.	Zone Classification of Annexed Land .....	27-1—5
27-1.703.	Land Conveyed by the United States or the State of Maryland .....	27-1—5
<b>Sec. 27-1.800</b>	<b>Transitional Provisions .....</b>	<b>27-1—5</b>
27-1.801.	Effective Date .....	27-1—5
27-1.802.	Violations Continue .....	27-1—5
27-1.803.	Applications Pending Prior to [insert the effective date of this Ordinance] .....	27-1—5
27-1.804.	Projects Which Received Development or Permit Approval Prior to [insert the effective date of this Ordinance] .....	27-1—6

<b>Sec. 27-1.900</b>	<b>Severability.....</b>	<b>27-1—7</b>
----------------------	--------------------------	---------------

### **DIVISION 27-2 INTERPRETATION AND DEFINITIONS .....27-2—1**

<b>Sec. 27-2.100</b>	<b>General Rules for Interpretation.....</b>	<b>27-2—1</b>
27-2.101.	Meanings and Intent .....	27-2—1
27-2.102.	Headings, Illustrations, and Text .....	27-2—1
27-2.103.	Lists and Examples .....	27-2—1
27-2.104.	Computation of Time.....	27-2—1
27-2.105.	References to Other Regulations/ Publications.....	27-2—1
27-2.106.	Delegation of Authority .....	27-2—1
27-2.107.	Technical and Nontechnical Terms.....	27-2—1
27-2.108.	Public Officials and Agencies .....	27-2—2
27-2.109.	Mandatory and Discretionary Terms.....	27-2—2
27-2.110.	Conjunctions .....	27-2—2
27-2.111.	Tenses and Plurals .....	27-2—2
27-2.112.	Term Not Defined .....	27-2—2
<b>Sec. 27-2.200</b>	<b>Measurement and Exceptions of Intensity and Dimensional Standards .....</b>	<b>27-2—2</b>
27-2.201.	Measurement .....	27-2—2
27-2.202.	Exceptions .....	27-2—6
27-2.203.	Allowable Encroachments into Required Yards/Build-to Zones .....	27-2—9
<b>Sec. 27-2.300</b>	<b>Use Classifications and Interpretation.....</b>	<b>27-2—11</b>
27-2.301.	Principal Use Classification System .....	27-2—11
27-2.302.	Interpretation of Unlisted Uses and Zone Boundaries .....	27-2—19
<b>Sec. 27-2.400</b>	<b>Terms and Uses Defined .....</b>	<b>27-2—23</b>

### **DIVISION 27-3 ADMINISTRATION.....27-3—3**

## Subtitle 27: Zoning Ordinance - Table of Contents

<b>Sec. 27-3.100</b>	<b>Purpose and Organization .....</b>	<b>27-3—3</b>
<b>Sec. 27-3.200</b>	<b>Summary Table of Development Review Responsibilities.....</b>	<b>27-3—3</b>
<b>Sec. 27-3.300</b>	<b>Advisory and Decision-Making Bodies .....</b>	<b>27-3—6</b>
27-3.301.	Purpose .....	27-3—6
27-3.302.	District Council .....	27-3—6
27-3.303.	Prince George’s County Planning Board (Planning Board) .....	27-3—7
27-3.304.	Board of Zoning and Administrative Appeals (BZA) .....	27-3—8
27-3.305.	Zoning Hearing Examiner (ZHE).....	27-3—8
27-3.306.	Planning Director.....	27-3—9
27-3.307.	Department of Permitting, Inspections and Enforcement Director (DPIE Director) .....	27-3—11
27-3.308.	Historic Preservation Commission .....	27-3—11
27-3.309.	Municipalities.....	27-3—12
<b>Sec. 27-3.400</b>	<b>Standard Review Procedures.....</b>	<b>27-3—12</b>
27-3.401.	Pre-Application Conference .....	27-3—12
27-3.402.	Pre-Application Neighborhood Meeting .....	27-3—13
27-3.403.	Application Submittal.....	27-3—16
27-3.404.	Determination of Completeness .....	27-3—17
27-3.405.	Application Amendment or Withdrawal .....	27-3—19
27-3.406.	Staff Review and Action .....	27-3—19
27-3.407.	Scheduling Public Hearing and Public Notice .....	27-3—20
27-3.408.	Review and Recommendation by Advisory Board or Official.....	27-3—28
27-3.409.	Review and Decision by Decision-Making Body or Official .....	27-3—28
27-3.410.	Ex Parte Communications .....	27-3—29
27-3.411.	General Public Hearing.....	27-3—29
27-3.412.	Quasi-Judicial Public Hearing .....	27-3—29
27-3.413.	Conditions of Approval.....	27-3—33
27-3.414.	Notification.....	27-3—33

27-3.415.	Appeal.....	27-3—35
27-3.416.	Post-Decision Actions .....	27-3—35
27-3.417.	Examination and Copying of Application/Other Documents.....	27-3—36

### **Sec. 27-3.500 Application-Specific Review**

	<b>Procedures and Decision Standards .....</b>	<b>27-3—37</b>
27-3.501.	Comprehensive Plans and Amendments.....	27-3—37
27-3.502.	Text Amendment .....	27-3—45
27-3.503.	Sectional Map Amendment (SMA) .....	27-3—47
27-3.504.	Zoning Map Amendment (ZMA).....	27-3—52
27-3.505.	Planned Development (PD) Map Amendment .....	27-3—57
27-3.506.	Chesapeake Bay Critical Area Overlay (CBCA-O) Zone Map Amendment .....	27-3—62
27-3.507.	Special Exception .....	27-3—69
27-3.508.	Detailed Site Plan (Minor and Major) .....	27-3—76
27-3.509.	Sign Permit .....	27-3—86
27-3.510.	Temporary Use Permit .....	27-3—88
27-3.511.	Use and Occupancy Permit.....	27-3—90
27-3.512.	Zoning Certification .....	27-3—92
27-3.513.	Grading Permit .....	27-3—94
27-3.514.	Building Permit .....	27-3—95
27-3.515.	Interpretation (Text, Uses, and Zone Map).....	27-3—96
27-3.516.	Variance.....	27-3—99
27-3.517.	Departure (Minor and Major).....	27-3—104
27-3.518.	Validation of Permit Issued in Error .....	27-3—114
27-3.519.	Appeal to Board of Zoning and Administrative Appeals (BZA) .....	27-3—116
27-3.520.	Authorization of Permit Within Proposed Right-of-Way (ROW) .....	27-3—119
27-3.521.	Certificate of Nonconforming Use.....	27-3—122

### **DIVISION 27-4 ZONES AND ZONE REGULATIONS.....27-4—1**



## Subtitle 27: Zoning Ordinance - Table of Contents

<b>Sec. 27-4.100</b>	<b>General Provisions .....</b>	<b>27-4—1</b>
27-4.101.	Compliance with Zone Standards.....	27-4—1
27-4.102.	Establishment of Zones .....	27-4—1
27-4.103.	Classification of Zones .....	27-4—2
27-4.104.	Relationships Between Base and Overlay Zones .....	27-4—2
27-4.105.	Relationships Between Base and Planned Development Zones.....	27-4—2
27-4.106.	Organization of Zone Regulations .....	27-4—2
<b>Sec. 27-4.200</b>	<b>Base Zones.....</b>	<b>27-4—3</b>
27-4.201.	Rural and Agricultural Base Zones.....	27-4—3
27-4.202.	Residential Base Zones.....	27-4—12
27-4.203.	Nonresidential Base Zones .....	27-4—37
27-4.204.	Transit-Oriented/Activity Center Base Zones .....	27-4—49
27-4.205.	Other Base Zones .....	27-4—76
<b>Sec. 27-4.300</b>	<b>Planned Development Zones .....</b>	<b>27-4—84</b>
27-4.301.	General Provisions for All Planned Development Zones.....	27-4—84
27-4.302.	Residential Planned Development Zones.....	27-4—89
27-4.303.	Transit-Oriented/Activity Center Planned Development Zones.....	27-4—93
27-4.304.	Other Planned Development Zones .....	27-4—110
<b>Sec. 27-4.400</b>	<b>Overlay Zones .....</b>	<b>27-4—118</b>
27-4.401.	General.....	27-4—118
27-4.402.	Policy Area Overlay Zones .....	27-4—118
27-4.403.	Other Overlay Zones .....	27-4—139

### **DIVISION 27-5 USE REGULATIONS.....27-5—1**

<b>Sec. 27-5.100</b>	<b>General Provisions .....</b>	<b>27-5—1</b>
<b>Sec. 27-5.200</b>	<b>Principal Uses .....</b>	<b>27-5—1</b>
27-5.201.	General.....	27-5—1
27-5.202.	Principal Use Tables .....	27-5—1

27-5.203.	Standards Specific to Principal Uses .....	27-5—27
-----------	--	---------

### **Sec. 27-5.300** **Accessory Uses and Structures .....** **27-5—68**

27-5.301.	General .....	27-5—68
27-5.302.	Accessory Use/Structure Tables .....	27-5—68
27-5.303.	General Standards for All Accessory Uses and Structures.....	27-5—80
27-5.304.	Standards Specific to Accessory Uses and Structures .....	27-5—80

### **Sec. 27-5.400** **Temporary Uses and Structures.....** **27-5—94**

27-5.401.	General .....	27-5—94
27-5.402.	Temporary Use/Structure Tables .....	27-5—94
27-5.403.	General Standards for All Temporary Uses and Structures .....	27-5—100
27-5.404.	Standards Specific to Temporary Uses and Structures.....	27-5—100

## **DIVISION 27-6 DEVELOPMENT STANDARDS.....27-6—1**

### **Sec. 27-6.100** **Roadway Access, Mobility, and Circulation .....** **27-6—1**

27-6.101.	Purpose and Intent .....	27-6—1
27-6.102.	Applicability .....	27-6—1
27-6.103.	Consistency with Plans .....	27-6—1
27-6.104.	Multimodal Transportation System.....	27-6—1
27-6.105.	Timing of Review .....	27-6—2
27-6.106.	Circulation Plan Required .....	27-6—2
27-6.107.	Developer Responsible for On-Site Street Improvements .....	27-6—2
27-6.108.	Vehicular Access and Circulation.....	27-6—2
27-6.109.	Pedestrian Access and Circulation.....	27-6—13
27-6.110.	Bicycle Access and Circulation .....	27-6—16

### **Sec. 27-6.200** **Off-Street Parking and Loading.....** **27-6—18**

27-6.201.	Purpose and Intent .....	27-6—18
-----------	--------------------------	---------

## Subtitle 27: Zoning Ordinance - Table of Contents

27-6.202.	Applicability .....	27-6—18	27-6.506.	Materials.....	27-6—65
27-6.203.	Timing of Review .....	27-6—19	27-6.507.	Perimeter Fences and Walls Abutting Street Right-of-Way .....	27-6—66
27-6.204.	Parking Plan or Site Plan Required .....	27-6—19	27-6.508.	Appearance .....	27-6—67
27-6.205.	General Standards for Off-Street Parking and Loading Areas .....	27-6—19	27-6.509.	Fence and Wall Construction.....	27-6—68
27-6.206.	Off-Street Parking Space Standards .....	27-6—23	27-6.510.	Gates.....	27-6—68
27-6.207.	Dimensional Standards for Parking Spaces and Aisles.....	27-6—41	27-6.511.	Retaining Walls .....	27-6—68
27-6.208.	Off-Street Parking Alternatives .....	27-6—43	27-6.512.	Security Exemption Plan .....	27-6—69
27-6.209.	Reduced Parking Standards for Parking Demand Reduction Strategies .....	27-6—48	<b>Sec. 27-6.600 Exterior Lighting.....</b>	<b>27-6—69</b>	
27-6.210.	Bicycle Parking Standards.....	27-6—52	27-6.601.	Purpose and Intent .....	27-6—69
27-6.211.	Loading Area Standards .....	27-6—54	27-6.602.	Applicability .....	27-6—69
<b>Sec. 27-6.300 Open Space Set-Asides .....</b>	<b>27-6—56</b>		27-6.603.	Timing of Review .....	27-6—70
27-6.301.	Purpose and Intent.....	27-6—56	27-6.604.	Lighting Plan .....	27-6—70
27-6.302.	Applicability.....	27-6—56	27-6.605.	Prohibited Lighting .....	27-6—71
27-6.303.	Timing of Review .....	27-6—56	27-6.606.	Private Street Lighting .....	27-6—71
27-6.304.	Amount of Open Space Set Asides Required .....	27-6—56	27-6.607.	General Standards for Exterior Lighting .....	27-6—71
27-6.305.	Areas Counted as Open Space Set-Asides.....	27-6—56	27-6.608.	Lighting Design Standards for Specific Uses and Site Features.....	27-6—73
27-6.306.	Areas Not Counted as Open Space Set- Asides .....	27-6—59	27-6.609.	Measurement .....	27-6—75
27-6.307.	Design Standards for Open Space Set- Asides .....	27-6—59	27-6.610.	Exemptions for a Security Plan.....	27-6—75
27-6.308.	Development in Open Space Set-Asides .....	27-6—61	<b>Sec. 27-6.700 Environmental Protection and Noise Controls.....</b>	<b>27-6—75</b>	
27-6.309.	Ownership, Management, and Maintenance of Open Space Set- Asides .....	27-6—62	27-6.701.	Purpose and Intent .....	27-6—75
<b>Sec. 27-6.400 Landscaping .....</b>	<b>27-6—62</b>		27-6.702.	Woodland and Wildlife Habitat Conservation.....	27-6—75
<b>Sec. 27-6.500 Fences and Walls .....</b>	<b>27-6—62</b>		27-6.703.	Floodplain Management .....	27-6—75
27-6.501.	Purpose and Intent.....	27-6—62	27-6.704.	Erosion and Sedimentation Control .....	27-6—76
27-6.502.	Applicability.....	27-6—63	27-6.705.	Stormwater Management .....	27-6—76
27-6.503.	Timing of Review .....	27-6—63	27-6.706.	Chesapeake Bay Critical Area .....	27-6—76
27-6.504.	General Standards.....	27-6—63	27-6.707.	Noise Control .....	27-6—76
27-6.505.	Height Standards.....	27-6—64	<b>Sec. 27-6.800 Multifamily, Townhouse, and Three- Family Form and Design Standards .....</b>	<b>27-6—77</b>	
			27-6.801.	Purpose and Intent .....	27-6—77
			27-6.802.	Applicability .....	27-6—77
			27-6.803.	Timing of Review .....	27-6—77

## Subtitle 27: Zoning Ordinance - Table of Contents

27-6.804.	Multifamily, Townhouse, and Three-Family Form and Design Standards .....	27-6—77	27-6.1402.	Applicability .....	27-6—105
<b>Sec. 27-6.900</b>	<b>Nonresidential and Mixed-Use Form and Design Standards.....</b>	<b>27-6—82</b>	27-6.1403.	Timing of Review .....	27-6—105
27-6.901.	Purpose and Intent.....	27-6—82	27-6.1404.	Prohibited Signs .....	27-6—107
27-6.902.	Applicability.....	27-6—82	27-6.1405.	General Standards .....	27-6—108
27-6.903.	Timing of Review .....	27-6—82	27-6.1406.	Standards for Specific Sign Types .....	27-6—110
27-6.904.	Nonresidential and Mixed-Use Form and Design Standards .....	27-6—83	27-6.1407.	Standards for Special Purpose Signs.....	27-6—114
27-6.905.	Large Retail Establishment Form and Design Standards .....	27-6—86	27-6.1408.	Standards for Temporary Signs .....	27-6—118
<b>Sec. 27-6.1000</b>	<b>Industrial Form and Design Standards.....</b>	<b>27-6—89</b>	27-6.1409.	Alternative Sign Plan.....	27-6—120
27-6.1001.	Purpose and Intent.....	27-6—89	<b>Sec. 27-6.1500</b>	<b>Green Building Standards .....</b>	<b>27-6—121</b>
27-6.1002.	Applicability.....	27-6—89	27-6.1501.	Purpose and Intent .....	27-6—121
27-6.1003.	Timing of Review .....	27-6—89	27-6.1502.	Applicability .....	27-6—121
27-6.1004.	Industrial Form and Design Standards .....	27-6—89	27-6.1503.	Timing of Review .....	27-6—122
<b>Sec. 27-6.1100</b>	<b>Neighborhood Compatibility Standards .....</b>	<b>27-6—91</b>	27-6.1504.	Green Building Standards .....	27-6—122
27-6.1101.	Purpose and Intent.....	27-6—91	27-6.1505.	Failure to Install or Maintain Green Building Elements for Compliance .....	27-6—124
27-6.1102.	Applicability.....	27-6—92	<b>Sec. 27-6.1600</b>	<b>Green Building Incentives.....</b>	<b>27-6—125</b>
27-6.1103.	Neighborhood Compatibility Standards.....	27-6—93	27-6.1601.	Purpose and Intent .....	27-6—125
<b>Sec. 27-6.1200</b>	<b>Agricultural Compatibility Standards .....</b>	<b>27-6—99</b>	27-6.1602.	Timing of Review .....	27-6—125
27-6.1201.	Purpose and Intent.....	27-6—99	27-6.1603.	Incentives .....	27-6—125
27-6.1202.	Applicability.....	27-6—99	27-6.1604.	Applicability .....	27-6—125
27-6.1203.	Timing of Review .....	27-6—100	27-6.1605.	Conflict with Neighborhood Compatibility Standards.....	27-6—126
27-6.1204.	Agricultural Compatibility Standards .....	27-6—100	27-6.1606.	Procedure .....	27-6—126
<b>Sec. 27-6.1300</b>	<b>Urban Farm Compatibility Standards .....</b>	<b>27-6—102</b>	27-6.1607.	Menu of Green Building Features .....	27-6—127
27-6.1301.	Purpose and Intent.....	27-6—102	27-6.1608.	Failure to Install or Maintain Green Building Practices.....	27-6—129
27-6.1302.	Applicability.....	27-6—103	<b>DIVISION 27-7</b>	<b>NONCONFORMITIES .....</b>	<b>27-7—1</b>
27-6.1303.	Timing of Review .....	27-6—103	<b>Sec. 27-7.100</b>	<b>General Applicability.....</b>	<b>27-7—1</b>
27-6.1304.	Compatibility Standards .....	27-6—103	27-7.101.	Purpose and Scope .....	27-7—1
<b>Sec. 27-6.1400</b>	<b>Signage.....</b>	<b>27-6—104</b>	27-7.102.	Authority to Continue.....	27-7—1
27-6.1401.	Purpose and Intent.....	27-6—104	27-7.103.	Determination of Nonconformity Status.....	27-7—2
			27-7.104.	Minor Repairs and Maintenance .....	27-7—3
			27-7.105.	Change of Tenancy or Ownership .....	27-7—3

## Subtitle 27: Zoning Ordinance - Table of Contents

<b>Sec. 27-7.200</b>	<b>Nonconforming Uses.....</b>	<b>27-7—3</b>
27-7.201.	Continuation of a Nonconforming Use .....	27-7—3
27-7.202.	Generally .....	27-7—3
27-7.203.	Alteration, Enlargement or Expansion .....	27-7—3
27-7.204.	Intensification of Nonconforming Use .....	27-7—4
<b>Sec. 27-7.300</b>	<b>Nonconforming Structures .....</b>	<b>27-7—5</b>
27-7.301.	Continuation of Nonconforming Structures .....	27-7—5
27-7.302.	Alteration, Enlargement, or Extension .....	27-7—5
27-7.303.	Reconstruction .....	27-7—5
<b>Sec. 27-7.400</b>	<b>Nonconforming Lots of Record .....</b>	<b>27-7—5</b>
27-7.401.	Purpose .....	27-7—5
27-7.402.	Generally .....	27-7—6
27-7.403.	Development of Nonconforming Lots .....	27-7—6
27-7.404.	Governmental Acquisition of Land .....	27-7—7
27-7.405.	Change of Nonconforming Lot .....	27-7—7
<b>Sec. 27-7.500</b>	<b>Nonconforming Signs .....</b>	<b>27-7—7</b>
27-7.501.	Alteration .....	27-7—7
27-7.502.	Illegal signs .....	27-7—7
<b>Sec. 27-7.600</b>	<b>Nonconforming Site Features .....</b>	<b>27-7—8</b>
27-7.601.	Purpose .....	27-7—8
27-7.602.	Applicability .....	27-7—8
27-7.603.	Continuance of Nonconforming Site Features .....	27-7—8
27-7.604.	Improvement of Nonconforming Site Features .....	27-7—8

### **DIVISION 27-8 ENFORCEMENT .....27-8—1**

<b>Sec. 27-8.100</b>	<b>Purpose .....</b>	<b>27-8—1</b>
<b>Sec. 27-8.200</b>	<b>General Provisions .....</b>	<b>27-8—1</b>
27-8.201.	Compliance Required .....	27-8—1

27-8.202.	Scope of Development Approvals or Permits .....	27-8—1
27-8.203.	Authorization .....	27-8—1
27-8.204.	Inspections and Complaints .....	27-8—1
<b>Sec. 27-8.300</b>	<b>Violations .....</b>	<b>27-8—2</b>
27-8.301.	General Violations .....	27-8—2
27-8.302.	Specific Violations .....	27-8—2
<b>Sec. 27-8.400</b>	<b>Responsible Persons .....</b>	<b>27-8—3</b>
<b>Sec. 27-8.500</b>	<b>Enforcement Generally .....</b>	<b>27-8—3</b>
27-8.501.	Erection of Building or Structure .....	27-8—3
27-8.502.	Use Violations .....	27-8—3
27-8.503.	Cease and Desist Actions .....	27-8—4
27-8.504.	Expedited Enforcement Procedures .....	27-8—5
27-8.505.	Compliance Period .....	27-8—7
<b>Sec. 27-8.600</b>	<b>Remedies and Penalties .....</b>	<b>27-8—7</b>
27-8.601.	Generally .....	27-8—7
27-8.602.	Cease and Desist Actions .....	27-8—8
27-8.603.	Revocation or Modification of Approved Special Exception .....	27-8—8

### **DIVISION 27-9 CENTER BOUNDARIES .....27-9-1**

<b>Sec. 27-9.100</b>	<b>Purpose and Intent .....</b>	<b>27-9-1</b>
----------------------	---------------------------------	---------------



# Division 4: Zones and Zone Regulations

*This page is intentionally left blank.*

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

### Sec. 27-4.100 General Provisions ..... 27-4—1

27-4.101.	Compliance with Zone Standards.....	27-4—1
27-4.102.	Establishment of Zones .....	27-4—1
27-4.103.	Classification of Zones .....	27-4—2
27-4.104.	Relationships Between Base and Overlay Zones .....	27-4—2
27-4.105.	Relationships Between Base and Planned Development Zones.....	27-4—2
27-4.106.	Organization of Zone Regulations .....	27-4—2
	A. Base Zones.....	27-4—2
	B. Planned Development (PD) Zones.....	27-4—3
	C. Overlay Zones.....	27-4—3

### Sec. 27-4.200 Base Zones..... 27-4—3

27-4.201.	Rural and Agricultural Base Zones.....	27-4—3
	A. General Purposes of Rural and Agricultural Base Zones .....	27-4—3
	B. Established Rural and Agricultural Base Zones .....	27-4—4
	C. Reserved Open Space (ROS) Zone .....	27-4—6
	D. Agriculture and Preservation (AG) Zone.....	27-4—8
	E. Agricultural-Residential (AR) Zone .....	27-4—10
27-4.202.	Residential Base Zones.....	27-4—12
	A. General Purposes of Residential Base Zones .....	27-4—12
	B. Established Residential Base Zones .....	27-4—13
	C. Residential Estate (RE) Zone .....	27-4—14
	D. Rural Residential (RR) Zone .....	27-4—16
	E. Residential, Single-Family - 95 (RSF-95) Zone.....	27-4—18
	F. Residential, Single-Family - 65 (RSF-65) Zone.....	27-4—20
	G. Residential, Single-Family - Attached (RSF-A) Zone .....	27-4—22
	H. Residential, Multifamily-12 (RMF-12) Zone.....	27-4—26
	I. Residential, Multifamily-20 (RMF-20) Zone.....	27-4—30

J. Residential, Multifamily-48 (RMF-48) Zone.....	27-4—34
--	---------

### 27-4.203. Nonresidential Base Zones ..... 27-4—37

A. General Purposes of Nonresidential Base Zones.....	27-4—37
B. Commercial Neighborhood (CN) Zone.....	27-4—38
C. Commercial Service (CS) Zone .....	27-4—40
D. Commercial General and Office (CGO) Zone.....	27-4—42
E. Industrial/Employment (IE) Zone .....	27-4—44
F. Industrial, Heavy (IH) Zone .....	27-4—46

### 27-4.204. Transit-Oriented/Activity Center Base Zones..... 27-4—49

A. General Purposes of Transit- Oriented/Activity Center Base Zones .....	27-4—49
B. Established Transit-Oriented/Activity Center Base Zones .....	27-4—49
C. Standards Applicable to all Center Zones .....	27-4—49
D. Neighborhood Activity Center (NAC) Zone.....	27-4—56
E. Town Activity Center (TAC) Zone.....	27-4—60
F. Local Transit-Oriented (LTO) Zone.....	27-4—64
G. Regional Transit-Oriented (RTO-) Zones.....	27-4—68

### 27-4.205. Other Base Zones..... 27-4—76

A. Zoning of Land to RMH Zone or LCD Zone Prohibited .....	27-4—76
B. Planned Mobile Home Community (RMH) Zone .....	27-4—76
C. Legacy Comprehensive Design (LCD) Zone.....	27-4—78
D. Legacy Mixed-Use Transportation Oriented (LMXT) Zone .....	27-4—79
E. Legacy Mixed-Use Town Center (LMUTC) Zone.....	27-4—81

### Sec. 27-4.300 Planned Development Zones ..... 27-4—84

#### 27-4.301. General Provisions for All Planned Development Zones ..... 27-4—84

A. General Purposes of Planned Development Zones .....	27-4—84
---	---------

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

---

	B. Classification of Planned Development Zones .....	27-4—84
	C. Relationship to Existing Planned Development Zones .....	27-4—84
	D. Organization of Planned Development Zone Regulations .....	27-4—84
	E. General Standards for All Planned Development Zones .....	27-4—85
	F. Minor Departure for PD Basic Plan.....	27-4—88
27-4.302.	Residential Planned Development Zones.....	27-4—89
	A. Residential Planned Development (R- PD) Zone .....	27-4—90
27-4.303.	Transit-Oriented/Activity Center Planned Development Zones.....	27-4—93
	A. Neighborhood Activity Center Planned Development (NAC-PD) Zone .....	27-4—94
	B. Town Activity Center Planned Development (TAC-PD) Zone.....	27-4—98
	C. Local Transit-Oriented Planned Development (LTO-PD) Zone.....	27-4—102
	D. Regional Transit-Oriented Planned Development (RTO-PD) Zone .....	27-4—106
27-4.304.	Other Planned Development Zones .....	27-4—110
	A. Mixed-Use Planned Development (MU- PD) Zone .....	27-4—112
	B. Industrial/Employment Planned Development (IE-PD) Zone .....	27-4—116
<b>Sec. 27-4.400</b>	<b>Overlay Zones .....</b>	<b>27-4—118</b>
27-4.401.	General .....	27-4—118
	A. General Purpose of Overlay Zones .....	27-4—118
	B. Classification of Overlay Zones .....	27-4—118
27-4.402.	Policy Area Overlay Zones .....	27-4—118
	A. Chesapeake Bay Critical Area Overlay (CBCAO) Zones.....	27-4—118
	B. Aviation Policy Area Overlay Zones .....	27-4—123
	C. Military Installation Overlay Zone .....	27-4—129
27-4.403.	Other Overlay Zones .....	27-4—139
	A. Neighborhood Conservation Overlay (NCO) Zone .....	27-4—139



## DIVISION 27-4 ZONES AND ZONE REGULATIONS

### Sec. 27-4.100 General Provisions

#### 27-4.101. Compliance with Zone Standards

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

#### 27-4.102. Establishment of Zones

- A. Table 27-4.102, Establishment of Zones, sets out the zones established by this Ordinance. The boundaries of each of the zones are identified on the Zone Map.

Table 27-4.102: Establishment of Zones	
Base Zones	
<b>Rural and Agricultural Base Zones</b>	
ROS: Reserved Open Space Zone	
AG: Agriculture and Preservation Zone	
AR: Agricultural-Residential Zone	
<b>Residential Zones</b>	
RE: Residential Estate Zone	
RR: Rural Residential Zone	
RSF-95: Residential, Single-Family – 95 Zone	
RSF-65: Residential, Single-Family – 65 Zone	
RSF-A: Residential, Single-Family – Attached Zone	
RMF-12: Residential, Multifamily-12 Zone	
RMF-20: Residential, Multifamily-20 Zone	
RMF-48: Residential, Multifamily-48 Zone	
<b>Nonresidential Base Zones</b>	
CN: Commercial Neighborhood Zone	
CGO: Commercial General and Office Zone	

Table 27-4.102: Establishment of Zones

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

- B. The order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

1. ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LMXT, LTO-PD, RTO-PD.

- C. A CBCA, APA, MIO, or NCO zone superimposed over any of the zones listed in subsection B above shall not be construed as to affect the intensity of the zone.

### **27-4.103. Classification of Zones**

This Ordinance generally classifies land in the County in one of five base zones: Rural and Agricultural Zones; Residential Zones; Transit-Oriented/Activity Center Base Zones; Nonresidential Base Zones; and Other Base Zones. Land may be reclassified (rezoned) to another base zone, to one of the several planned development zones, or to one or more types of overlay zones. Land shall be classified or reclassified into a zone only in accordance with the procedures and requirements set forth in Sec. 27-3.504, Zoning Map Amendment.

### **27-4.104. Relationships Between Base and Overlay Zones**

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

### **27-4.105. Relationships Between Base and Planned Development Zones**

In certain instances, a landowner may request and the District Council may approve the reclassification of a base zone to a planned development zone. Generally, the planned development zone

allows more flexibility in the establishment of form, development, and design standards for development in the zone in return for more innovative and higher-quality development, as well as the provision of public benefits. In addition, the regulations controlling development of a planned development zone are subject to a Basic Plan for development of the site, as well as Conditions of Approval.

### **27-4.106. Organization of Zone Regulations**

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

#### **A. Base Zones**

1. Regulations for each base zone consist of subsections that:
  - a. State the purpose of the zone;
  - b. Set out the intensity and dimensional standards applicable in the zone;
  - c. Reference potentially relevant development review procedures in Division 27-3; the principal, accessory, and temporary use tables and associated use-specific standards in Division 27-5; the development standards in Division 27-6; and any district-specific modifications of those standards; and
  - d. Set out any zone-specific modifications of use regulations and development standards.
2. Regulations for each base zone also include:
  - a. A schematic drawing of a development representative of the zone's physical character;
  - b. Photographs of building and land forms typical in the zone; and

- c. Perspective illustrations showing how the zone's intensity and dimensional standards apply to typical lot patterns and building forms.

These graphics are intended to illustrate the general character of the zone and do not necessarily reflect all the standards that may apply to a particular development.

## **B. Planned Development (PD) Zones**

1. Regulations for the planned development zones set forth general provisions describing the general purpose of the planned development zones and general standards applicable to all planned development zones, followed by sections that specify standards applicable in each type of planned development zone.
2. Regulations for each type of planned development zone consist of subsections that:
  - a. State the purpose of the zone;
  - b. Reference the principal, accessory, and temporary use tables that apply, and associated use-specific standards in Division 27-5;
  - c. Identify the intensity and dimensional standards that are applicable in the zone or are to be addressed in the PD Basic Plan and PD Conditions of Approval for the zone; and
  - d. Identify development standards to be addressed in the PD Basic Plan and PD Conditions of Approval, and the means of modifying them (e.g., through an Alternative Landscaping Plan).

## **C. Overlay Zones**

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

## **Sec. 27-4.200 Base Zones**

### **27-4.201. Rural and Agricultural Base Zones**

#### **A. General Purposes of Rural and Agricultural Base Zones**

The Rural and Agricultural zones established in this Section are intended to maintain the rural and agricultural character and protect ecological heritage and environmentally sensitive lands of certain areas in the County. More specifically, the Rural and Agricultural zones are intended to:

1. Support and provide lands for agricultural, forestry, agribusiness, agritourism, agricultural support, and related uses important to the County's economy and the character of the County's Rural and Agricultural zones;
2. Preserve and protect the County's important natural resources, environmentally sensitive lands, and ecological heritage lands, while providing for their use and enjoyment;
3. Encourage agribusiness and tourism uses such as equestrian centers and boarding facilities, boutique or unique agribusiness, farmers' markets, retreat and training facilities, camps, heritage and rural tourism destinations, and bed and breakfast inns, and ensure they

are compatible with the Rural and Agricultural character established in the zones;

4. Promote the use of conservation subdivisions as the preferred means of accommodating very low and low-density single-family development that preserves open space consistent with the Rural and Agricultural character of the zones;
5. Ensure open spaces are designed to maximize preservation and protection of important natural and agricultural resources, to facilitate stormwater management and protect water quality, to maximize residents' exposure to open space, to maintain the visual character of scenic roads, to promote rehabilitation of degraded habitats, and protect ongoing agricultural activities and prime agricultural lands; and
6. Provide and maintain infrastructure at levels of service that are compatible with the character and needs of the Rural and Agricultural zones.

#### **B. Established Rural and Agricultural Base Zones**

The Rural and Agricultural base zones established by this Ordinance are:

**Table 27-4.201: Rural and Agricultural Base Zones**

---

**ROS:** Reserved Open Space Zone

---

**AG:** Agriculture and Preservation Zone

---

**AR:** Agriculture Residential Zone

---



*This page is intentionally left blank.*

## C. Reserved Open Space (ROS) Zone

### 1. Purpose

The purpose of the Reserved Open Space (ROS) Zone is to provide lands that support and maintain the primary use of land for the preservation and protection of significant environmental features and functions. More specifically, the intent of the zone is to:

- Preserve and protect the County's important natural resources and ecological heritage lands while providing for their use and enjoyment;
- Ensure any new development is designed and laid out in ways that are compatible with preservation and protection of ecological heritage lands and other significant environmental features and functions.
- Ensure the infrastructure provided in the zone is consistent with its rural and open character.

Development allowed in the ROS Zone includes recreation and entertainment, visitor accommodation, resource extraction (under limited conditions), and supporting public facilities, consistent with the zone's primary purpose of preserving significant environmental features and maintaining the open and rural character. Single-family detached dwellings and limited group living uses are permitted to accommodate existing households.



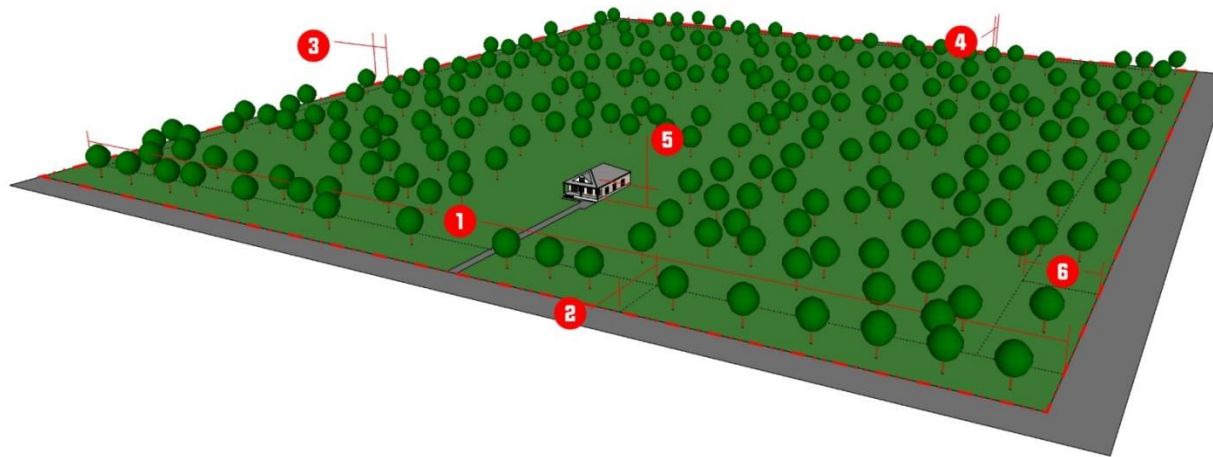
### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.05	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (ac) [2]	20.00	20.00	[2] Not applicable to land in public ownership.
1 Lot width, min. (ft)	300	300	[3] On corner lot, min. side yard depth alongside street = 50 ft. 6
Lot frontage (width) at front street line, min. (ft)	240	240	
Lot coverage, max. (% of net lot area)	2	10	
2 Front yard depth, min. (ft)	50	50	
3 Side yard depth, min. (ft) [3]	20	20	
4 Rear yard depth, min. (ft)	20	20	
5 Principal structure height, maximum (ft)	35	35	



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



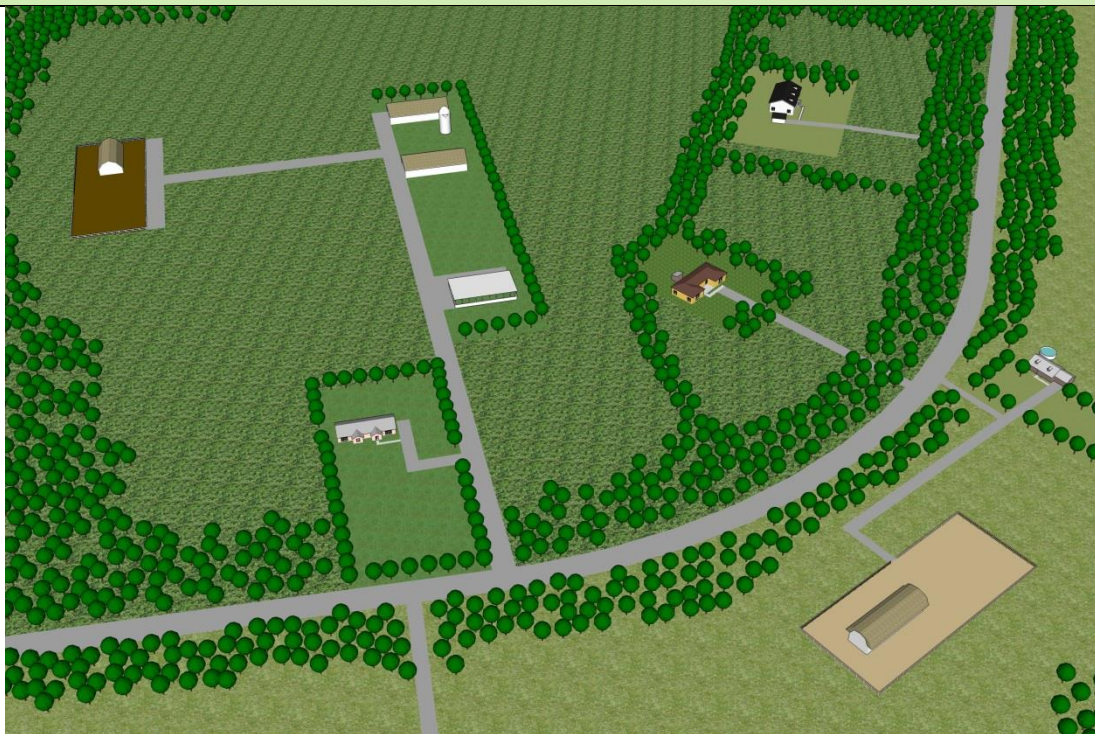
## D. Agriculture and Preservation (AG) Zone

### 1. Purpose

The purpose of the Agriculture and Preservation (AG) Zone is to:

- Provide lands for agriculture and forestry;
- Preserve and protect the County's important natural resources and ecological heritage lands while providing for their use and enjoyment;
- Provide for non-intensive recreational uses;
- Accommodate low-density single-family detached dwellings on lots greater than five acres in area, or within conservation subdivisions that are designed to protect resources and be consistent with agriculture and forestry; and
- Accommodate other low-intensity development consistent with the General Plan, Area Master Plans, and Sector Plans (where relevant).

Development allowed in the AG Zone includes resource protection, agriculture and forestry uses, agriculture and forestry-support uses, single-family detached dwellings, animal care, group living, recreation and entertainment, visitor accommodation, resource extraction (under limited circumstances), and supporting public facilities, consistent with the zone's open and rural character.



### 2. Use Standards

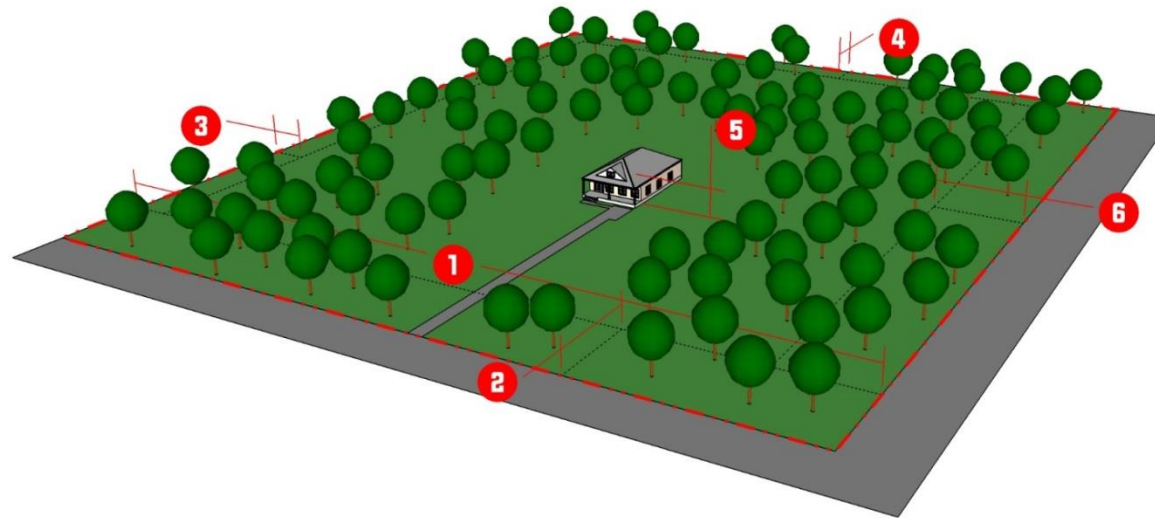
See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.





### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.20	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards. [2] On corner lot, min. side yard depth alongside street = 50 ft. <b>6</b>
Net lot area, min. (ac)	5.00	5.00	
<b>1</b> Lot width, min. (ft)	300	300	
Lot frontage (width) at front street line, min. (ft)	240	240	
Lot coverage, max. (% of net lot area)	5	10	
<b>2</b> Front yard depth, min. (ft)	50	50	
<b>3</b> Side yard depth, min. (ft) [2]	20	20	
<b>4</b> Rear yard depth, min. (ft)	20	20	
<b>5</b> Principal structure height, maximum (ft)	35	35	



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

## E. Agricultural-Residential (AR) Zone

### 1. Purpose

The purpose of the Agricultural Residential (AR) Zone is to provide lands to accommodate and maintain agricultural uses and low-density residential development, where agriculture is encouraged. This is accomplished in the zone by:

- Providing for agriculture as a primary use;
- Accommodating single-family detached dwellings on lots greater than or equal to two acres in area, or within conservation subdivisions that respect the natural features of the land and are designed to conform to the agricultural residential character of the zone.

Development allowed in the AR Zone includes agriculture and forestry uses, agriculture and forestry-support uses, single-family detached dwellings, animal care, group living, recreation and entertainment, visitor accommodation, resource extraction (under limited conditions), and supporting public facilities, consistent with the zone's agricultural residential character.



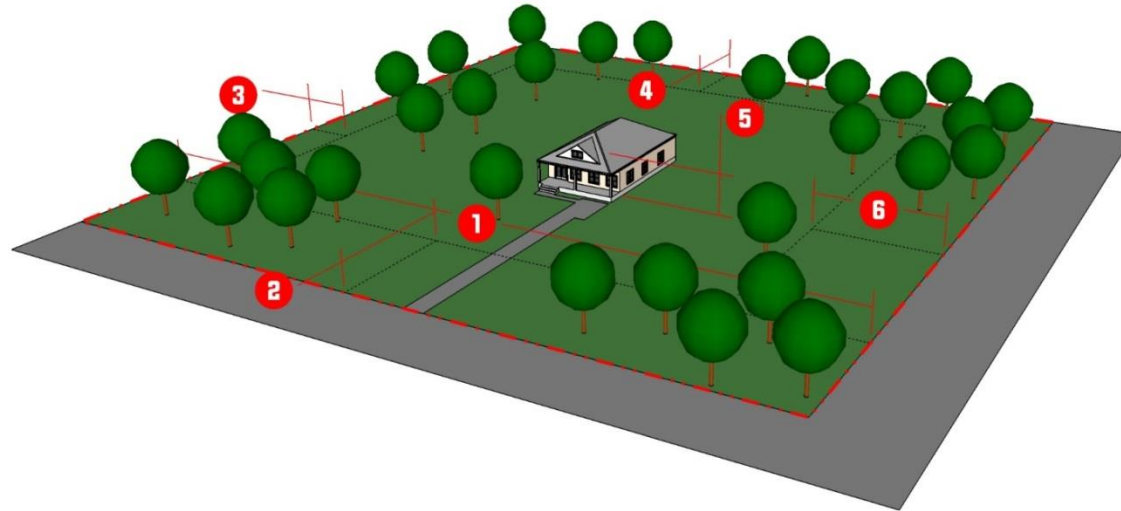
### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.50	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (ac)	2.00	2.00	
① Lot width, min. (ft)	150	150	[2] On corner lot, min. side yard depth alongside street = 50 ft. ⑥
Lot frontage (width) at front street line, min. (ft)	120	120	
Lot coverage, max. (% of net lot area)	10	50	
② Front yard depth, min. (ft)	50	50	
③ Side yard depth, min. (ft)[2]	17	17	
④ Rear yard depth, min. (ft)	35	35	
⑤ Principal structure height, maximum (ft)	50	50	



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

## **27-4.202. Residential Base Zones**

### **A. General Purposes of Residential Base Zones**

The Residential base zones established in this Section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:

1. Provide appropriately located lands for residential development that are consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan;
2. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the negative effects of noise, excessive population density, traffic congestion, flooding, and other significant adverse environmental impacts;
3. Ensure protection from fires, explosions, toxic fumes and substances, and other public safety hazards;
4. Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs;
5. Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;
6. Provide for the public services and facilities needed to serve residential development;
7. Protect the existing character of lands in the residential zones from incompatible development;
8. Accommodate new infill development and redevelopment that is consistent with its context and the character of the residential zone in which it is located; and
9. Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

## B. Established Residential Base Zones

The Residential base zones established by this Ordinance are:

**Table 27-4.202: Residential Base Zones**

**RE:** Residential Estate Zone

---

**RR:** Rural Residential Zone

---

**RSF-95:** Residential, Single-Family – 96 Zone

---

**RSF-65:** Residential, Single-Family – 65 Zone

---

**RSF-A:** Residential, Single-Family – Attached Zone

---

**RMF-12:** Residential, Multifamily-12 Zone

---

**RMF-20:** Residential, Multifamily-20 Zone

---

**RMF-48:** Residential, Multifamily-48 Zone

---



## C. Residential Estate (RE) Zone

### 1. Purpose

The purpose of the Residential Estate (RE) Zone is to provide lands that allow for low-density single-family detached dwellings on lots greater than 40,000 square feet in area that may be developed in conjunction with rural uses in the form of subdivisions that:

- Establish a rural estate character;
- Respect the natural features of the land; and
- Conserve open spaces.

Development allowed in the RE Zone includes single-family detached dwellings, agricultural uses, group living, animal care, community service, recreation and entertainment, visitor accommodation, and resource extraction uses consistent with the zone's rural estate character; and supporting public facilities.



### 2. Use Standards

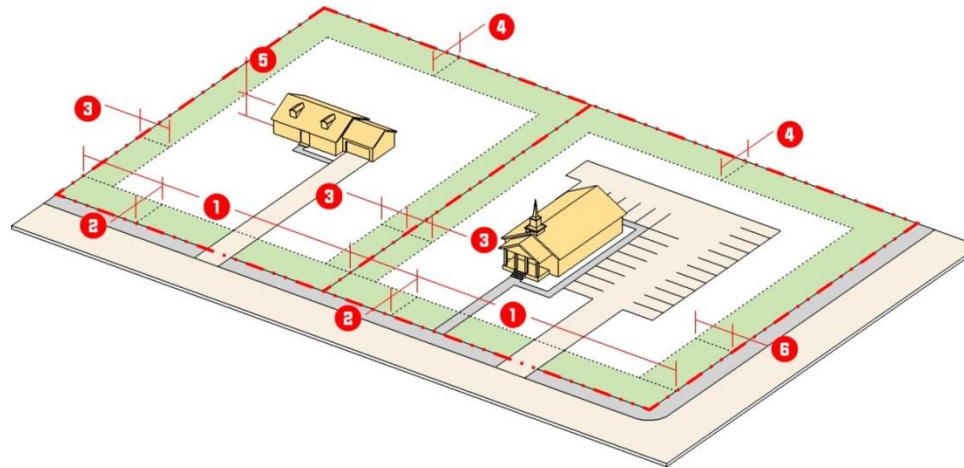
See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

Standard[1]	Agricultural Use	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	No requirement	1.08	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min.	2 ac	40,000 sf	40,000 sf	[2] On corner lot, min. side yard depth alongside street = 25 ft. 6
1 Lot width, min. (ft)	50	120	50	
Lot frontage (width) at front street line, min. (ft)	40	96	40	
Lot coverage, max. (% of net lot area)	20	20	60	
2 Front yard depth, min. (ft)	25	25	25	
3 Side yard depth, min. (ft) [2]	17	17	17	
4 Rear yard depth, min. (ft)	25	25	25	
5 Principal structure height, maximum (ft)	35	35	35	

Single-Family Detached Dwellings  
and Agricultural and Other Uses



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## D. Rural Residential (RR) Zone

### 1. Purpose

The purpose of the Rural Residential (RR) Zone is to provide lands that allow for low-density single-family detached dwellings on lots greater than 20,000 square feet in area that may be developed in conjunction with rural uses in the form of subdivisions that:

- Establish a rural residential character;
- Respect the natural features of the land; and
- Conserve open spaces.

Development allowed in the RR Zone includes single-family detached and two-family dwellings, group living, animal care, community service, recreation and entertainment, visitor accommodation, and resource extraction uses consistent with the zone's rural residential character, and supporting public facilities.



### 2. Use Standards

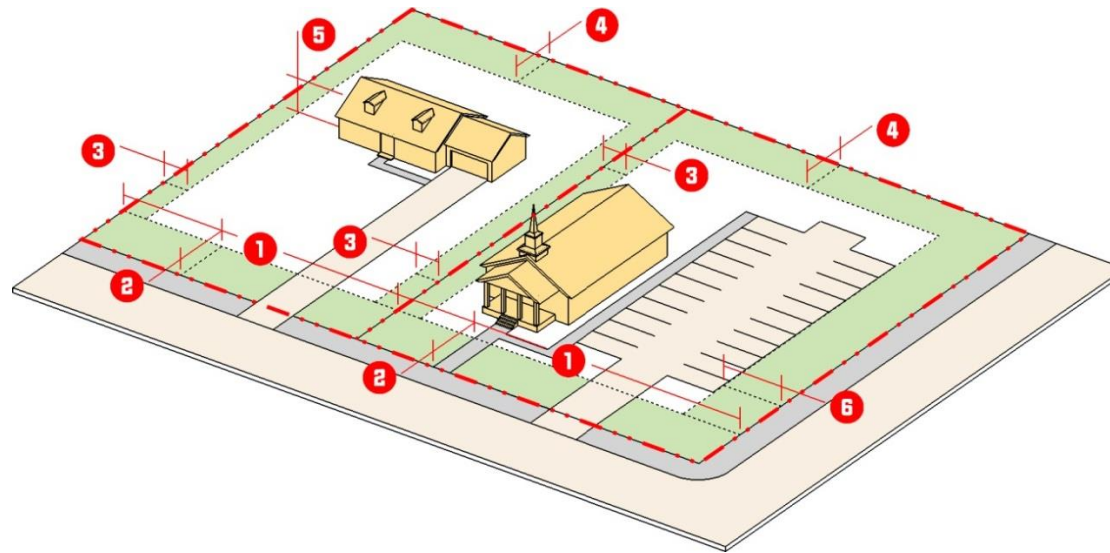
See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	2.17	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	20,000	20,000	[2] On corner lot, min. side yard depth alongside street = 25 ft. <b>6</b>
<b>1</b> Lot width, min. (ft)	100	100	
Lot frontage (width) at front street line, min. (ft)	80	80	
Lot coverage, max. (% of net lot area)	25	60	
<b>2</b> Front yard depth, min. (ft)	25	25	
<b>3</b> Side yard depth, min. (ft)[2]	8	8	
<b>4</b> Rear yard depth, min. (ft)	20	20	
<b>5</b> Principal structure height, maximum (ft)	40	40	

Single-Family Detached Dwellings  
and Other Uses



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## E. Residential, Single-Family - 95 (RSF-95) Zone

### 1. Purpose

The purpose of the Residential, Single-Family - 95 (RSF-95) Zone is to provide lands for primarily single-family detached dwellings on lots at least 9,500 square feet in area that are:

- Single-family residential in character;
- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RSF-95 Zone includes single-family detached dwellings, limited institutional and recreation uses that support single-family development, and supporting public facilities.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



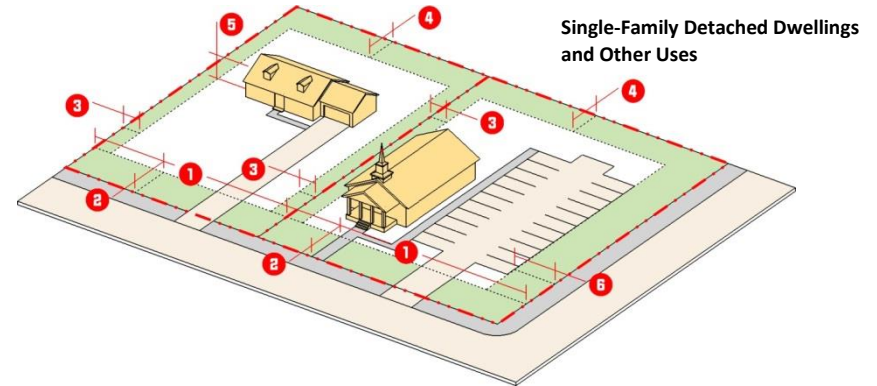
### 3. Intensity and Dimensional Standards

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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## F. Residential, Single-Family - 65 (RSF-65) Zone

### 1. Purpose

The purpose of the Residential, Single-Family - 65 (RSF-65) Zone is to provide lands for primarily single-family detached dwellings on lots at least 6,500 square feet in area that are:

- Single-family residential in character;
- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RSF-65 Zone includes single-family detached dwellings, limited institutional and recreation uses that support single-family development, and supporting public facilities.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



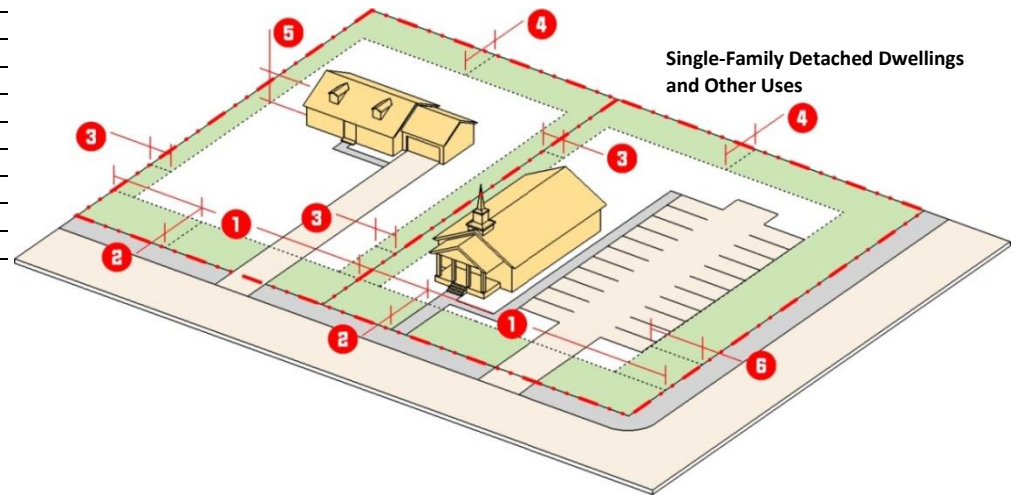
### 3. Intensity and Dimensional Standards

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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## G. Residential, Single-Family - Attached (RSF-A) Zone

### 1. Purpose

The purpose of the Residential, Single-Family - Attached (RSF-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well-connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RSF-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.





### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
1 Lot width, min. (ft)	50	60	40	20	45
Lot frontage (width) at front street line, min. (ft)	40	48	32	16	36
Lot coverage, max. (% of net lot area)	40	45[2]	40[2]	45[2]	60
2 Front yard depth, min. (ft)	15	15	15	15	15
3 Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8[4]	8
4 Rear yard depth, min. (ft)	20	20	20	20	20
5 Principal structure height, maximum (ft)	40	40	40	50	40

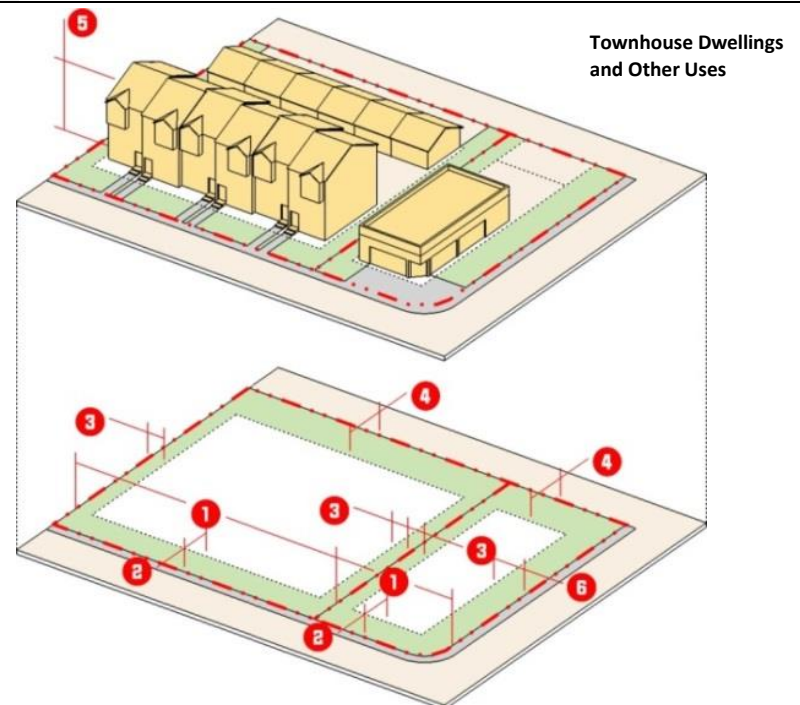
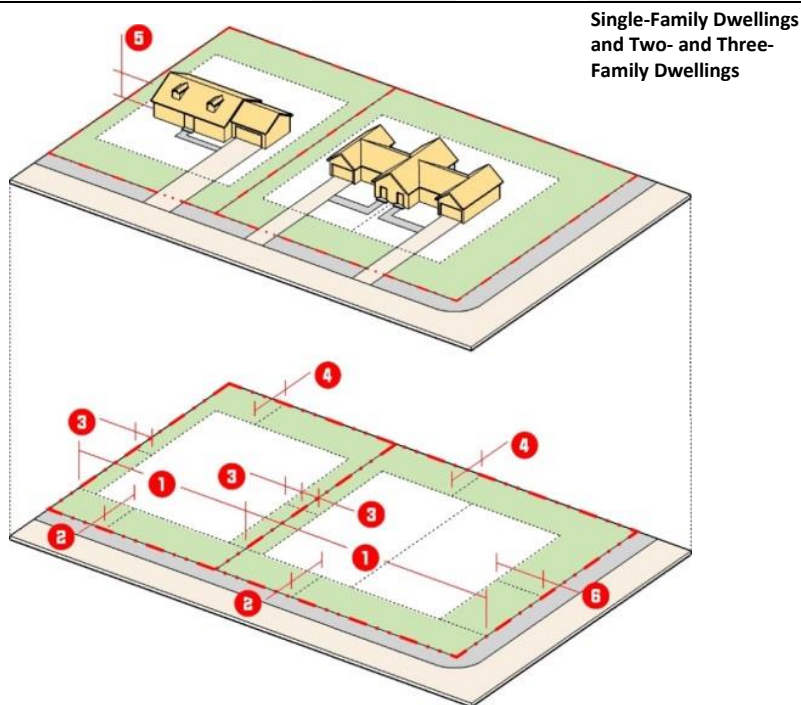
NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

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

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



#### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-7 Nonconformities
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-2 Interpretation and Definitions

*This page is intentionally left blank.*

## H. Residential, Multifamily-12 (RMF-12) Zone

### 1. Purpose

The general purpose of the RMF-12 Zone is to provide lands for attractive communities with a variety of medium-density residential dwelling types (up to 12 dwelling units per acre) in a form that supports residential living and walkability, and is:

- Proximate to growth centers or commercial corridors;
- Pedestrian-oriented and well-connected to nearby centers, commercial corridors, and surrounding developments;
- Adequately served by transportation systems, public utilities, and public facilities;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RMF-12 Zone includes: multifamily, townhouse, three-family, two-family, and single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



### 2. Use Standards

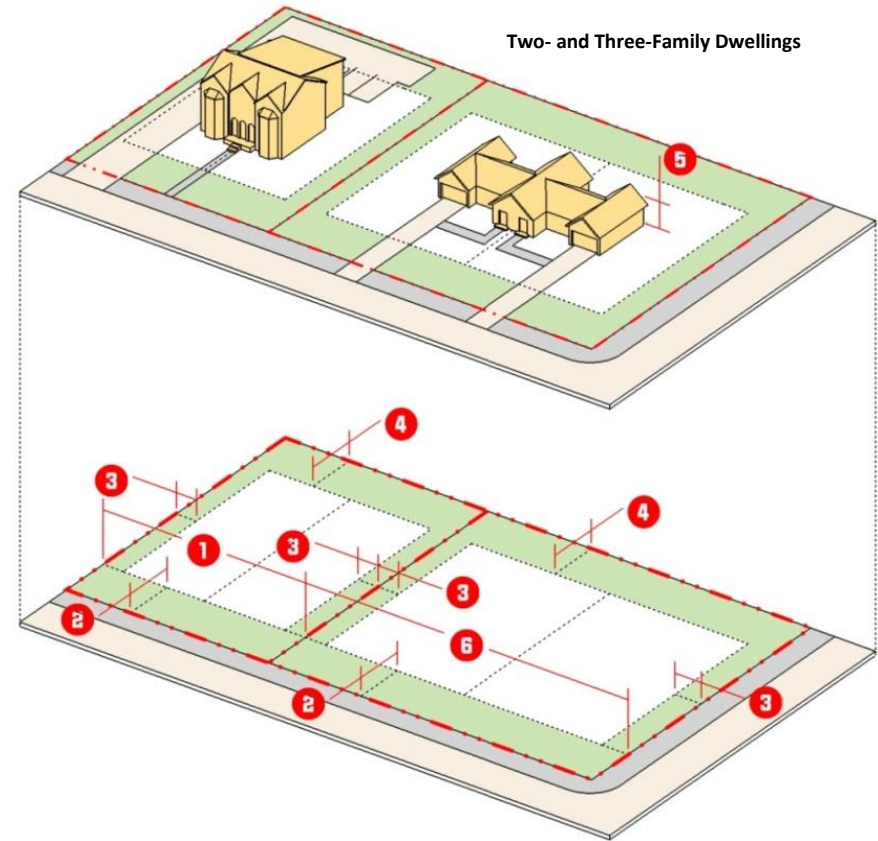
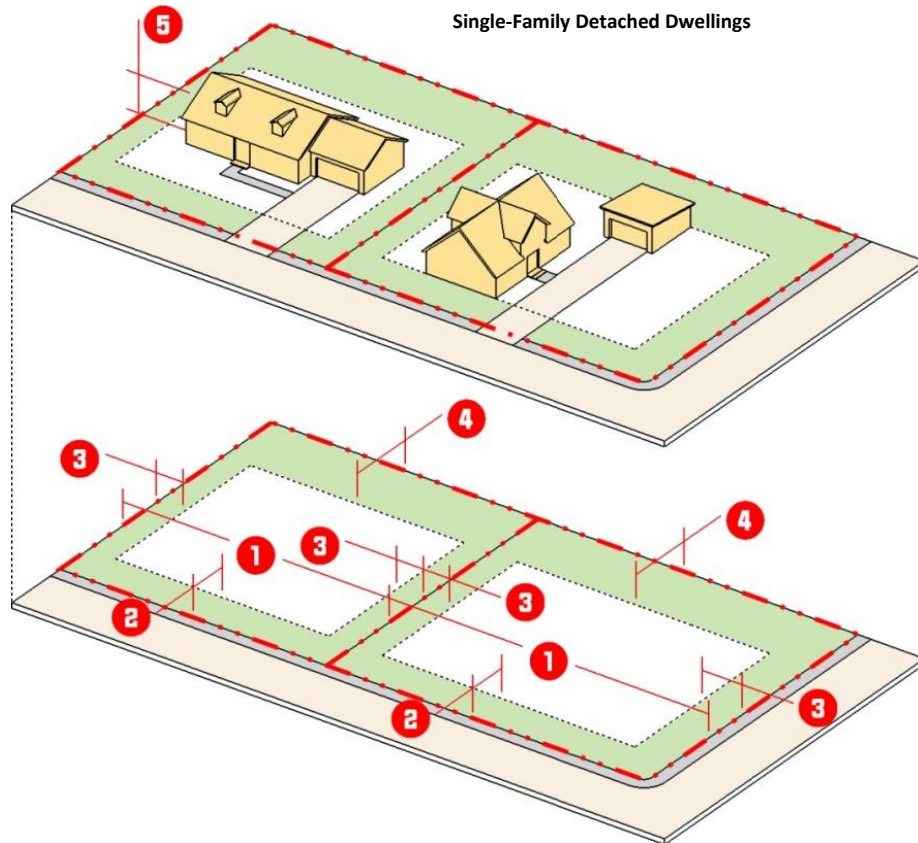
See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.

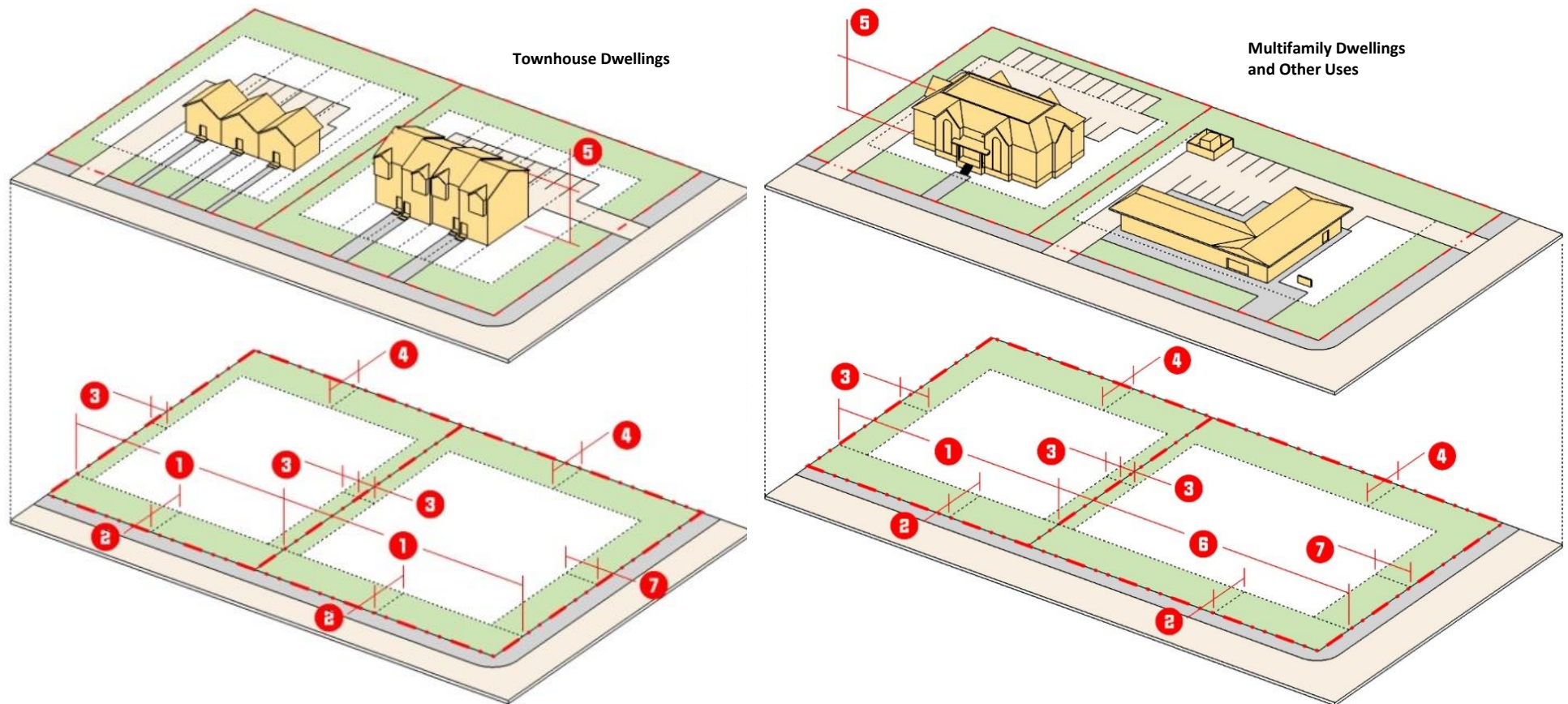


### 3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet [1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards. [2] 100 ft on corner lots. 6 [3] Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units. [4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings. [5] On corner lot, min. side yard depth alongside street = 15 ft. 7
Density, max. (du/ac of net lot area)	8.70	24.00	10.00	12.00	12.00	No requirement	
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	9,000	14,000	
1 Lot width, min. (ft)	50	60[2]	60[2]	20[2]	75[2]	75[2]	
Lot frontage (width) at front street line, min. (ft)	40	48	48	16	60	60	
Lot coverage, max. (% of net lot area)	30	35[3]	35[3]	35[3]	35	20	
Green area, min. (% of net lot area)	No requirement	No requirement	No requirement	50	50	70	
2 Front yard depth, min. (ft)	15	15	15	15	15	20	
3 Side yard depth, min. (ft)	8	8[4]	8[4]	8[4]	8[5]	8[5]	
4 Rear yard depth, min. (ft)	20	20	20	20	20	20	
5 Principal structure height, maximum (ft)	40	40	40	50	50	40	







#### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-7 Nonconformities
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-2 Interpretation and Definitions



## I. Residential, Multifamily-20 (RMF-20) Zone

### 1. Purpose

The purpose of the Residential, Multifamily-20 (RMF-20) Zone is to provide lands for a variety of medium- to moderately-high-density residential development (up to 20 dwelling units per acre), along with other forms of development that support residential living and walkability that are:

- Proximate to centers, or in appropriate locations along commercial corridors;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RMF-20 Zone includes: multifamily dwellings, townhouse dwellings, as well as two- and three-family dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



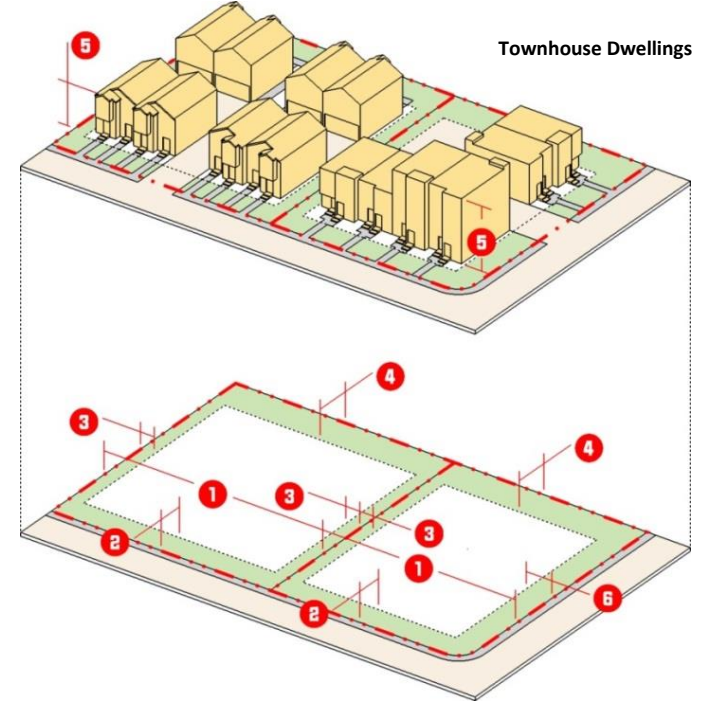
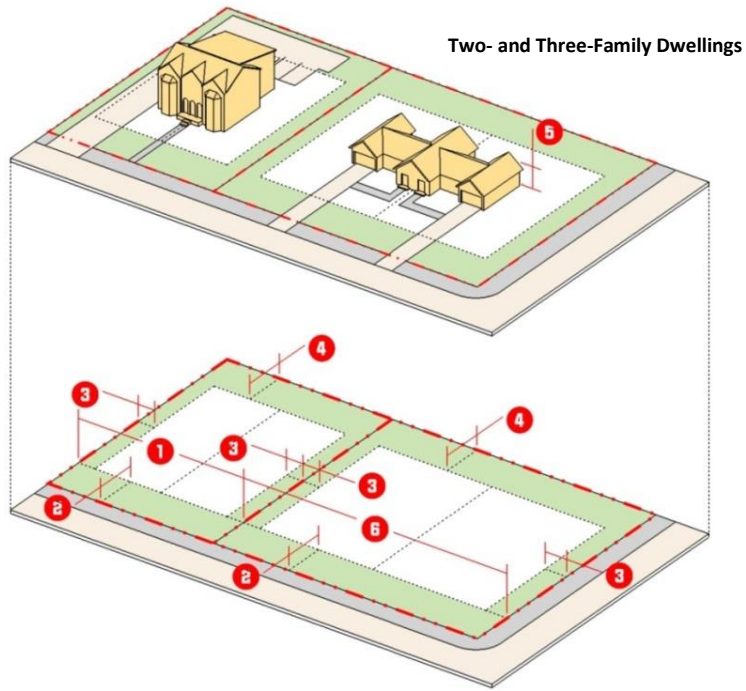
### 2. Use Standards

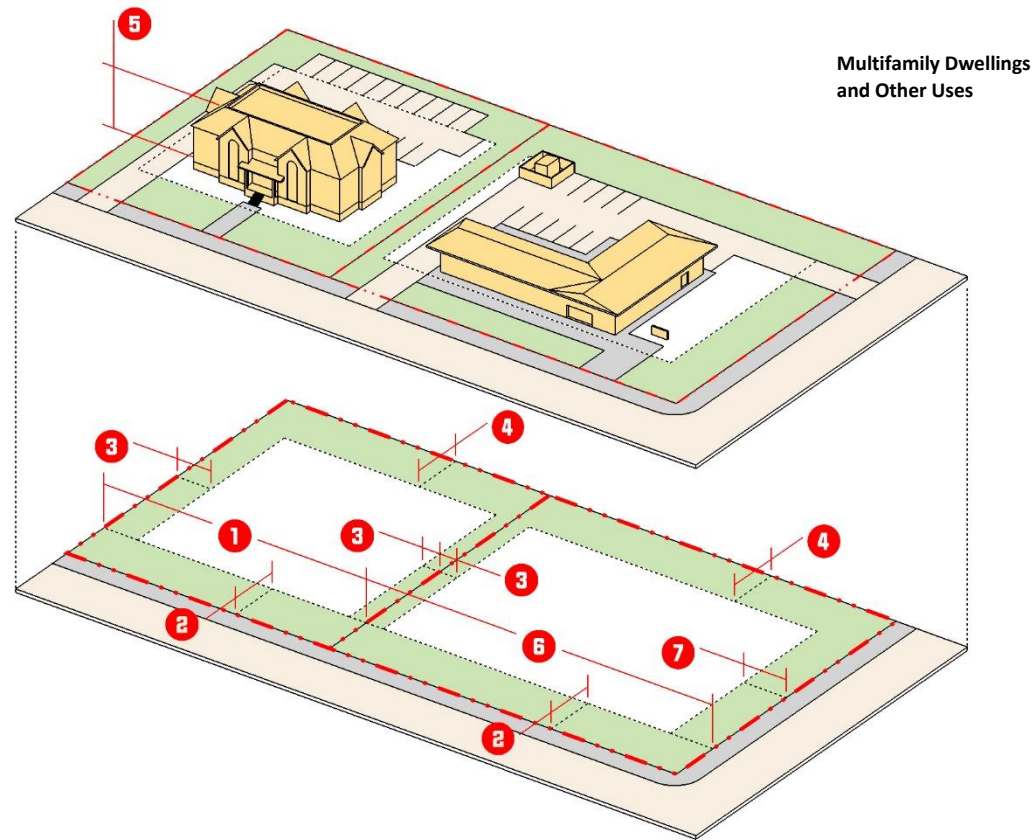
See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

Standard[1]	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	40.00	14.00	20.00	20.00	No requirement	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	No requirement	No requirement	No requirement	7,500	7,500	[2] 80 ft on corner lots. <b>6</b> [3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
<b>1</b> Lot width, min. (ft)	60[2]	60[2]	60[2]	60[2]	60[2]	[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot frontage (width) at front street line, min. (ft)	48	48	48	48	48	[5] On corner lot, min. side yard depth alongside street = 15 ft. <b>7</b>
Lot coverage, max. (% of net lot area)	35[3]	35[3]	40 [3]	40	60	[6] 80 ft where net lot area ≥ 4 acres.
Green area, min. (% of net lot area)	No requirement	No requirement	50	60	No requirement	
<b>2</b> Front yard depth, min. (ft)	15	15	15	15	0	
<b>3</b> Side yard depth, min. (ft)	8[4]	8[4]	8[4]	8[5]	8[5]	
<b>4</b> Rear yard depth, min. (ft)	20	20	20	20	20	
<b>5</b> Principal structure height, maximum (ft) [6]	50	50	50	50	40	





#### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## J. Residential, Multifamily-48 (RMF-48) Zone

### 1. Purpose

The purpose of the Residential, Multifamily-48 (RMF-48) Zone is to provide lands for a high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability that are:

- Primarily high-density residential in character and form;
- Proximate to centers (including transit centers), or in appropriate locations along commercial corridors;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RMF-48 Zone includes: multifamily dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.





### 3. Intensity and Dimensional Standards

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

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

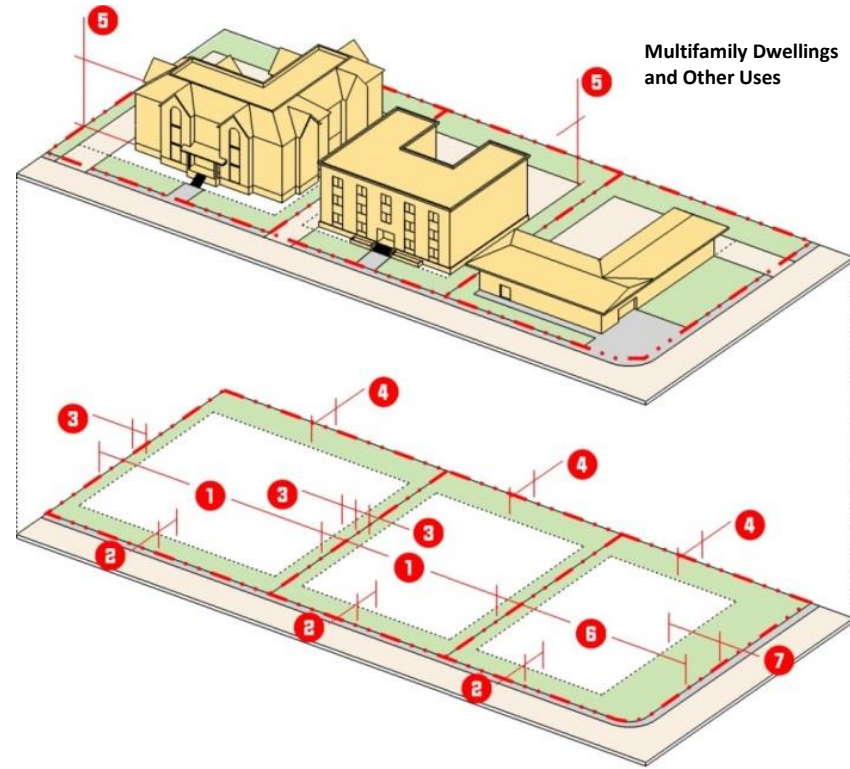
[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 100 ft on corner lots. 6

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

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

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

*This page is intentionally left blank.*

## 27-4.203. Nonresidential Base Zones

### A. General Purposes of Nonresidential Base Zones

The nonresidential base zones are established for the general purpose of ensuring there are lands in the County that provide a wide range of retail, office, service, employment, light industrial, heavy industrial, and related uses to meet the needs of County residents and the region, and more specifically to:

1. Provide appropriately located lands for the full range of business uses needed by the County's residents, businesses, and workers, consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan to support quality economic growth;
2. Strengthen the County's economic base, and provide employment opportunities close to home for County residents;
3. Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development;
4. Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;
5. Support the governmental activities taking place in the County;
6. Accommodate new infill development and redevelopment that is consistent with its context and the character of the nonresidential zone in which it is located;

7. Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family zones and neighborhoods; and
8. Promote sustainable development that conserves energy and is energy-efficient, reduces the emission of greenhouse gases, provides physical and economic access to nutritious foods, employs sustainably-sourced and recycled materials, and meets similar sustainability goals.

The nonresidential base zones established by this Ordinance are:

**Table 27-4.203: Nonresidential Base Zones**

**CN:** Commercial Neighborhood Zone

**CS:** Commercial Service Zone

**CGO:** Commercial General and Office Zone

**IE:** Industrial/Employment Zone

**IH:** Industrial, Heavy Zone

## B. Commercial Neighborhood (CN) Zone

### 1. Purpose

The purpose of the Commercial Neighborhood (CN) Zone is to provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods.

Zone standards are intended to ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and do not attract significant traffic from outside the surrounding neighborhoods.

Development allowed in the CN Zone includes retail sales and services, personal services, eating or drinking establishments, recreation and entertainment, offices, very limited vehicle sales and services, institutional uses, and supporting public facilities. Medium-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

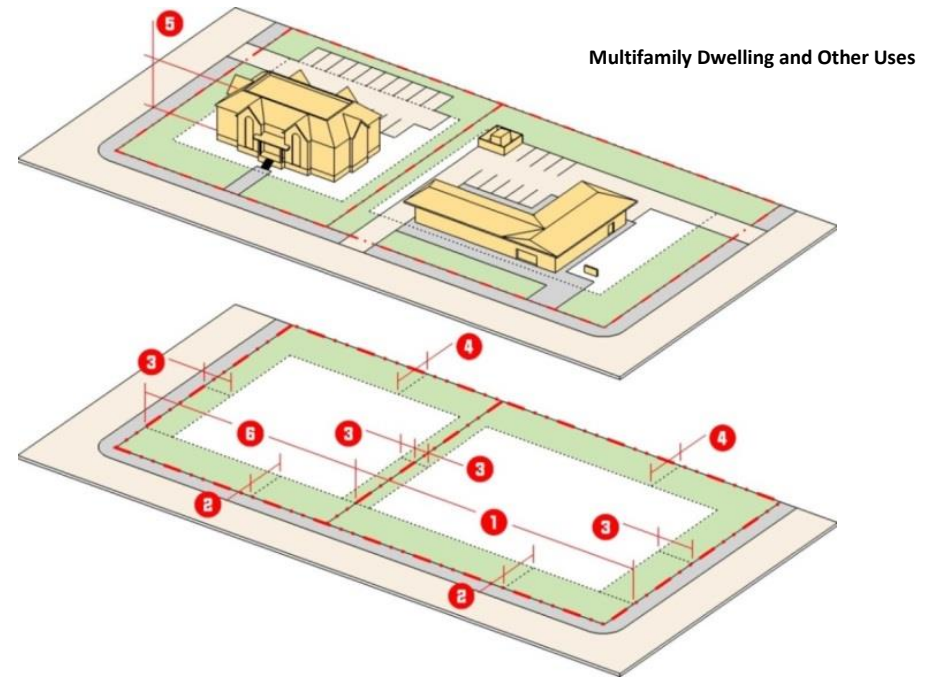
Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	9.00	12.00	12.00	12.00	No requirement
Net lot area, min. (sf)	4,000	No requirement	No requirement	9,000	No requirement
1 Lot width, min. (ft)	50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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## C. Commercial Service (CS) Zone

### 1. Purpose

The purpose of the Commercial Service (CS) Zone is to provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments.

Development allowed includes retail sales and services (including higher-intensity and auto-oriented commercial uses), offices, eating or drinking establishments, mixed-use development, and supporting public facilities. Medium- to moderately high-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

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

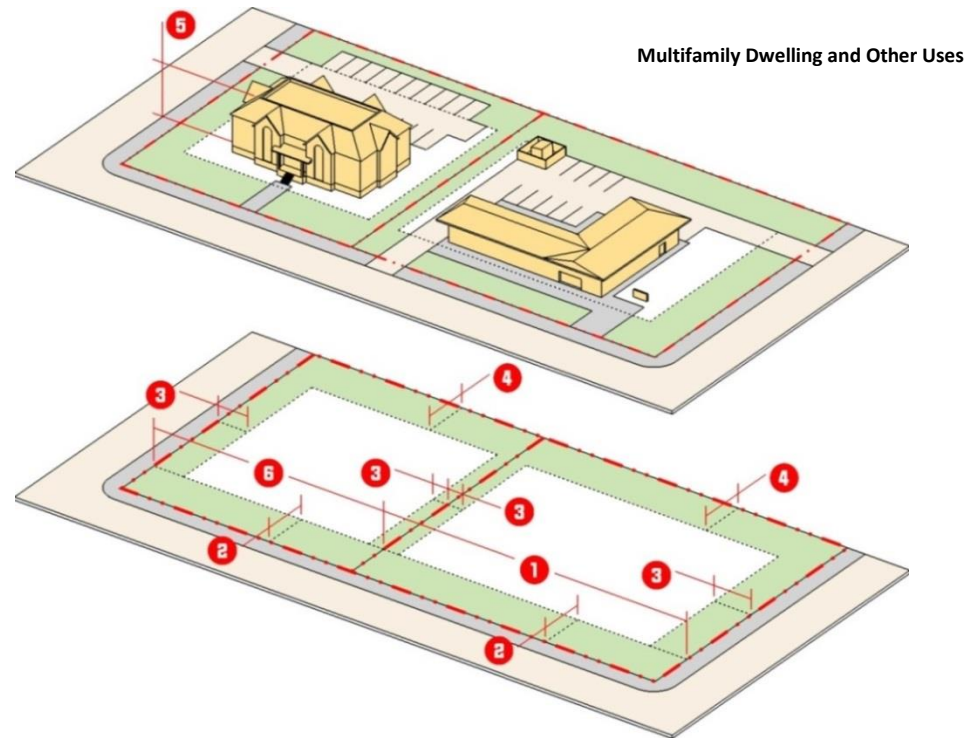
**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

[3] 80 ft on corner lots 6.

[4] Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## D. Commercial General and Office (CGO) Zone

### 1. Purpose

The purpose of the Commercial General and Office (CGO) Zone is to provide lands for a diverse range of business, civic, and mixed-use development, typically at major intersections where visibility and good access are important, in a form that supports connections and a balance between good automobile access and pedestrian-friendliness.

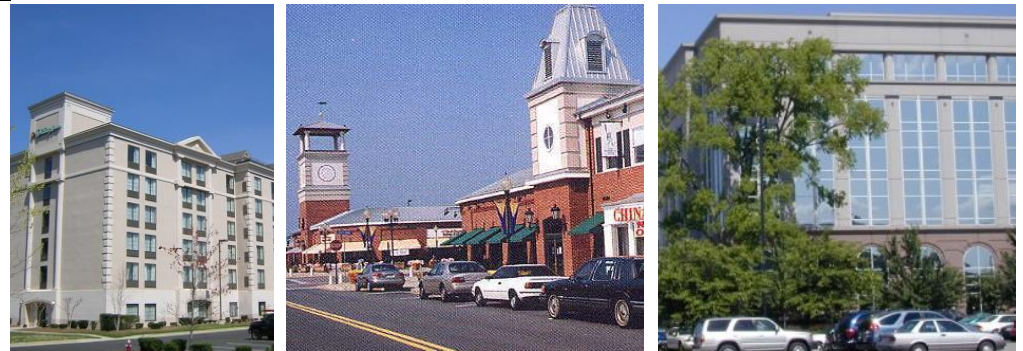
Development allowed in the CGO Zone includes retail sales and services, personal services, eating or drinking establishments, recreation and entertainment, offices, limited vehicle sales and services, institutional, commercial marine and water-oriented activities along waterfronts, mixed-use development (including residential), and supporting public facilities.

Development in the zone is encouraged to be configured as development with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

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

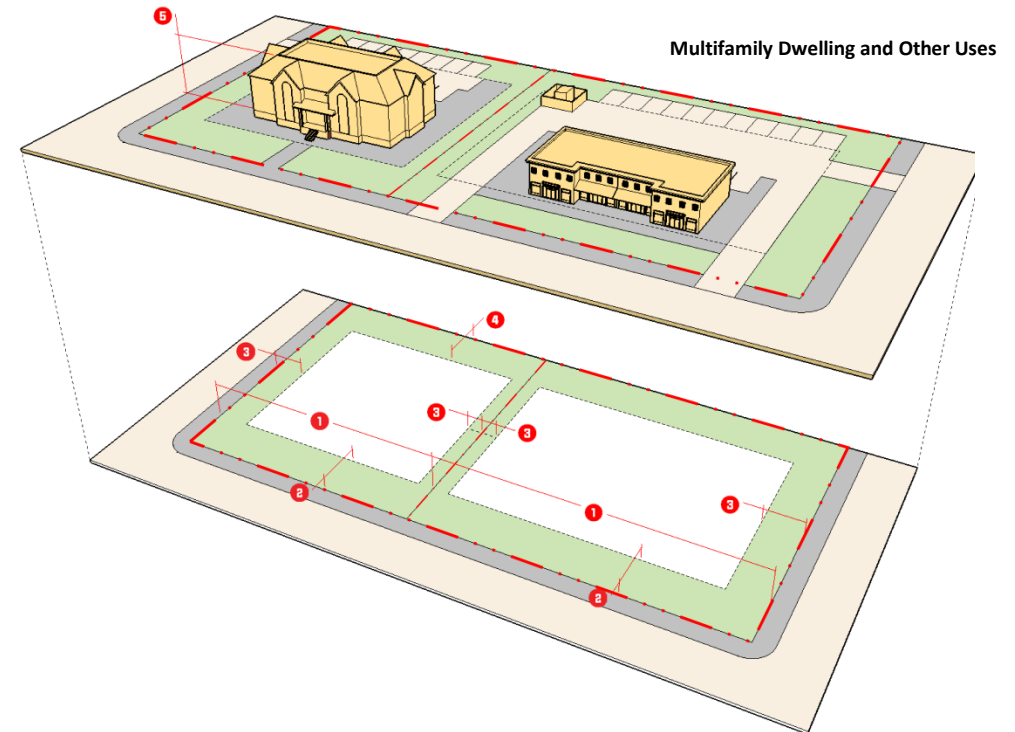
NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

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

[4] 110 ft for office buildings or mixed-use development consisting primarily of office uses.



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## E. Industrial/Employment (IE) Zone

### 1. Purpose

The purpose of the Industrial Employment (IE) Zone is to provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities.

Development allowed in the IE Zone includes office; light industrial; warehouse; research and development; light manufacturing, warehousing, and supporting activities; small-scale outdoor uses that can be operated with minimal adverse impacts on the environment and surrounding uses—as well as limited small-scale commercial uses (e.g., flex buildings and ancillary commercial uses serving zone businesses and their employees); and storage uses serving light industrial uses. Intensive forms of industrial development are prohibited, as well as outdoor manufacturing, processing, and storage.

In addition to an expectation for high-quality design, the zone includes standards to help ensure compatibility between development and nearby residential uses.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



### 3. Intensity and Dimensional Standards

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

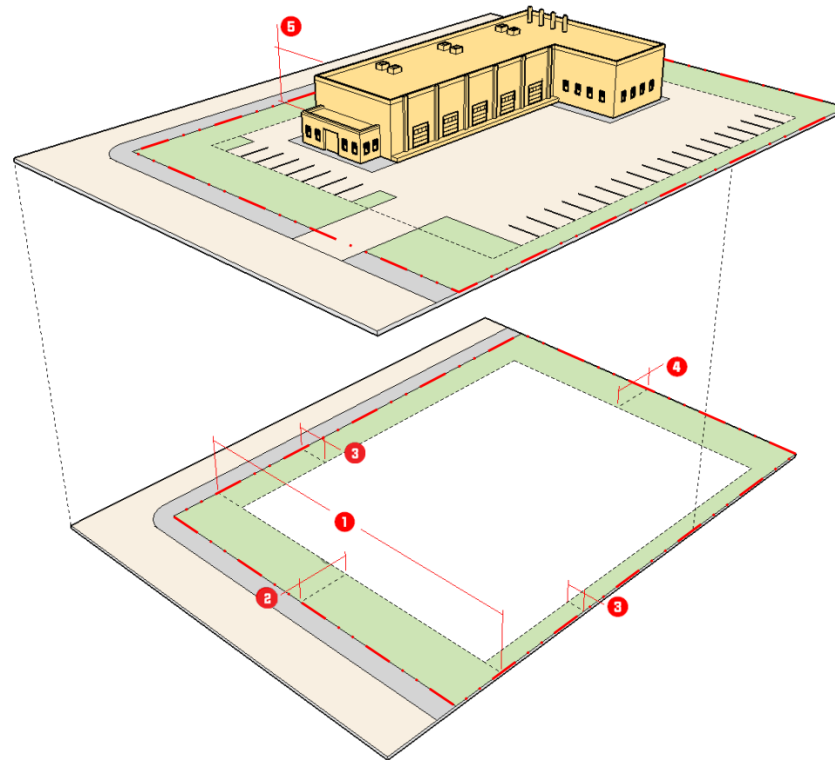
**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

[3] Up to a distance of 150 ft.

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

## F. Industrial, Heavy (IH) Zone

### 1. Purpose

The purpose of the Industrial, Heavy (IH) Zone is to provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods).

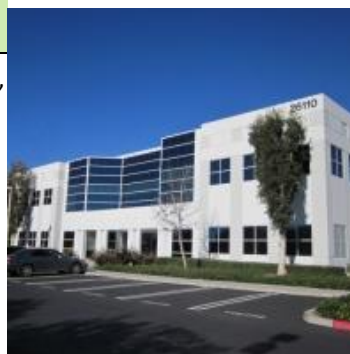
Development allowed in the IH Zone includes heavy manufacturing, assembly, fabrication, processing, storage, research and development, or other large-scale industrial uses that require the significant movement of vehicles, materials, and goods with the potential for adverse environmental and visual impacts, and supporting uses and public facilities. The zone may also include vehicle service uses and other commercial uses that may be incompatible in other zones, as well as ancillary commercial uses serving zone businesses and their employees.

Standards are intended to encourage the reuse of existing industrial development. Zone development is intended to include buffers and the use of other mitigation techniques to ensure the heavy industry development mitigates potential impacts to surrounding neighborhoods.



### 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.





### 3. Intensity and Dimensional Standards

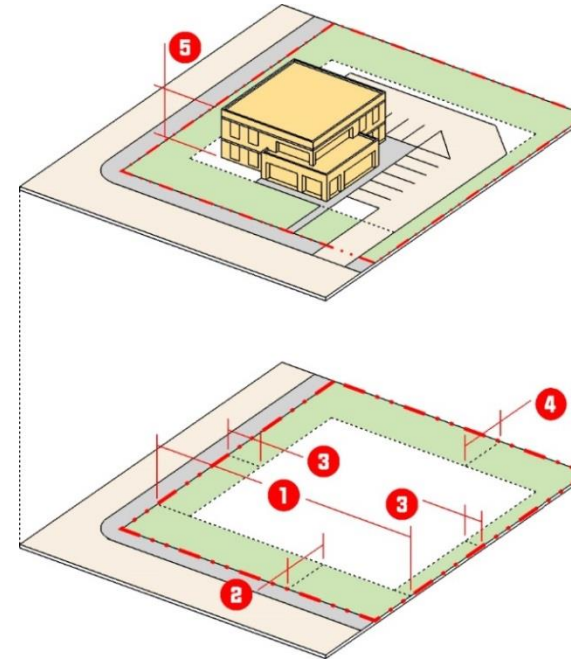
Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	12.00	No requirement
Net lot area, min. (sf)	10,000	10,000
1 Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	No requirement	No requirement
Green area,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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

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



### 4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-7 Nonconformities
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-2 Interpretation and Definitions



*This page is intentionally left blank.*

## 27-4.204. Transit-Oriented/Activity Center Base Zones

### A. General Purposes of Transit-Oriented/Activity Center Base Zones

The transit-oriented/activity center base zones are intended to serve as focal points for a neighborhood or series of neighborhoods. They are more urban than the areas they serve, are walkable, and contain mixed-use development.

The transit-oriented/activity center base zones are made up of two regional transit-oriented zones—which are intended to be areas of intense urban development around major transit stations and the principal targets for the County’s future planned growth and mixed-use development—and three other transit-oriented/activity center base zones—which are intended to provide alternative low- and moderate-density/intensity opportunities for walkable urbanism and transit-oriented development.

### B. Established Transit-Oriented/Activity Center Base Zones

The transit-oriented/activity center base zones established by this Ordinance are:

**Table 27-4.204: Transit-Oriented/Activity Center Base Zones**

**NAC:** Neighborhood Activity Center Zone

**TAC:** Town Activity Center Zone

**LTO:** Local Transit-Oriented Zone

**RTO-L:** Regional Transit-Oriented - Low Intensity Zone

**Table 27-4.204: Transit-Oriented/Activity Center Base Zones**

**RTO-H:** Regional Transit-Oriented - High Intensity Zone

### C. Standards Applicable to all Center Zones

#### 1. Supplemental Development Standards

The following standards shall apply to development within the transit-oriented/activity center base zones and PD zones, unless they are modified subject to PD approval, in addition to the generally applicable development standards in Division 27-6: Development Standards, unless expressly stated otherwise.

##### a. Minimum Amount of Mixed-Use Development

- i. Except as exempted in accordance with subsection ii below, in the TAC, LTO, RTO-L, and RTO-H Core areas, five years after [redacted] [insert effective date of the Ordinance], no development shall be approved unless a minimum of 18 percent of development, including and within ¼ mile of the site, consists of residential uses, and a minimum of 18 percent consists of non-residential uses. For the purpose of this provision, percentages shall be measured based on the floor area of the use, as a percentage of the overall constructed floor area of the development.
- ii. The body reviewing the development application may exempt a proposed development from this requirement if the applicant demonstrates, through

economic/market studies prepared by a qualified professional, that the market will not reasonably support the required mix of uses on or within ¼ mile of the site.

**b. Connectivity**

- i. The internal vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal vehicular, bicycle, and pedestrian circulation systems of existing or allowable future development on adjoining lots.
- ii. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the land records of Prince George's County, Maryland.

**c. Vehicular Access and Circulation**

The location and design of curb-cuts shall comply with the standards in Table 27-4.204.C.1.c: Curb-Cut Standards: Transit-Oriented/Activity Center Zones.

**Table 27-4.204.C.1.c: Curb Cut Standards: Transit-Oriented / Activity Center Zones**

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

**d. Pedestrian Access and Circulation**

Sidewalks shall be provided on both sides of the street. Sidewalk widths shall comply with the standards in Table 27-4.204.C.1.d: Sidewalk Widths: Transit-Oriented/Activity Center Zones.

**Table 27-4.204.C.1.d: Sidewalk Widths: Transit-Oriented / Activity Center Zones**

Zone	Width (ft)	Sidewalk Pedestrian Clearance Zone Required?	Sidewalk Pedestrian Clearance Zone Minimum Width (ft)
RTO Core area	20 [1]	Yes	5
RTO Edge area LTO Core area TAC Core area	10 [2]	Yes	5

Table 27-4.204.C.1.d: Sidewalk Widths: Transit-Oriented / Activity Center Zones			
Zone	Width (ft)	Sidewalk Pedestrian Clearance Zone Required?	Sidewalk Pedestrian Clearance Zone Minimum Width (ft)
NAC			
LTO Edge area	6 [2]	No requirement	No requirement
TAC Edge area			

NOTES:

[1] This includes the street tree planting area.

[2] Does not include street tree planting area.

- i. In addition:
  - (A) In the RTO, LTO, and TAC Core areas, a 5-foot deep by 8-foot wide street tree planting area shall be provided for the location of street trees, every 40-50 feet on center; and
  - (B) In the RTO, LTO, and TAC edge areas and the NAC, a sidewalk planting strip at least five feet wide between the sidewalk and the street shall be provided, with street trees planted between 40-50 feet on center.
- ii. At least one walkway shall be provided from an adjacent sidewalk to each pedestrian entrance required in Sec. 27-4.204.C.1.g.iii, Building Entrances.
- iii. Where a sidewalk, greenway path, or other walkway in the RTO, LTO, or NCO zones, or the Core area of the TAC zone, crosses a street, driveway, drive aisle, or parking lot, the crossing

shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

e. Off-Street Parking

i. Reduced Minimum Vehicle Parking Space Requirements

Development in the Core area of the RTO or LTO zones shall be exempt from the off-street vehicular parking standards in Sec 27-6.206.A, Minimum Number of Off-Street Vehicle Parking Spaces.

The minimum required number of off-street vehicle parking spaces for development in the Edge area of the RTO or LTO zones, the Core area of the TAC zone, and the NAC zone, shall be 50 percent of the minimum requirements in Sec. 27-6.206.A, Minimum Number of Off-Street Vehicle Parking Spaces.

ii. Maximum Off-Street Vehicle Parking Spaces

- (A) In the Core area of the RTO or LTO zones, the maximum number of off-street vehicle parking spaces for development shall be 125 percent of the minimum requirements calculated in accordance with Sec. 27-6.206.A, Minimum Number of Off-Street Vehicle Parking Spaces. Spaces in structured parking facilities do not count toward the maximum allowed.



(B) In the Edge area of the RTO or LTO zones, and in the TAC and NAC zones, the maximum number of off-street vehicle parking spaces for development shall be 150 percent of the minimum requirements calculated in accordance with Sec. 27-6.206.A, Minimum Number of Off-Street Vehicle Parking Spaces. Spaces in structured parking facilities do not count toward the maximum allowed.

**f. Arrangement and Design of Off-Street Vehicle Parking**

**i. Location**

Within the RTO, LTO, or NAC zones, and in the Core area of the TAC zone, all proposed new or additional surface vehicle parking shall be located to the rear or side of the development's principal building(s), or in a parking structure built in accordance with Sec. 27-4.204.C.1.g.v, Parking Structures in the RTO Zone. Parking may, and is encouraged to be, provided along the street (on-street parking), subject to the approval of the appropriate operating agency (see Sec. 27-6.208.E, On-Street Parking).

**ii. Break-Up of Large Parking Lots**

Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings, pedestrian

walkways, or landscaped areas in accordance with the Landscape Manual.

**iii. Pedestrian Walkways Through Parking Areas**

All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas that are designed and located to minimize the interface between pedestrian routes and traffic circulation routes, and provide pedestrian walkways with direct pedestrian and ADA access to the primary building entrance(s).

**iv. Bicycle Parking**

Bicycle parking facilities required in accordance with Sec. 27-6.210, Bicycle Parking Standards, shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).

**g. Building Form Standards**

**i. Building Placement in Build-To Zone**

Where the façades of principal buildings face a street frontage and are required to be located within a build-to zone, the buildings shall be located such that the façades occupy a minimum percentage of the build-to zone along the street frontage. Minimum percentages are as shown as the minimum building width in the

build-to zone standards in the Intensity and Dimensional Standards tables for each transit-oriented/activity center zone.

**ii. Building Massing and Scale**

If the street-facing façade of a building is more than 60 feet wide, the perceived massing and scale of the building shall be reduced by incorporating at least three of the following design elements to create distinctive differences in façade design or composition, spaced no more than 60 feet apart:

- (A) Differences in roof form and parapet heights;
- (B) Recesses (at least one foot deep) and/or projections (not created by windows) in the wall plane ;
- (C) Distinct changes in texture and/or color of wall surfaces;
- (D) Pilasters that are at least eight inches deep and at least eight inches wide, that have a height equal to at least 80 percent of the façade's height;
- (E) Ground level arcades, awnings, or similar overhangs;
- (F) Second floor galleries/balconies;
- (G) Cornices;
- (H) Projected and recessed entries; or
- (I) Vertical accents or focal points.

**iii. Building Entrances**

- (A) Where the façade of a principal building abuts or faces a street frontage in the RTO, LTO, TAC, or NAC zone, at least one operable pedestrian entrance providing both ingress and egress shall be provided for every 150 feet, or major fraction thereof, along the façade. An angled entrance at the corner of the building may count toward satisfying this requirement on both sides of the entrance.
- (B) If a façade in the RTO, LTO, TAC, or NAC zone includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space that is at least 25 feet wide.
- (C) These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area.
- (D) All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or façade material, lintels, pediments, pilasters, awnings, canopies, porches, or other additional architectural elements.

**iv. Windows/Doors/ Transparency**

- (A)** Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or an adjoining public gathering space in the RTO, LTO, or NAC zones, and in the Core area of the TAC zone, a minimum percentage of the street-level façade area shall consist of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Minimum percentages are as shown as the minimum building façade fenestration/transparency standard in the Intensity and Dimensional Standards table for each individual transit-oriented/activity center zone.
- (B)** Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

**v. Parking Structures in RTO Zone**

In the RTO zone, where the street-level façade of a parking structure abuts or faces a street frontage, the structure shall be designed to accommodate retail sales and service uses, service-oriented office uses, or entertainment

uses to a depth of 30 feet along at least 60 percent of the width of such street-level façade—to provide visual interest and create pedestrian activity at the street level. In addition, the upper level façade of the parking structure shall be articulated through use of at least three of the following features:

- (A)** Windows or window-shaped openings;
- (B)** Masonry columns;
- (C)** Decorative wall insets or projections;
- (D)** Awnings;
- (E)** Changes in color or texture of exterior materials;
- (F)** Integrated vegetation (hanging or along trellises); and
- (G)** Similar features.

**vi. Parking Structures in Other Transit-Oriented/Activity Center Zones**

Where the façade of a parking structure abuts or faces a street frontage in the LTO or NAC zones, or the Core area of the TAC zone, the façade shall be articulated through use of at least three of the following features:

- (A)** Windows or window-shaped openings;
- (B)** Masonry columns;
- (C)** Decorative wall insets or projections;
- (D)** Awnings;

- (E) Changes in color or texture of exterior materials;
- (F) Integrated vegetation (hanging or along trellises); or
- (G) Similar features.



## D. Neighborhood Activity Center (NAC) Zone

### 1. Purpose

The purpose of the Neighborhood Activity Center (NAC) Zone is to provide lands for lower-density, small-scale, mixed-use centers that are attractive to employers and employees, are well connected to transit, and serve the surrounding neighborhood. Such zones embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through various transit options (e.g., rail transit stations/stops, local bus hubs/stops). They may be anchored by institutional uses and contain a mix of office and flex uses—with supporting retail, entertainment, and medical uses that serve local neighborhood needs. They also include low-rise and mid-rise multifamily dwellings, townhouse dwellings, and small-lot single-, two-, and three-family residential development. The vertical mixing of residential uses with nonresidential uses within a neighborhood-scale single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone neighborhood-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.



## 2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.

## 3. Intensity and Dimensional Standards

Standard [1]	All Uses
① Block length, min.   max. (ft)	200   600
Lot area, min. (sf)	5,000 [2]
② Lot width, min. (ft)	50 [3]
Density, min.   max. (du/ac of net lot area) [4]	10.00   30.00
Floor area ratio (FAR), min.   max. [5]	0.25   2.0
Lot coverage, min.   max. (% of net lot area)	40   100
Build-to line, min.   max. (ft) [6][7]	15   35
Building width in build-to zone, min. (% of lot width) [7][8]	60
③ Front yard depth, min. (ft.)	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way 40
④ Principal structure height, min.   max. (ft)	Facing a transit station or public gathering space 35 No requirement   50

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

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

[3] 18 ft for townhouse lots.

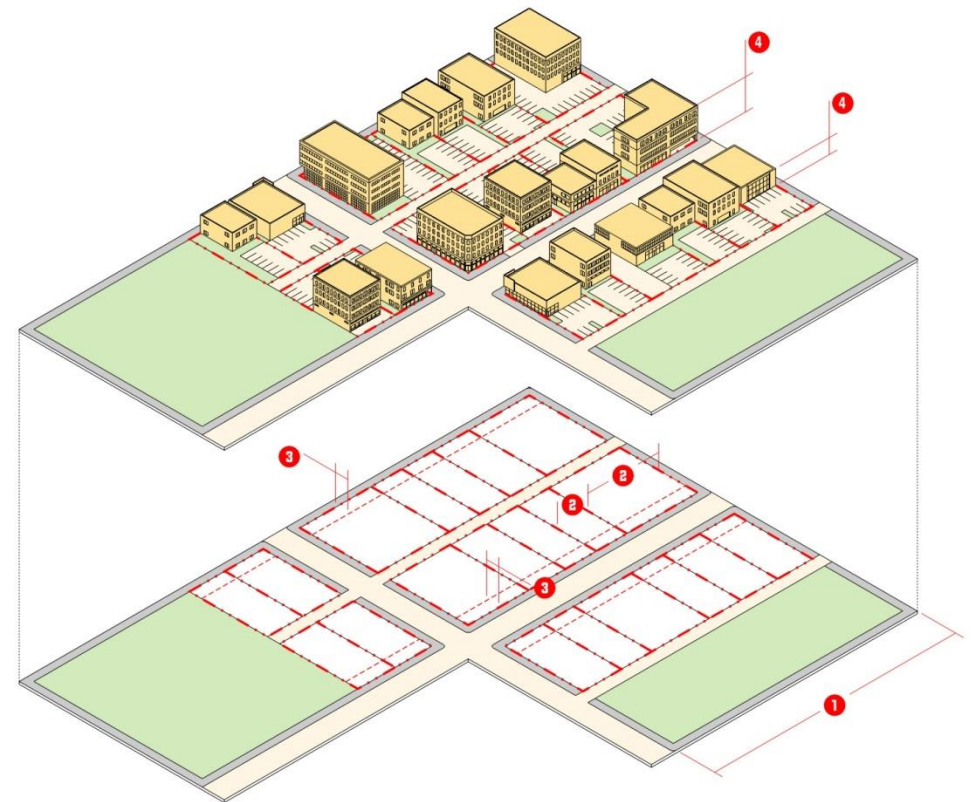
[4] Applicable to residential development and the residential component of mixed-use development.

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

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

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

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Sec. 27-6.100), or surface parking (subject to Sec. 27-6.200).



#### 4. References to Other Standards

See development standards in Division 27-6: Development Standards(including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-4.204.C.1.

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

*This page is intentionally left blank.*



## E. Town Activity Center (TAC) Zone

### 1. Purpose

The purpose of the Town Activity Center (TAC) Zone is to provide lands for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve community-wide needs. They also include residential development consisting of multifamily dwellings, townhouse dwellings, and small-lot single-, two-, and three-family dwellings. The vertical mixing of residential uses with nonresidential uses within a single project or building in the Core area of the TAC Zone, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone moderate-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

### 2. Division of Zone into Core and Edge Areas

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



### 3. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.

### 4. Intensity and Dimensional Standards

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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] These standards do not apply in Edge areas that extend more than one-half mile beyond the Core area.

[3] 1,200 sf for townhouse lots.

[4] 18 ft for townhouse lots.

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

[6] Applicable to nonresidential development and the nonresidential component of mixed-use development.

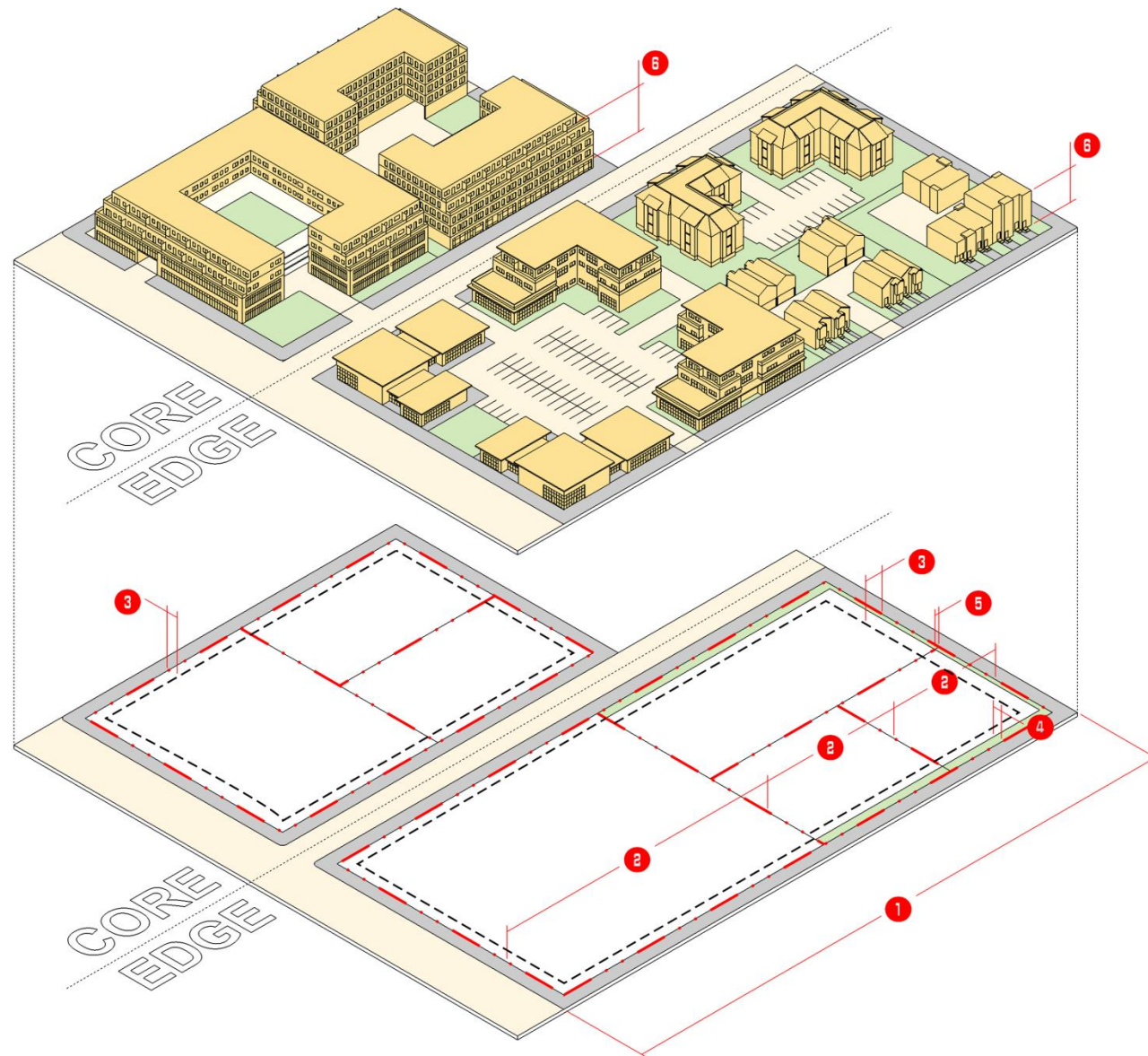
[7] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

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

[9] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Sec. 27-6.100), or surface parking (subject to Sec. 27-6.200).

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

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



## 5. References to Other Standards

See development standards in Division 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec. 27-4.204.C.1.

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## F. Local Transit-Oriented (LTO) Zone

### 1. Purpose

The purpose of the Local Transit-Oriented (LTO) Zone is to provide lands for moderate-intensity, vibrant, and transit-rich mixed-use centers. Such zones embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve neighborhood or community-wide needs. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

### 2. Division of Zone into Core and Edge Areas

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



### 3. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.

### 4. Intensity and Dimensional Standards

		Core		Edge			
		All Uses		Nonresidential & Mixed-Use		Residential	
Standard [1]							
① Block length, min.   max. (ft)		200   600		400   800		400   800	
Lot area, min.   max. (sf)		1,500[2]		3,000		5,000 [2]	
② Lot width, min. (ft)		20[3]		30		50 [3]	
Density, min.   max. (du/ac of net lot area) [4]		20.00   60.00		10.00   40.00[10]		10.00   40.00	
Floor area ratio (FAR), min.   max. [5]		0.5   3.0		0.25   2.0		No requirement	
Lot coverage, min.   max. (% of net lot area)		65   100		50   90		No requirement   90	
③ Build-to line, min.   max. (ft) [6][7]		15   27		11  31		11   31	
Building width in build-to zone, min. (% of lot width) [7][8]		70		50		50	
Front yard depth, min (ft)		0		0		10	
Side yard depth, min. (ft)		0		0		5[9]	
Rear yard depth, min. (ft)		0		0		0	
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way	50		40		No requirement	
	Facing a public gathering space	45		35		No requirement	
④ Principal structure height, min.   max. (ft)		24   80		No requirement   70		No requirement   70	

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

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

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

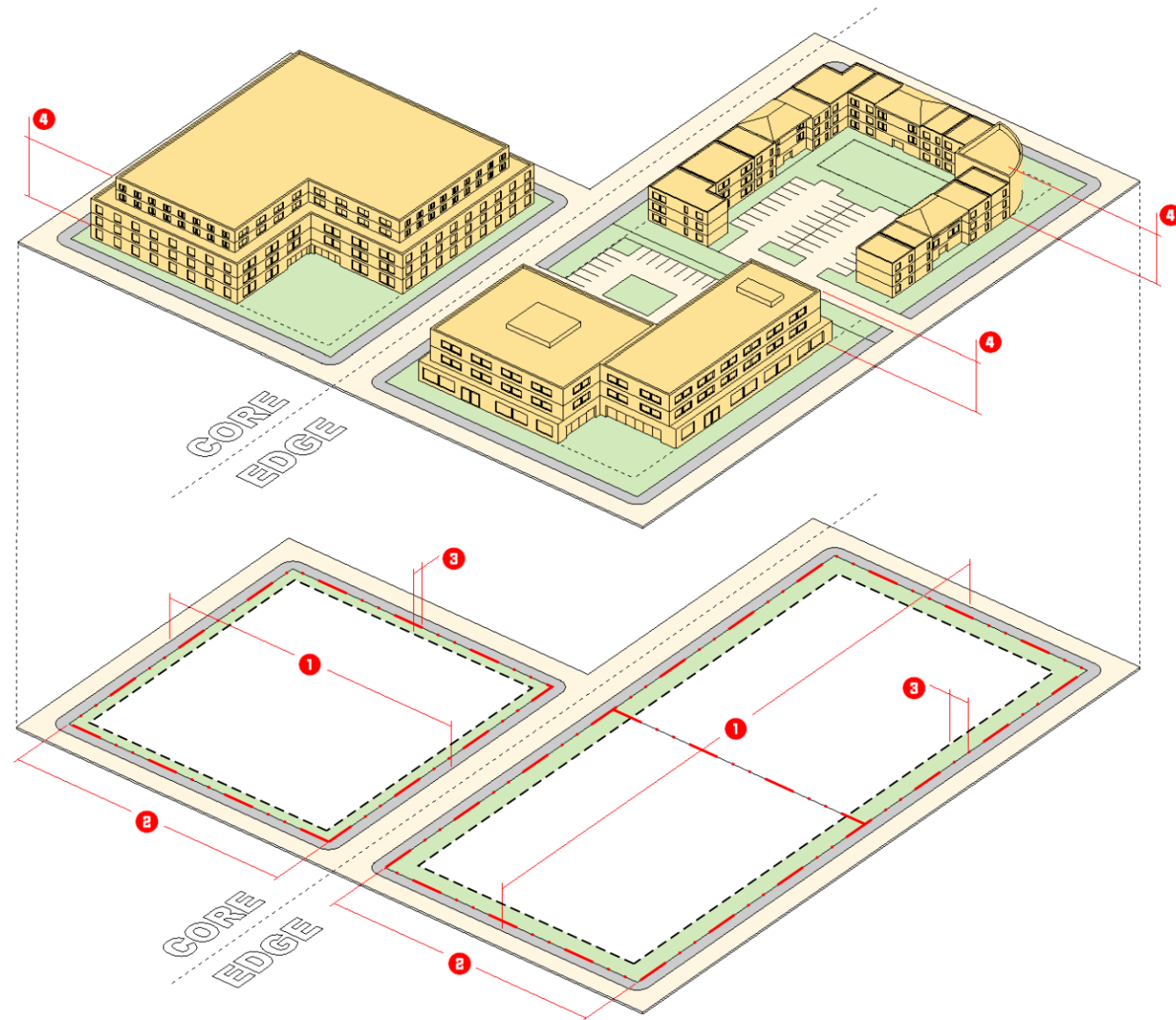
[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

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

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Sec. Sec. 27-6.100), or surface parking (subject to Sec. Sec. 27-6.200).

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

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



## 5. References to Other Standards

See development standards in Division 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-4.204.C.1.

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities



## G. Regional Transit-Oriented (RTO-) Zones

### 1. Purpose

The purpose of the Regional Transit-Oriented (RTO-) Zones is to provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development. They embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve regional needs. They also include high-rise multifamily dwellings and townhouse dwellings.

The two Regional Transit-Oriented Zones differ primarily by development intensity and the range of uses allowed, with the Regional Transit-Oriented, High-Intensity (RTO-H) Zone accommodating higher intensity development and uses than the Regional Transit-Oriented, Lower-Intensity (RTO-L) Zone. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.



### 2. Division of Zone into Core and Edge Areas

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



### 3. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.

### 4. Intensity and Dimensional Standards

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

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

[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

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

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

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

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

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, driveways (subject to Sec. 27-6.100), or surface parking (subject to Sec. 27-6.200).

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

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

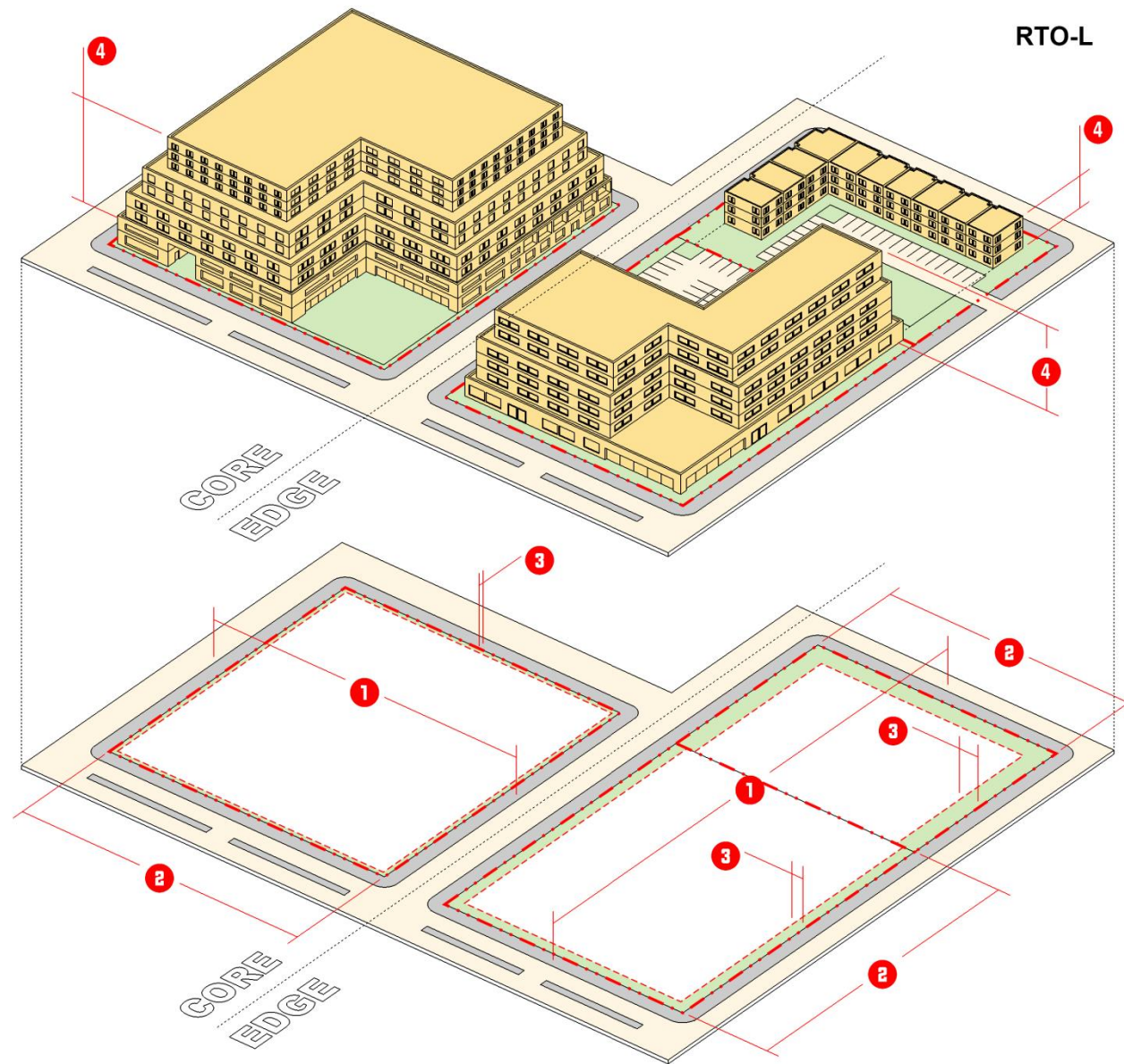
[11] Provided those portions of the structure on the front façade greater than 75 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 2 ft. (or major fraction thereof) the height of the portion exceeds 75 ft.

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







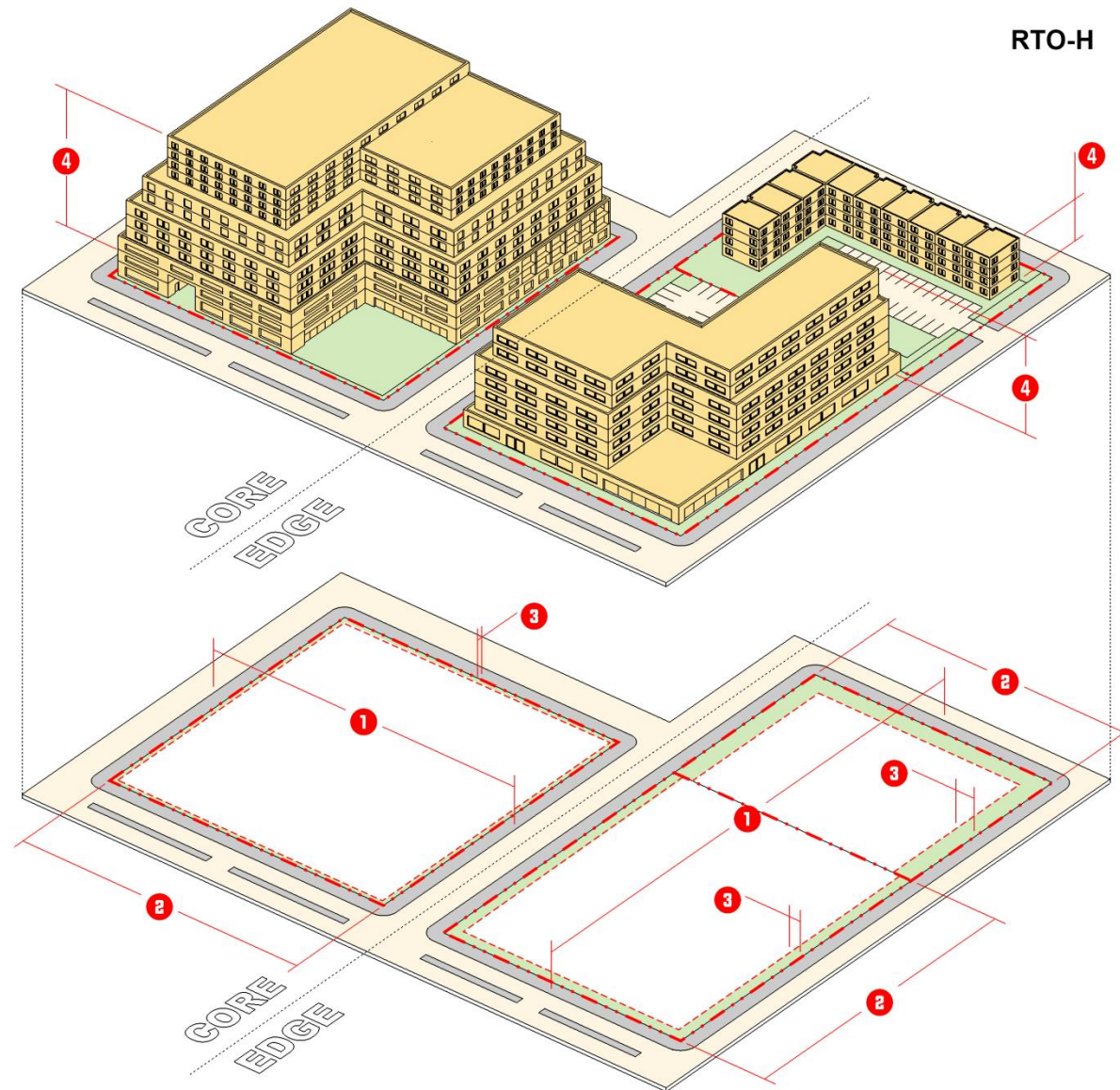




RTO-H







## 5. References to Other Standards

See development standards in Division 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-4.204.C.1.

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-2 Interpretation and Definitions
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-7 Nonconformities

# Division 5: Use Regulations



*This page is intentionally left blank.*

## Division 27- 5: Use Regulations - Table of Contents

---

<b>Sec. 27-5.100</b>	<b>General Provisions .....</b>	<b>27-5—1</b>
<b>Sec. 27-5.200</b>	<b>Principal Uses .....</b>	<b>27-5—1</b>
27-5.201.	General.....	27-5—1
27-5.202.	Principal Use Tables .....	27-5—1
27-5.203.	Standards Specific to Principal Uses.....	27-5—27
<b>Sec. 27-5.300</b>	<b>Accessory Uses and Structures .....</b>	<b>27-5—68</b>
27-5.301.	General.....	27-5—68
27-5.302.	Accessory Use/Structure Tables.....	27-5—68
27-5.303.	General Standards for All Accessory Uses and Structures .....	27-5—80
27-5.304.	Standards Specific to Accessory Uses and Structures .....	27-5—80
<b>Sec. 27-5.400</b>	<b>Temporary Uses and Structures.....</b>	<b>27-5—94</b>
27-5.401.	General.....	27-5—94
27-5.402.	Temporary Use/Structure Tables .....	27-5—94
27-5.403.	General Standards for All Temporary Uses and Structures.....	27-5—100
27-5.404.	Standards Specific to Temporary Uses and Structures .....	27-5—100

*This page is intentionally left blank.*

## **DIVISION 27-5 USE REGULATIONS**

### **Sec. 27-5.100 General Provisions**

Sec. 27-5.200, Principal Uses, identifies land uses allowed as the principal uses in the various zones and sets out the special standards that apply to a number of the allowable principal uses. Sec. 27-5.300, Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses, sets out general standards applicable to all accessory uses and structures, and sets out special standards that apply to particular accessory uses and structures. Sec. 27-5.400, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, sets out general standards applicable to all temporary uses and structures, and sets out special standards that apply to particular temporary uses and structures.

### **Sec. 27-5.200 Principal Uses**

#### **27-5.201. General**

##### **A. Purpose**

The purpose of this Section is to authorize the establishment and continuation of land uses that are allowed as the primary use(s) of a parcel—i.e., principal uses. This Section identifies the zones in which such principal uses are allowed, identifies what type of permit or review is required to establish them, and sets out any special standards applicable to particular principal uses. This Section is also intended to establish a hierarchy for organizing principal uses that reflects functional relationships among the various principal uses and that, in conjunction with Sec. 27-2.302, Interpretation of Unlisted Uses,

makes it easier to determine whether a particular proposed use is allowable as a principal use in a particular zone.

##### **B. Organization and Applicability**

Sec. 27-5.202, Principal Use Tables, contains tables listing allowable principal uses and showing whether each use is permitted or prohibited within the various zones, as well as the type of permit or approval by which the use may be allowed. Sec. 27-5.203, Standards Specific to Principal Uses, sets forth standards applicable to specific principal uses regardless of the zone in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this Ordinance.

#### **27-5.202. Principal Use Tables**

##### **A. Structure of Principal Use Tables**

###### **1. Organization and Classification of Principal Uses**

The Principal Use Tables organize allowable principal uses with the following hierarchy of use classifications:

- a. Use Classifications are very broad and general (e.g., Rural and Agricultural Uses, Residential Uses, Public, Civic, and Institutional Uses, Commercial Uses, and Industrial Uses).
- b. Use Categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or



Drinking Establishments, Office Uses, and Visitor Accommodation Uses.

- c. Use Types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, food market and consumer goods establishment are use types within the Retail Sales and Service Use Category. Each use type is defined in Sec. 27-2.301, Principal Use Classification System. While the Residential and Public, Civic, and Institutional use classifications tend to include relatively specific and well-defined use types, the Commercial and Industrial use classifications tend to include broader uses types, reflecting the wider range and ever-growing variety of commercial and industrial uses existing in the community.

Classifying principal uses in this manner provides a systematic basis for determining whether a particular land use not expressly listed should be considered a form or example of a listed principal use, and for addressing future additions to the Principal Use Tables. See Sec. 27-2.301, Principal Use Classification System, for a description of the use classification system and Sec. 27-2.302, Interpretation of Unlisted Uses, for the procedures for using the system to interpret unlisted uses.

## 2. Designation of Principal Uses as Permitted

The Principal Use Tables in this Subsection use the following abbreviations to designate whether and how a principal use is allowed in a particular zone:

P	A "P" under a base zone column indicates that the use is allowable as a principal use in the zone, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
SE	An "SE" under a base zone column indicates that the use is allowable as a principal use in the zone only on approval of a special exception in accordance with Sec. 27-3.507, Special Exception, and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
A	An "A" under a planned development (PD) zone column indicates that the use is allowable as a principal use in the PD zone only if the PD Basic Plan/Conditions of Approval approved for the zone expressly identifies the use type as allowed, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
X	An "X" under a base or planned development (PD) zone column indicates that the use is prohibited as a principal use in the zone.
X	An "X" under an overlay zone column indicates that the use is prohibited as a principal use in the overlay zone, irrespective of whether it is allowed in the underlying base zone. This designation applies only to overlay zones.
SE*	An SE* under an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use is allowable as a principal use in the overlay zone only on approval of a special exception in accordance with Sec. 27-3.507, Special Exception, and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.

P*	A P* under an overlay zone column indicates that, irrespective of whether it is prohibited in the underlying base zone, the use is allowable as a permitted principal use in the overlay zone, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
	A blank cell under an overlay zone column indicates the use is allowed as a principal use in the overlay zone if it is allowed in the underlying base zone.

### 3. Reference to Use-Specific Standards

A particular use category or use type allowable as a principal use in a zone may be subject to additional standards that are specific to the particular use. The applicability of such use-specific standards is noted in the last column of the Principal Use Tables ("Use-Specific Standards") through a reference to standards in Sec. 27-5.203, Standards Specific to Principal Uses.

## B. Multiple Principal Uses

1. A development may include:
  - a. A single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home occupation as accessory to a dwelling, or administrative offices as accessory to a school, retail sales, or manufacturing use); or
  - b. Multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, a gas station combined with a convenience store, restaurant, or automotive repair use, or a flex

building housing retail, industrial service, and warehousing tenants).

2. A development with multiple principal uses shall include only those principal uses designated in the Principal Use Tables as allowed in the applicable zone. Each such principal use shall be subject to any use-specific standards applicable to the use, provided, a building that contains nonresidential uses on the ground floor and residential uses above the ground floor that are subject to different setback requirements (see Division 27-4, Zones and Zone Regulations), shall be subject to the least restrictive of the applicable setback requirements. Where dimensional standards that apply to the lot as a whole, such as lot width or minimum lot area, are different for each use, the most restrictive apply.

### C. Principal Use Table for Rural and Agricultural, and Residential Base Zones

**Table 27-5.202.C: Principal Use Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type		Rural and Agricultural Base Zones			Residential Base Zones							Use-Specific Standards	
			ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20		RMF-48
Rural and Agricultural Uses														
Agriculture/ Forestry Uses	Agriculture		P	P	P	P	P	X	X	X	X	X	X	27-5.203.B.1.a
	Community garden		P	P	P	P	P	P	P	P	P	P		
	Forestry		P	P	P	P	P	X	X	X	X	X	X	
	Keeping of horses or ponies		P	P	P	P	P	X	X	X	X	X	X	27-5.203.B.1.b
	Medical cannabis grower and/or processor		X	P	P	X	X	X	X	X	X	X	X	
	Urban farm		P	P	P	P	P	P	P	P	P	P	P	
All other agriculture/forestry uses		P	P	P	P	P	X	X	X	X	X	X	27-5.203.B.1	
Agriculture/ Forestry Related Uses	Agriculture research facility		P	SE	SE	X	X	X	X	X	X	X	X	27-5.203.B.2.a
	Equestrian center		P	P	P	SE	SE	X	X	X	X	X	X	
	Farm brewery or distillery		P	P	P	X	X	X	X	X	X	X	X	
	Farm distribution hub		P	P	P	SE	SE	X	X	X	X	X	X	27-5.203.B.2.b
	Farm supply sales or farm machinery/implement sales, rental, or repair		P	P	P	SE	SE	X	X	X	X	X	X	
	Farm market		P	P	P	P	P	X	X	X	X	X	X	
	Farm winery		P	P	P	P	P	X	X	X	X	X	X	27-5.203.B.2.a
	Riding stable		P	P	P	P	P	X	X	X	X	X	X	27-5.203.B.2.c
	Rural corporate retreat		SE	SE	SE			X	X	X	X	X	X	
Sawmill		SE	P	P	SE	SE	X	X	X	X	X	X		
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area		P	P	P	P	P	P	P	P	P	P	27-5.203.B.3.a	
	Cemetery		SE	P	P	SE	SE	SE	SE	SE	X	X	X	
Residential Uses														
Household Living Uses	Artists’ residential studios		X	X	X	X	X	X	P	P	P	P	P	27-5.203.C.1.a
	Dwelling, live-work		X	X	X	X	X	X	X	P	P	P	P	27-5.203.C.1.b
	Dwelling, manufactured home		SE	SE	SE	SE	X	X	X	X	X	X	X	27-5.203.C.1.c
	Dwelling, multifamily		X	X	X	X	X	X	X	X	P	P	P	
	Dwelling, single-family detached		P	P	P	P	P	P	P	P	X	X	X	
	Dwelling, three-family		X	X	X	X	X	X	X	P	P	P	X	
	Dwelling, townhouse		X	X	X	X	X	X	X	P	P	P	X	27-5.203.C.1.e
	Dwelling, two-family		X	X	X	X	X	X	X	P	P	P	X	
Manufactured home park		X	X	SE	X	X	X	X	X	X	X	X		
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P	P	27-5.203.C.2.a	
		> 8 elderly or handicapped residents	SE	SE	SE	SE	SE	SE	SE	P	P	P		
	Boarding or rooming house		X	X	X	X	X	X	X	P	P	P		X

**Table 27-5.202.C: Principal Use Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	Continuing care retirement community	X	P	X	X	X	X	SE	SE	P	P	P	27-5.203.C.2.b
	Convent or monastery	P	P	P	P	P	P	P	P	P	P	P	
	Fraternity or sorority house	X	X	X	X	X	X	SE	SE	P	P	SE	
	Group residential facility	P	P	P	P	P	P	P	P	P	P	P	27-5.203.C.2.c
	Private dormitory	X	X	X	X	X	X	X	X	P	P	P	27-5.203.C.2.d
<b>Public, Civic, and Institutional Uses</b>													
Communication Uses	Broadcasting studio and newspaper/periodical publishing	X	X	X	X	X	X	X	X	X	X	X	
	Wireless telecommunications tower, monopole	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.1.a
	Wireless telecommunications tower, other	X	X	X	X	X	X	X	X	X	X	X	27-5.203.D.1.a
Community Service Uses	Adult day care facility	X	SE	SE	SE	SE	SE	SE	SE	P	P	P	
	Child care center	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	27-5.203.D.2.a
	Club or lodge or community-oriented associations	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Community center/facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Cultural facility	SE	SE	P	P	P	P	P	P	P	P	P	
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	27-5.203.D.2.b
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.2.c
	All other community service uses	P	P	P	P	P	P	P	P	P	P	P	
Educational Uses	College or university	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.D.3.a
	Elementary, middle, or high school	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.3.b
	Vocational or trade school	X	X	X	X	X	X	X	X	X	X	X	
	Water-dependent research facility operated by a government or educational institution	SE	X	X	X	X	X	X	X	X	X	X	27-5.203.D.3.c
Health Care Uses	Hospital	X	X	X	X	X	X	X	X	SE	SE	SE	27-5.203.D.4.a
	Medical or dental office or lab	X	X	X	X	X	X	X	X	P	P	P	
	Methadone treatment center	X	X	X	X	X	X	X	X	X	X	X	27-5.203.D.4.b
	Nursing home facility	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Transportation Uses	Airport or heliport	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.D.5.a
	Airstrip, private	X	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.D.5.b
	Park and ride facility	X	X	X	X	X	X	X	X	SE	SE	SE	
	Parking facility (as a principal use)	X	X	X	X	X	X	X	X	SE	SE	SE	27-5.203.D.5.c
	Transit station or terminal	X	X	X	X	X	X	X	X	SE	SE	SE	
Utility Uses	Solar energy collection facility, large-scale	X	P	P	SE	SE	X	X	X	X	X	X	27-5.203.D.6.a
	Utility facility, major	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.D.6.b
	Utility facility, minor	X	P	P	P	P	P	P	P	P	P	P	
	Wind energy conversion system, large-scale	X	SE	SE	X	X	X	X	X	X	X	X	27-5.203.D.6.c
<b>Commercial Uses</b>													
Adult Uses	All adult uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.2



**Table 27-5.202.C: Principal Use Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Animal Care Uses	Animal shelter	X	SE	SE	X	X	X	X	X	X	P	P	27-5.203.E.3.a
	Kennel	X	P	P	P	P	X	X	X	X	P	P	27-5.203.E.3.b
	Pet grooming establishment	X	P	P	P	P	X	X	X	X	X	X	27-5.203.E.3.c
	Veterinary hospital or clinic	X	P	P	SE	SE	X	X	X	X	SE	SE	27-5.203.E.3.d
Business Support Service Uses	All business support services	X	X	X	X	X	X	X	X	X	P	P	27-5.203.E.4
Eating or Drinking Establishment Uses	Brewpub; Restaurant; and Restaurant, fast food (without drive-through)	X	X	X	X	X	X	X	X	X	P	P	27-5.203.E.5
	Restaurant, fast food	X	X	X	X	X	X	X	X	X	P	P	27-5.203.E.5
Funeral and Mortuary Service Uses	All funeral and mortuary services	X	X	X	X	X	X	X	X	X	SE	SE	
Office Uses	Contractor's office	X	X	X	X	X	X	X	X	X	P	P	
	Office building, general business and professional	X	X	X	X	X	X	X	X	P	P	P	
	Office park	X	X	X	X	X	X	X	X				
Personal Service Uses	All personal services uses	X	X	X	X	X	X	X	X	P	P	P	27-5.203.E.6
Recreation/Entertainment Uses	Amusement park	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.a
	Arena, stadium, or amphitheater	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.b
	Athletic field With seating for ≤ 100 persons	X	X	X	X	X	X	X	X	X	X	X	
	Cinema	X	X	X	X	X	X	X	X	X	X	P	
	Country club	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Entertainment establishment	X	X	X	X	X	X	X	X	X	X	X	
	Golf course	X	P	P	P	P	SE	SE	SE	SE	SE	SE	
	Golf driving range	X	SE	SE	SE	SE	X	X	X	X	X	X	
	Nightclub	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.c
	Performance arts center	X	X	X	X	X	X	P	P	P	P	P	
	Racetrack	X	SE	SE	X	SE	X	X	X	X	X	X	27-5.203.E.7.d
	Recreation facility, indoor	X	P	P	P	P	P	P	P	P	P	P	27-5.203.E.7
	Recreation facility, outdoor	X	SE	SE	SE	SE	SE	SE	P	P	P	P	27-5.203.E.7
	Recreational or entertainment establishment of a commercial nature with video lottery facility	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.e
	Shooting range	Indoor	X	SE	SE	X	SE	X	X	X	X	X	27-5.203.E.7.f
		Outdoor; lot area < 20 acres	X	SE	SE	X	SE	X	X	X	X	X	
		Outdoor; lot area ≥ 20 acres	X	SE	X	X	X	X	X	X	X	X	
	Waterfront entertainment/retail complex	X	X	X	X	X	X	X	X	X	X	X	
	All other recreation/entertainment uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7
Retail Sales and	Art gallery	X	X	P	P	P	P	P	P	P	P	P	

**Table 27-5.202.C: Principal Use Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Service Uses	Bank or other financial institution	X	X	X	X	X	X	X	X	X	P	P	27-5.203.E.8.a
	Check cashing business, pawnshop, tattoo or body piercing establishment	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.8.b
	Consumer goods establishment	X	X	X	X	X	X	X	X	X	P	P	
	Convenience store	X	X	X	X	X	X	X	X	X	P	P	
	Combination retail	X	X	X	X	X	X	X	X	X	X	X	
	Farmers' market	X	X	X	P	P	X	X	X	P	P	P	27-5.203.E.8.d
	Grocery store or food market	X	X	X	X	X	X	X	X	X	P	P	
	Manufactured or modular home sales	X	X	X	X	X	X	X	X	X	X	X	
	Medical cannabis dispensary	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.8.e
Vehicle Sales and Service Uses	All other retail sales and service uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.8
	Commercial fuel depot	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.a
	Commercial vehicle repair and maintenance	X	X	X	X	X	X	X	X	X	X	X	
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.d
	Gas station	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.b
	Personal vehicle repair and maintenance	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.c
	Taxi or limousine service facility	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.e
	Vehicle equipment and supplies sales	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.f
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	X	X	X	X	X	X	X	
Visitor Accommodation Uses	Vehicle towing and wrecker service	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.g
	Campground	SE	SE	SE	SE	SE	X	X	X	X	X	X	27-5.203.E.10.a
	Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.E.10.b
Water-Related Uses	Hotel or motel	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.10.c
	Boat sales, rental, service, or repair	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.a
	Boat storage yard	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.b
	Marina (new or expansion)	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.c
	Waterfront boat fuel sales	X	X	X	X	X	X	X	X	X	X	X	
<b>Industrial Uses</b>													
Extraction Uses	Surface mining	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.F.2.a
	Sand and gravel wet processing	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.F.2.b
Industrial Service Uses	Contractor's yard, photographic processing plant	X	X	X	X	X	X	X	X	X	X	X	
	Fuel oil or bottled gas distribution	X	X	X	X	X	X	X	X	X	X	X	
	Printing or similar reproduction facility, small engine repair shop	X	X	X	X	X	X	X	X	X	X	X	
	Research and development	X	X	X	X	X	X	X	X	X	X	X	
	Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X	
	All other industrial service uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.3

**Table 27-5.202.C: Principal Use Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
<b>Manufacturing Uses</b>	Beverage bottling	X	X	X	X	X	X	X	X	X	X	X	
	Brewery, winery, or distillery	X	X	X	X	X	X	X	X	X	X	X	
	Concrete batching or asphalt mixing plant	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4.a
	Concrete or brick products manufacturing	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4.b
	Food processing	X	SE	X	X	X	X	X	X	X	X	X	
	Manufacturing, assembly, or fabrication, light	X	X	X	X	X	X	X	X	X	X	X	
<b>Warehouse and Freight Movement Uses</b>	All other manufacturing uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4
	Cold storage plant or distribution warehouse	X	X	X	X	X	X	X	X	X	X	X	
	Consolidated storage	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5.a
	Motor freight facility	X	X	X	X	X	X	X	X	X	X	X	
	Outdoor storage (as a principal use)	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5.b
	Storage warehouse	X	X	X	X	X	X	X	X	X	X	X	
<b>Waste-Related Uses</b>	Warehouse showroom	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5.c
	All other warehouse and freight movement uses	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5
	Class 3 fill	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.F.6.a
	Composting facility, concrete recycling facility, junkyard or salvage yard, or solid waste processing facility	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6
	Concrete recycling facility	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.b
	Landfill, sanitary	X	SE	SE	SE	SE	X	X	X	X	X	X	
	Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris	X	SE	SE	SE	SE	X	X	X	X	X	X	
	Recycling collection center	X	P	P	P	P	P	P	P	P	P	P	27-5.203.F.6.d
<b>Wholesale Uses</b>	Recycling plant	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.e
	Solid waste transfer station	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.f
	Temporary rubble (construction and demolition debris) landfill	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Food and beverage distribution at wholesale	X	X	X	X	X	X	X	X	X	X	X	
	All wholesale uses	X	X	X	X	X	X	X	X	X	X	X	

**D. Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

Table 27-5.202.D: Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right    SE = Allowed only with approval of a Special Exception    X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
Rural and Agricultural Uses																		
Agriculture/Forestry Uses	Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.203.B.1.a	
	Forestry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Keeping of horses or ponies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Medical cannabis grower and/or processor	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	27-5.203.B.1.b	
	Urban farm	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	P	
	All other agriculture/forestry uses	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.B.1	
Agriculture/ Forestry Related Uses	Agriculture research facility	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Equestrian center	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X		
	Farm brewery or distillery	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X		
	Farm distribution hub	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Farm market	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Farm supply sales or farm machinery/implement sales, rental, or repair	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Farm winery	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.B.2.a	
	Riding stable	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Rural corporate retreat	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.B.2.b	
	Sawmill	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.B.2.c	
	Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.203.B.3.a
Cemetery		X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X		
Residential Uses																		
Household Living Uses	Artists’ residential studios	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5.203.C.1.a
	Dwelling, live-work	P	P	P	P	SE	P	P	P	P	P	X	P	X	P	X	27-5.203.C.1.b	
	Dwelling, manufactured home	X	X	X	X	X	X	X	X	X	X	X	X	X		P	27-5.203.C.1.c	
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5.203.C.1.d	
	Dwelling, single-family detached	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Dwelling, three-family	X	X	X	X	X	P	P	P	P	P	X	P	X	P	X		
	Dwelling, townhouse	P		P	X	X	P	P	P	P	P	X	P	X	P	X		
	Dwelling, two-family	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Manufactured home park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	27-5.203.C.1.e	
Group Living Uses	Assisted living facility	X	P	P	P	X	P	P	P	P	P	P	P	P	P	P	27-5.203.C.2.a	
		X	P	P	P	X	P	P	P	P	P	P	P	P	X	X		



**Table 27-5.202.D: Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
	Boarding or rooming house	X	P	P	X	X	P	X	P	X	P	X	P	X	P	X		
	Continuing care retirement community	X	P	P	X	X	P	X	P	X	P	X	P	X	P	X	27-5.203.C.2.b	
	Convent or monastery	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Fraternity or sorority house	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Group residential facility	X	X	X	X	X	P	X	P	X	P	X	P	X	P	X	27-5.203.C.2.c	
	Private Dormitory	X	X	P	X	X	P	P	P	P	P	P	P	P	P	P	27-5.203.C.2.d	
Public, Civic, and Institutional Uses																		
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Wireless telecommunications tower, monopole	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.1.a	
	Wireless telecommunications tower, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.1.a	
	All other communication uses	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
Community Service Uses	Adult day care facility	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Child care center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.203.D.2.a	
	Club or lodge or community-oriented associations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Community center/facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Eleemosynary or philanthropic institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.203.D.2.b	
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.203.D.2.c	
	All other community service uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
Educational Uses	College or university	X	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5.203.D.3.a	
	Elementary, middle, or high school	X	P	P	SE		P	P	P	P	P	P	P	P	P	X	27-5.203.D.3.b	
	Vocational or trade school	X	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Water dependent research facility operated by government or educational institution	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.D.3.c	
Health Care Uses	Hospital	X	P	P	P	X	X	P	P	P	P	P	P	P	P	X	27-5.203.D.4.a	
	Medical or dental office or lab	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Methadone treatment center	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	27-5.203.D.4.b	
	Nursing home facility	X	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X	
Transportation Uses	Airport or heliport	X	SE	SE	SE	SE	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.D.5.a	
	Airstrip, private	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	27-5.203.D.5.b	
	Park and ride facility	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Parking facility (as a principal use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.203.D.5.c
	Transit station or terminal	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Utility Uses	Solar energy collection facility, large-scale	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.D.6.a	
	Utility facility, major	X	SE	SE	SE	P	X	X	SE	X	SE	X	SE	X	SE	X	27-5.203.D.6.b	

**Table 27-5.202.D: Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Wind energy conversion system, large-scale	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.D.6.c	
Commercial Uses																		
Adult Uses	All adult uses	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.2	
Animal Care Uses	Animal shelter	X	P	P	P	P	P	P	P	P	P	X	X	X	X	X	27-5.203.E.3.a	
	Kennel	X	P	P	P	P	P	P	P	P	P	X	X	X	X	X	27-5.203.E.3.b	
	Pet grooming establishment	X	P	P	P	P	P	P	P	P	P	X	P	X	P	X	27-5.203.E.3.c	
	Veterinary hospital or clinic	X	P	P	P	P	P	P	P	P	P	X	P	X	P	X	27-5.203.E.3.d	
Business Support Service Uses	All business support service uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.203.E.4	
Eating or Drinking Establishment	Brewpub; Restaurant; and Restaurant, fast food (without drive-through)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.203.E.5	
	Restaurant, fast food	X	P	P	P	X	X	X	P	X	X	X	X	X	X	X	27-5.203.E.5	
Funeral and Mortuary Services	All funeral and mortuary uses	X	P	SE	SE	X	X	X	P	X	X	X	X	X	X	X		
Office Uses	Contractor’s office	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Office building, general business and professional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Office park	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
Personal Service Uses	All personal services uses	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X	27-5.203.E.6	
Recreation/ Entertainment Uses	Amusement park	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.a	
	Arena, stadium, or amphitheater	X	SE	SE	SE	X	X	SE	SE	SE	SE	SE	SE	SE	SE	X	27-5.203.E.7.b	
	Athletic field With seating for ≤ 100 persons	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Cinema	X	P	P	P	X	P	P	P	P	P	P	P	P	P	X		
	Country club	X	P	SE	X	X	X	X	X	X	X	X	X	X	X	X		
	Entertainment establishment	X	X	P	X	X	P	P	P	P	P	P	P	P	P	X		
	Golf course or golf driving range	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X		
	Nightclub	X	SE	SE	X	P	SE	P	P	P	P	P	P	P	P	X	27-5.203.E.7.c	
	Performance arts center	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X		
	Racetrack	X	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.d	
	Recreation facility, indoor	X	P	P	P	X	P	P	P	P	P	P	P	P	P	X	27-5.203.E.7	
	Recreation facility, outdoor	X	P	P	P	X	X	X	P	X	P	X	P	X	X	P	27-5.203.E.7	
	Recreational or entertainment establishment of a commercial nature with video lottery facility	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	27-5.203.E.7.e	
	Shooting range	Indoor	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7.f
		Outdoor & lot area < 20 acres	X	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	
		Outdoor & lot area ≥ 20 acres	X	SE	X	SE	SE	X	X	X	X	X	X	X	X	X	X	

**Table 27-5.202.D: Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge		
Retail Sales and Service Uses	Waterfront entertainment/retail complex	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X		
	All other recreation/entertainment uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.7	
	Art gallery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Bank or financial institution	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X	27-5.203.E.8.a	
	Check cashing business, pawnshop, tattoo or body piercing establishment	X	P	P	X	X	SE	X	X	X	X	X	X	X	X	X	27-5.203.E.8.b	
	Consumer goods establishment	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X		
	Convenience store	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Combination retail	X	X	P	X	X	X	P	P	P	P	P	P	P	P	X		
	Farmers' market	P	P	P	P	P	P	X	P	X	P	X	P	X	P	X	27-5.203.E.8.d	
	Grocery store or food market	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X		
	Manufactured or modular home sales	X	P	P	X	P	X	X	X	X	X	X	X	X	X	X		
	Medical cannabis dispensary	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.8.e	
	All other retail sales and service uses	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.8	
Vehicle Sales and Service Uses	Commercial fuel depot	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.a	
	Commercial vehicle repair and maintenance	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X		
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.d	
	Gas station	X	P	P	P	P	SE	X	P	X	P	X	P	X	P	X	27-5.203.E.9.b	
	Personal vehicle repair and maintenance	X	P	P	P	P	SE	X	X	X	X	X	X	X	X	X	27-5.203.E.9.c	
	Taxi or limousine service facility	X	P	P	P	X	P	P	P	P	P	P	P	P	P	X	27-5.203.E.9.e	
	Vehicle equipment and supplies sales	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.f	
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.9.c	
	Vehicle towing and wrecker service	X	P	SE	SE	P	X	X	SE	X	SE	X	SE	X	SE	X	27-5.203.E.9.g	
Visitor Accommodation Uses	Campground	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.10.a	
	Country inn	X	P	P	X	X	P	X	P	X	P	X	P	X	P	X	27-5.203.E.10.b	
	Hotel or motel	X	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	27-5.203.E.10.c	
Water-Related Uses	Boat sales, rental, service, or repair	X	P	SE	X	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.a	
	Boat storage yard	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.b	
	Marina (new or expansion)	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	27-5.203.E.11.c	
	Waterfront boat fuel sales	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X		
Industrial Uses																		
Extraction Uses	Sand and gravel wet processing	X	SE	SE	SE	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.2.a	
	Surface mining	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	27-5.203.F.2.b	
Industrial Service Uses	Contractor's yard, photographic processing plant	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Fuel oil or bottled gas distribution	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X		

**Table 27-5.202.D: Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
Manufacturing Uses	Printing or similar reproduction facility, small engine repair shop	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X		
	Research and development	X	P	SE	P	P	P	P	P	P	P	P	P	P	P	X		
	Slaughterhouse	X	X	X		P	X	X	X	X	X	X	X	X	X	X		
	All other industrial service uses	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.3	
	Beverage bottling	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Brewery, winery, or distillery	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X		
	Concrete batching or asphalt mixing plant	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4.a	
	Concrete or brick products manufacturing	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4.b	
	Food processing	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X		
Warehouse and Freight Movement Uses	Manufacturing, assembly, or fabrication, light	X	SE	X	P	P	P	P	P	X	P	X	X	X	X	X		
	All other manufacturing uses	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.4	
	Cold storage plant or distribution warehouse	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X		
	Consolidated storage	X	P	P	P	P	SE	X	X	X	X	X	X	X	X	X	27-5.203.F.5.a	
	Motor freight facility	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X		
	Outdoor storage (as a principal use)	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5.b	
	Storage warehouse	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X		
Waste-Related Uses	Warehouse showroom	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5.c	
	All other warehouse and freight movement uses	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.5	
	Class 3 fill	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.203.F.6.a	
	Composting facility, junkyard or salvage yard, or solid waste processing facility	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6	
	Concrete recycling facility	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.b	
	Landfill, sanitary	X	SE	SE	X	SE	X	X	X	X	X	X	X	X	X	X		
	Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris	X	SE	X	SE	SE	X	X	X	X	X	X	X	X	X	X		
	Recycling collection center	X	SE	SE	P	P	X	X	P	X	P	X	P	X	P	P	27-5.203.F.6.d	
	Recycling plant	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.e	
Wholesale Uses	Solid waste transfer station	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	27-5.203.F.6.f	
	Temporary rubble (construction and demolition debris) landfill	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X		
	Food and beverage distribution at wholesale	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X		
	All other wholesale uses	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X		



## E. Principal Use Table for Planned Development Zones

Table 27-5.202.E: Principal Use Table for Planned Development Zones									
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan    X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Rural and Agricultural Uses									
Agriculture/Forestry Uses	Agriculture	X	X	X	X	X	X	X	
	Community garden	A	A	A	A	A	A	A	27-5.203.B.1.a
	Forestry	A	X	X	X	X	X	X	
	Keeping of horses or ponies	X	X	X	X	X	X	X	
	Medical cannabis grower and/or processor	X	X	X	X	X	X	X	
	Urban farm	X	X	X	X	X	X	X	
	All other agriculture/forestry uses	X	X	X	X	X	X	X	27-5.203.B.1
Agriculture/Forestry Related Uses	Agriculture research facility								
	Equestrian center	A	X	X	X	X	X	X	
	Farm brewery or distillery	X	X	X	X	X	X	X	
	Farm distribution hub	X	X	X	X	X	X	X	
	Farm market	X	X	X	X	X	X	X	
	Farm supply sales or farm machinery/implement sales, rental, or repair	X	X	X	X	X	X	X	
	Farm winery	X	X	X	X	X	X	X	27-5.203.B.2.a
	Riding stable	A	X	X	X	X	X	X	
	Rural corporate retreat	X	X	X	X	X	X	X	27-5.203.B.2.b
	Sawmill	X	X	X	X	X	X	X	27-5.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park of greenway, or public beach and public water-oriented recreational and educational area	A	A	A	A	A	A	A	27-5.203.B.3.a
	Cemetery	X	X	X	X	X	X	X	
Residential Uses									
Household Living Uses	Artists’ residential studios	X	A	A	A	A	A	X	27-5.203.C.1.a
	Dwelling, live-work	A	A	A	A	A	A	A	27-5.203.C.1.b
	Dwelling, manufactured home	X	X	X	X	X	X	X	27-5.203.C.1.c
	Dwelling, multifamily	A	A	A	A	A	A	A	
	Dwelling, single-family detached	A	A	A	X	X	A	X	
	Dwelling, three-family	A	A	A	A	A	A	A	
	Dwelling, townhouse	A	A	A	A	A	A	A	
	Dwelling, two-family	A	A	A	A	A	A	X	
	Manufactured home park	X	X	X	X	X	X	X	27-5.203.C.1.e

Table 27-5.202.E: Principal Use Table for Planned Development Zones										
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan    X = Prohibited										
Principal Use Category	Principal Use Type		Planned Development Zones							Use-Specific Standards
			R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents	X	X	X	X	X	X	X	27-5.203.C.2.a
		> 8 elderly or handicapped residents	X	X	A	A	A	X	X	
	Boarding or rooming house		X	X	X	X	X	X	X	
	Continuing care retirement community		A	A	A	A	A	A	X	27-5.203.C.2.b
	Convent or monastery		X	X	X	X	X	X	X	
	Fraternity or sorority house		X	X	X	X	X	X	X	
	Group residential facility		A	X	X	X	X	X	X	27-5.203.C.2.c
	Private Dormitory		X	X	X	X	X	X	X	27-5.203.C.2.d
Public, Civic, and Institutional Uses										
Communication Uses	Broadcasting studio and newspaper/periodical publishing establishment		X	X	A	A	A	A	A	
	Wireless telecommunications tower, monopole		A	A	A	A	A	A	A	27-5.203.D.1.a
	Wireless telecommunications tower, other		A	A	A	A	A	A	A	27-5.203.D.1.a
Community Service Uses	Adult day care facility		A	A	A	A	A	A	X	
	Child care center		A	A	A	A	A	A	A	27-5.203.D.2.a
	Club or lodge or community-oriented associations		X	X	X	X	X	X	X	
	Community center/facility		X	X	X	X	X	X	X	
	Cultural facility		A	A	A	A	A	A	X	
	Eleemosynary or philanthropic institution		X	X	X	X	X	X	X	27-5.203.D.2.b
	Emergency services facility		A	A	A	A	A	A	A	
	Place of worship		A	A	A	A	A	A	A	27-5.203.D.2.c
	All other community service uses		A	A	A	A	A	A	X	
	Educational Uses	College or university		A	A	A	A	A	A	A
School, elementary, middle, or high		A	A	A	A	A	A	X	27-5.203.D.3.b	
Vocational or trade school		X	A	A	A	A	A	A		
Water dependent research facility or activity operated by a government or educational institution		X	X	X	X	X	A	X	27-5.203.D.3.c	
Health Care Uses	Hospital		X	X	A	A	A	A	X	27-5.203.D.4.a
	Medical or dental office or lab		X	X	A	A	A	A	A	
	Methadone treatment center		X	X	X	X	X	X	X	27-5.203.D.4.b
	Nursing home facility		A	A	A	A	A	A	X	
Transportation Uses	Airport or heliport		X	X	X	X	X	X	X	27-5.203.D.5.a
	Airstrip, private		X	X	X	X	X	X	X	27-5.203.D.5.b

Table 27-5.202.E: Principal Use Table for Planned Development Zones									
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Utility Uses	Park and ride facility	X	X	A	A	A	A	A	
	Parking facility (as a principal use)	X	A	A	A	A	A	A	27-5.203.D.5.c
	Transit station or terminal	X	A	A	A	A	A	A	
	Solar energy collection facility, large-scale	X	X	X	X	X	X	A	27-5.203.D.6.a
	Utility facility, major	X	X	X	X	X	X	A	27-5.203.D.6.b
	Utility facility, minor	A	A	A	A	A	A	A	
	Wind energy conversion system, large-scale	X	X	X	X	X	X	A	27-5.203.D.6.c
Commercial Uses									
Adult Uses	All adult uses	X	X	X	X	X	X	X	27-5.203.E.2
Animal Care Uses	Animal shelter	A	A	A	A	A	A	X	27-5.203.E.3.a
	Kennel	A	A	A	A	A	A	X	27-5.203.E.3.b
	Pet grooming establishment	A	A	A	A	A	A	X	27-5.203.E.3.c
	Veterinary hospital or clinic	A	A	A	A	A	A	X	27-5.203.E.3.d
Business Support Service Uses	All business support services	X	X	A	A	A	A	A	27-5.203.E.4
Eating or Drinking Establishment Uses	Brewpub; Restaurant; and Restaurant, fast food (without drive-through)	A	A	A	A	A	A	A	27-5.203.E.5
	Restaurant, fast food	A	X	X	X	X	X	A	27-5.203.E.5
Funeral and Mortuary Service Uses	All funeral and mortuary uses	X	X	A	A	A	A	X	
Office Uses	Contractor's office	X	A	A	A	A	A	A	
	Office building, general business and professional	A	A	A	A	A	A	A	
	Office park	X	A	A	A	A	A	A	
Personal Service Uses	All personal service uses	A	A	A	A	A	A	X	27-5.203.E.6
Recreation/ Entertainment Uses	Amusement park	X	X	X	X	X	X	X	27-5.203.E.7.a
	Arena, stadium, or amphitheater	X	X	A	A	A	X	X	27-5.203.E.7.b
	Athletic field With seating for ≤ 100 persons	X	X	X	X	X	X	X	
	Cinema	A	A	A	A	A	A	X	
	Country club	X	X	X	X	X	X	X	
	Entertainment establishment	X	A	A	A	A	A	X	
	Golf course	A	X	X	X	X	X	X	
	Golf driving range	A	X	X	X	X	X	X	
	Country club	A	X	X	X	X	X	X	
	Nightclub	X	X	A	A	A	A	A	27-5.203.E.7.c
	Performance arts center	X	A	A	A	A	A	X	
	Racetrack	X	X	X	X	X	X	X	27-5.203.E.7.d

Table 27-5.202.E: Principal Use Table for Planned Development Zones									
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Recreation facility, indoor	A	A	A	A	A	A	X	27-5.203.E.7
	Recreation facility, outdoor	A	X	A	A	A	A	A	27-5.203.E.7
	Recreational or entertainment establishment of a commercial nature with video lottery facility	X	X	X	X	A	X	X	27-5.203.E.7.e
	Shooting range	X	X	X	X	X	X	X	27-5.203.E.7.f
	Waterfront entertainment/retail complex	X	X	A	A	A	A	X	
	All other recreation/entertainment uses	X	X	X	X	X	X	X	27-5.203.E.7
Retail Sales and Service Uses	Art gallery	X	X	X	X	X	X	X	
	Bank or financial institution	X	X	X	X	X	X	X	27-5.203.E.8.a
	Check cashing business, pawnshop, tattoo or body piercing establishment	X	X	X	X	X	X	X	27-5.203.E.8.b
	Consumer goods establishment	A	A	A	A	A	A	A	
	Convenience store	A	A	A	A	A	A	A	
	Combination retail	X	X	A	A	A	A	X	
	Farmers' market	A	A	A	A	A	A	A	27-5.203.E.8.d
	Grocery store or food market	A	A	A	A	A	A	A	
	Manufactured or modular home sales	X	X	X	X	X	X	X	
	Medical cannabis dispensary	X	X	X	X	X	X	X	27-5.203.E.8.e
	All other retail sales and service uses	X	X	X	X	X	X	X	27-5.203.E.8
Vehicle Sales and Service Uses	Commercial fuel depot	X	X	X	X	X	X	X	27-5.203.E.9.a
	Commercial vehicle repair and maintenance	X	X	X	X	X	X	X	
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	X	X	X	X	X	X	27-5.203.E.9.d
	Gas station	A	X	A	X	X	A	X	27-5.203.E.9.b
	Personal vehicle repair and maintenance	X	X	A	X	X	A	X	27-5.203.E.9.c
	Taxi or limousine service facility	X	X	A	A	A	A	A	27-5.203.E.9.e
	Vehicle equipment and supplies sales	X	X	X	X	X	X	X	27-5.203.E.9.f
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	X	X	X	
Visitor Accommodation Uses	Vehicle towing and wrecker service	X	X	X	X	X	X	X	27-5.203.E.9.g
	Campground	X	X	X	X	X	X	X	27-5.203.E.10.a
	Country inn	X	X	X	X	X	X	X	27-5.203.E.10.b
Water-Related Uses	Hotel or motel	X	A	A	A	A	A	A	27-5.203.E.10.c
	Boat sales, rental, service, or repair	X	X	X	X	X	X	X	27-5.203.E.11.a



Table 27-5.202.E: Principal Use Table for Planned Development Zones									
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Boat storage yard	X	X	X	X	X	X	X	27-5.203.E.11.b
	Marina (new and expansion)	A	X	X	X	X	X	X	27-5.203.E.11.c
	Waterfront boat fuel sales	X	X	X	X	X	X	X	
Industrial Uses									
Extraction Uses	Sand and gravel wet processing	X	X	X	X	X	X	X	27-5.203.F.2.a
	Surface mining	X	X	X	X	X	X	X	27-5.203.F.2.b
Industrial Service Uses	Contractor's yard, photographic processing plant	X	X	X	X	X	X	X	
	Fuel oil or bottled gas distribution	X	X	X	X	X	X	X	
	Printing or similar reproduction facility, small engine repair shop	X	X	X	X	X	X	X	
	Research and development	X	A	A	A	A	A	A	
	Slaughterhouse	X	X	X	X	X	X	X	
	All other industrial service uses	X	X	X	X	X	X	X	27-5.203.F.3
Manufacturing Uses	Beverage bottling	X	X	A	A	A	A	A	
	Brewery, winery, or distillery	X	X	A	A	A	A	A	
	Concrete batching or asphalt mixing plant	X	X	A	A	A	A	A	27-5.203.F.4.a
	Concrete or brick products manufacturing	X	X	A	A	A	A	A	27-5.203.F.4.b
	Food processing	X	X	X	X	X	X	X	
	Manufacturing, assembly, or fabrication, light	X	X	A	A	A	A	A	
	All other manufacturing uses	X	X	A	A	A	A	A	27-5.203.F.4
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	X	X	X	A	
	Consolidated storage	X	X	X	X	X	X	A	27-5.203.F.5.a
	Motor freight facility	X	X	X	X	X	X	A	
	Outdoor storage (as a principal use)	X	X	X	X	X	X	X	27-5.203.F.5.b
	Storage warehouse	X	X	X	X	X	X	A	
	Warehouse showroom	X	X	X	X	X	X	A	27-5.203.F.5.c
	All other warehouse and freight movement uses	X	X	X	X	X	X	X	
Waste-Related Uses	Class 3 fill	X	X	X	X	X	X	X	27-5.203.F.6.a
	Composting facility, junkyard or salvage yard, or solid waste processing facility	X	X	X	X	X	X	X	27-5.203.F.6
	Concrete recycling facility	X	X	X	X	X	X	X	27-5.203.F.6.b
	Landfill, sanitary	X	X	X	X	X	X	X	
	Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris	X	X	X	X	X	X	X	
	Recycling collection center	A	A	A	A	A	X	A	27-5.203.F.6.d

Table 27-5.202.E: Principal Use Table for Planned Development Zones									
A = Allowable, Subject to Approval by the District Council in the PD Basic Plan X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Recycling plant	X	X	X	X	X	X	X	
	Solid waste transfer station	X	X	X	X	X	X	X	
	Temporary rubble (construction and demolition debris) landfill	X	X	X	X	X	X	X	
Wholesale Uses	Food and beverage distribution at wholesale	X	X	X	X	X	X	X	
	All other wholesale uses	X	X	X	X	X	X	X	

## F. Principal Use Table for Overlay Zones

Table 27-5.202.F: Principal Use Table for Overlay Zones A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone															
Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Rural and Agricultural Uses															
Agriculture/Forestry Uses	Agriculture														
	Community garden														27-5.203.B.1.a
	Forestry														
	Keeping of horses or ponies														
	Medical cannabis grower and/or processor														27-5.203.B.1.b
	Urban farm														27-5.203.B.1.c
	All other agricultural/forestry uses														27-5.203.B.1
Agriculture/Forestry Related Uses	Agriculture research facility														
	Equestrian center											X	X		
	Farm brewery or distillery														
	Farm distribution hub														
	Farm market														
	Farm supply sales or farm machinery/implement sales, rental, or repair														
	Farm winery														27-5.203.B.2.a
	Riding stable														
	Rural corporate retreat														27-5.203.B.2.b
	Sawmill														27-5.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area														27-5.203.B.3.a
	Cemetery														

**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type		CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Residential Uses																
Household Living Uses	Artists’ residential studios					X	X				X				27-5.203.C.1.a	
	Dwelling, live-work					X	X				X				27-5.203.C.1.b	
	Dwelling, manufactured home					X	X				X				27-5.203.C.1.c	
	Dwelling, multifamily					X	X				X		X	X		
	Dwelling, single-family detached					X	X				X					
	Dwelling, three-family					X	X				X					
	Dwelling, townhouse					X					X					
	Dwelling, two-family					X	X				X					
	Manufactured home park					X	X				X					27-5.203.C.1.e
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents				X	X	X	X		X		X	X	27-5.203.C.2.a	
		> 8 elderly or handicapped residents				X	X	X	X		X		X	X		
	Boarding or rooming house					X	X				X		X	X		
	Continuing care retirement community					X	X				X		X	X	27-5.203.C.2.b	
	Convent or monastery					X	X				X		X	X		
	Fraternity or sorority house					X	X				X		X	X		
	Group residential facility					X	X				X				27-5.203.C.2.c	
	Private dormitory					X	X				X		X	X		27-5.203.C.2.d
	Public, Civic, and Institutional Uses															
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment															
	Wireless telecommunications tower, monopole														27-5.203.D.1.a	
	Wireless telecommunications tower, other														27-5.203.D.1.a	
Community Service Uses	Adult day care facility					X	X	X	X		X		X	X		
	Child care center					X	X	X	X		X		X	X	X	27-5.203.D.2.a



**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Club or lodge or community-oriented associations											X	X		
	Community center/facility											X	X		
	Cultural facility											X	X		
	Eleemosynary or philanthropic institution											X	X		27-5.203.D.2.b
	Emergency services facility											X	X		
	Place of worship												X		27-5.203.D.2.c
	All other community service uses											X	X		
Educational Uses	College or university				X	X	X	X		X		X	X		27-5.203.D.3.a
	School, elementary, middle, or high				X	X	X	X		X		X	X	X	27-5.203.D.3.b
	Vocational or trade school				X	X	X	X		X		X	X		
	Water-dependent research facility or activity operated by a government or educational institution	P*	P*	P*								X	X		27-5.203.D.3.c
Health Care Uses	Hospital				X	X	X	X		X		X	X		27-5.203.D.4.a
	Medical or dental office or lab														
	Methadone treatment center											X	X		27-5.203.D.4.b
	Nursing home facility											X	X		
Transportation Uses	Airport or heliport														27-5.203.D.5.a
	Airstrip, private														27-5.203.D.5.b
	Park and ride facility														
	Parking facility (as a principal use)														27-5.203.D.5.c
	Transit station or terminal											X	X		
Utility Uses	Solar energy collection facility, large-scale														
	Utility facility, major														
	Utility facility, minor														
	Wind energy conversion system, large-scale														

**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Commercial Uses															
Adult Uses	All adult uses	X													27-5.203.E.2
Animal Care Uses	Animal shelter	X													27-5.203.E.3.a
	Kennel	X													27-5.203.E.3.b
	Pet grooming establishment	X													27-5.203.E.3.c
	Veterinary hospital or clinic	X													27-5.203.E.3.d
Business Support Service Uses	All business support services	X													27-5.203.E.4
Eating or Drinking Establishment Uses	Brewpub; Restaurant; and Restaurant, fast food (without drive-through)	X											X		27-5.203.E.5
	Restaurant, fast food												X		27-5.203.E.5
Funeral and Mortuary Service Uses	All funeral and mortuary uses	X										X	X		
Office Uses	Contractor’s office	X													
	Office building, general business and professional	X													
	Office park	X													
Personal Service Uses	All personal service uses	X													27-5.203.E.6
Recreation/ Entertainment Uses	Amusement park														27-5.203.E.7.a27-5.203.E.7.d
	Arena, stadium, or amphitheater	X										X	X		27-5.203.E.7.b
	Athletic field with seating for ≤ 100 persons														
	Cinema	X										X	X		
	Country club	X										X	X		
	Entertainment establishment														
	Golf course	X													
	Golf driving range	X													

**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Nightclub	X										X	X		27-5.203.E.7.c
	Performance arts center	X										X	X		
	Racetrack														
	Recreation facility, indoor	X										X	X		27-5.203.E.7
	Recreation facility, outdoor											X	X	X	27-5.203.E.7
	Recreational or entertainment establishment of a commercial nature with video lottery facility											X	X		27-5.203.E.7.e
	Shooting range														27-5.203.E.7.f
	Waterfront entertainment/retail complex	X										X	X		
	All other recreation/entertainment uses											X	X		27-5.203.E.7
Retail Sales and Service Uses	Art gallery											X	X		
	Bank or financial institution												X		27-5.203.E.8.a
	Check cashing business, pawnshop, tattoo or body piercing establishment												X		27-5.203.E.8.b
	Consumer goods establishment, other than art gallery	X											X		
	Convenience store														
	Combination retail												X		
	Farmers’ market	X											X		27-5.203.E.8.d
	Grocery store or food market	X											X		
	Manufactured or modular home sales														
	Medical cannabis dispensary														27-5.203.E.8.e
	All other retail sales and service uses												X		27-5.203.E.8
Vehicle Sales and Service Uses	Personal vehicle repair and maintenance														27-5.203.E.9.c
	Gas station	X													27-5.203.E.9.b
	Taxi or limousine service facility	X													27-5.203.E.9.e

**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	All other vehicle sales and service uses														27-5.203.E.9
Visitor Accommodation Uses	Campground														27-5.203.E.10.a
	Country Inn														27-5.203.E.10.b
	Hotel or motel	X										X	X		27-5.203.E.10.c
Water-Related Uses	Boat sales, rental, service, or repair	X													27-5.203.E.11.a
	Boat storage yard	X	SE*	SE*											27-5.203.E.11.b
	Marina (new and expansion)	SE*	SE*	SE*											27-5.203.E.11.c
	Waterfront boat fuel sales	X										X	X		
Industrial Uses															
Extraction Uses	Sand and gravel wet-processing											X	X		27-5.203.F.2
	Surface mining											X	X		
Industrial Service Uses	Contractor’s yard, photographic processing plant														
	Fuel oil or bottled gas distribution											X	X		
	Printing or similar reproduction facility, small engine repair shop														
	Research and development	X	X												
	Slaughterhouse														
	All other industrial service uses														27-5.203.F.3
Manufacturing Uses	Beverage bottling														
	Brewery, winery, or distillery	X	X												
	Food processing														
	Concrete batching or asphalt mixing plant											X	X		27-5.203.F.4.a
	Concrete or brick products manufacturing											X	X		27-5.203.F.4.b
	Manufacturing, assembly, or fabrication, light														
	All other manufacturing uses														27-5.203.F.4



**Table 27-5.202.F:**

**Principal Use Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X												
	Consolidated storage	X	X												27-5.203.F.5.a
	Motor freight facility	X	X												
	Outdoor storage (as a principal use)	X	X												27-5.203.F.5.b
	Storage warehouse	X	X												
	Warehouse showroom	X	X												27-5.203.F.5.c
	All other warehouse and freight movement uses														
Waste-Related Uses	Class 3 fill											X	X		27-5.203.F.6.a
	Composting facility, junkyard or salvage yard, or solid waste processing facility	X	X									X	X		27-5.203.F.6
	Concrete recycling facility											X	X		27-5.203.F.6.b
	Landfill, sanitary	X	X	X								X	X		
	Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris	X	X	X								X	X		
	Recycling collection center	X	X									X	X		27-5.203.F.6.d
	Recycling plant														
	Solid waste transfer station											X	X		
	Temporary rubble (construction and demolition debris) landfill											X	X		
	All other waste-related uses	X	X									X	X		27-5.203.F.6
	Wholesale Uses	Food and beverage distribution at wholesale	X	X											
All other wholesale uses		X	X												

NOTES:

[1] Sec. 27-5.203.E.1, General CBAO Zone Use Standard Modifications, contains additional standards for uses in the CBCAO Zone.

[2] Sec. 27-4.402.C.4, Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone.

## **27-5.203. Standards Specific to Principal Uses**

### **A. General**

Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Subsection sets forth and consolidates the standards for all principal uses for which a reference to this Section is provided in the "Use-Specific Standards" column of the principal use tables in Sec. 27-5.202, Principal Use Tables and in the same order as they are listed in the tables. These standards may be modified by other applicable standards or requirements in this Ordinance.

### **B. Agricultural Uses**

#### **1. Agriculture/Forestry Uses**

##### **a. Community Garden**

- i. Accessory structures shall be limited to sheds for the storage of tools, greenhouses, and similar structures. The combined area of all structures shall not exceed 15 percent of the area of the parcel.
- ii. Areas used for communal composting shall be limited to ten percent of the area of the parcel.
- iii. Perimeter fences, including trellises, are allowed in community gardens, up to eight feet in height, subject to the standards in Sec. 27-6.500, Fences and Walls.

- iv. Before issuance of a permit for a community garden, it shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, and maintenance and security requirements and responsibilities.

##### **b. Medical Cannabis Grower and/or Processor**

- i. The boundaries of property used for medical cannabis grower and/or processor uses shall be located a minimum of 500 feet from:
  - (A) Any of the following zones: AR, RE, RR, RSF-95, RSF-65, and R-PD;
  - (B) Any land owned by The Maryland-National Capital Park and Planning Commission; and
  - (C) Any use in the Educational Uses category.
- ii. Buildings, structures, and parking shall be located the following minimum distance from property lines:
  - (A) In the AG zone: 200 feet; and
  - (B) In the IE zone: 50 feet.
- iii. In the AG zone, the minimum net lot area is 10 acres.
- iv. Except for outdoor cultivation in the AG zone pursuant to State licensing regulations, all aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

## Sec. 27-5.300 Accessory Uses and Structures

### 27-5.301. General

The purpose of this Section is to authorize the establishment and continuation of land uses and structures that are incidental and customarily subordinate to principal uses—i.e., accessory uses and structures. This Section also identifies the zones in which such accessory uses and structures are allowed (Sec. 27-5.302, Accessory Use/Structure Tables), sets out general standards applicable to all accessory uses and structures (Sec. 27-5.303, General Standards for All Accessory Uses and Structures), and sets out any special standards applicable to particular accessory uses and structures (Sec. 27-5.304, Standards Specific to Accessory Uses and Structures). This Section is intended to allow a broad range of accessory uses and structures, so long as they are located on the same site as the principal use and comply with the standards set forth in this Section to reduce potentially adverse impacts on surrounding lands.

### 27-5.302. Accessory Use/Structure Tables

#### A. Structure of Accessory Use/Structure Tables

##### 1. Organization of Accessory Uses and Structures

The Accessory Use/Structure Tables in this Subsection list accessory uses and structures alphabetically.

##### 2. Designation of Uses and Structures

The Accessory Use/Structure Tables use the following abbreviations to designate whether and how an accessory use or structure is allowed in a particular zone:

P A "P" under a base zone column indicates that the use or structure is allowable as an accessory use or structure in the zone, subject to Sec. 27-5.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.

SE An "SE" under a base zone column indicates that the use or structure is allowable as an accessory use or structure in the zone only on approval of a special exception in accordance with Sec. 27-3.507, Special Exception, subject to Sec. 27-5.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.

A An "A" under a planned development (PD) zone column indicates that the use or structure is allowable as an accessory use or structure in the zone, subject to Sec. 27-5.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance—unless the PD Basic Plan/Conditions of Approval approved for the zone expressly identifies the use or structure as prohibited.

X An "X" under a base or planned development (PD) zone column indicates that the use or structure is prohibited as an accessory use or structure in the zone.

X An "X" under an overlay zone column indicates that the use or structure is prohibited as an accessory use or structure in the overlay zone, irrespective of whether it is allowed in the underlying base zone.

---

SE\* An SE\* in an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use or structure is allowable as an accessory use or structure in the zone only on approval of a special exception in accordance with 27-3.507, Special Exception, subject to Sec. 27-5.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.

---

p\* A P\* in an overlay zone column indicates that, irrespective of whether it is prohibited or allowed only as a special exception in the underlying base zone, the use or structure is allowable as a permitted accessory use or structure in the zone, subject to Sec. 27-5.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

---

A blank cell in the overlay zone column means that the use or structure is allowed if also allowed in the underlying base zone.

---

standards that are specific to the particular accessory use or structure. The applicability of such use-specific standards is noted in the last column of the Accessory Use/Structure Tables ("Use-Specific Standards") through a reference to standards in Sec. 27-5.304, Standards Specific to Accessory Uses and Structures.

### **3. Review for Compliance with this Section and Any Use Specific Standards**

A proposed accessory use shall be reviewed for compliance with this Section when it is proposed and prior to its development, either as part of an application for either a detailed site plan (see Sec. 27-3.508), a use and occupancy permit (see Sec. 27-3.511), or a building permit (see Sec. 27-3.514), as appropriate.

### **4. Reference to Use-Specific Standards**

A particular use or structure allowable as an accessory use or structure in a zone may be subject to additional

## B. Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones

**Table 27-5.302.B: Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
	ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Agritourism activity	P	P	P	P	P	X	X	X	X	X	X	
Amateur ham radio antenna	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.2
Automated teller machine (ATM)	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.3
Bed and breakfast (as accessory to a single-family detached dwelling)	P	P	P	P	P	P	P	P	P	X	X	27-5.304.B.4
Beekeeping	P	P	P	P	P	P	P	P		X	X	
Bike parking rack	P	P	P	P	P	P	P	P	P	P	P	
Bike share station	X	X	X	X	X	P	P	P	P	P	P	
Boathouse	P	P	P	P	P	X	X	X	X	X	X	
Canopy, nonresidential	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.6
Car wash (as accessory to a multifamily dwelling)	X	X	X	X	X	X	X	X	X	X	X	
Catering or food processing for offsite consumption (as accessory to a place of worship, club or lodge of a community-oriented association, or private school)	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.7
Clubhouse	P	P	P	P	P	P	P	P	P	P	P	
Collocated telecommunications antenna	P	P	P	P	P	P	P	P	P	P	P	
Community recreation facility	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.8
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	
Drive-through service	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.9
Electric vehicle (EV) level 1 or 2 charging station	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.10
Electric vehicle (EV) level 3 charging station	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.10
Family child care home, large	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.11
Family child care home, small	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.11
Farm tenant dwelling (as accessory to an agriculture use)	X	P	P	P	P	X	X	X	X	X	X	27-5.304.B.12
Farmers' market, indoor	X	P	P	X	X	X	X	X	P	P	P	
Flagpole and flag	P	P	P	P	P	P	P	P	P	P	P	
Garage or carport	P	P	P	P	P	P	P	P	P	P	P	
Green roof	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	
Helipad (as an accessory use)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-5.304.B.13
Home-based business	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.14
Home garden [1]	P	P	P	P	P	P	P	P	P	P	P	
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)	X	X	X	X	X	X	X	X	P	P	P	
Limited fuel/oil/bottled gas distribution	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.15
Nursery and garden center (as accessory to an	X	P	P	P	P	X	X	X	X	X	X	27-5.304.B.16



**Table 27-5.302.B: Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
	ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
agricultural use)												
Outdoor display of merchandise (as accessory to a retail sales use	X	P	P	X	X	X	X	X	P	P	P	27-5.304.B.17
Outdoor seating ( as accessory to an eating or drinking establishment)	X	X	X	X	X	X	X	X	X	P	P	27-5.304.B.18
Outdoor storage (as an accessory use)	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.19
Parking facility (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	
Pier, community or noncommercial docking facility	X	X	X	X	X	X	X	X	X	X	X	
Pier, private	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.20
Produce stand (as accessory use to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.21
Rainwater cistern or barrel	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.22
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.23
Retail sales (as accessory to a multifamily development)	X	X	X	X	X	X	X	X	X	X	X	
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.24
Sewage dump station (as accessory to a campground or marina)	SE	SE	SE	SE	SE	X	X	X	X	X	X	
Solar energy collection facility, small-scale	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.25
Spa	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.26
Stable, private	P	P	P	P	P	X	X	X	X	X	X	
Storage shed	P	P	P	P	P	P	P	P	P	P	P	
Swimming pool (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.27
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.28

**NOTES:**

[1] A home garden as an accessory use does not require a permit.

**C. Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

**Table 27-5.302.C: Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H				
	CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
Agritourism	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Amateur ham radio antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.2	
Automated teller machine (ATM)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.3	
Bed and breakfast (as accessory to a single-family detached dwelling)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.4	
Beekeeping	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Bike parking rack	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Bike share station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Boathouse	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Canopy, nonresidential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.6	
Car wash (as accessory to a multifamily dwelling)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
Catering or food processing for offsite consumption (as accessory to a place of worship, club or lodge of a community-oriented association, or private school)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Clubhouse	P	P	P	P	P	X	P	P	P	P	P	P	P	P	P		
Collocated telecommunications antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
Community recreation facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.8	
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
Drive-through service	SE	P	SE	P	X	X	X	P	X	X	X	X	X	X	X	27-5.304.B.9	
Electric vehicle (EV) level 1 or 2 charging station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.10	
Electric vehicle (EV) level 3 charging station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.10	
Family child care home, large	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5.304.B.11	
Family child care home, small	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	27-5.304.B.11	
Farm tenant dwelling (as accessory to an agriculture use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.12	
Farmers' market, indoor	P	P	P	P	X	P	P	P	P	P	P	P	P	P	P		
Flagpole and flag	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Garage or carport	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

**Table 27-5.302.C: Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H				
	CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
Green roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Helipad (as an accessory use)	X	X	X	X	X	X	X	X	P	X	P	X	P	X	X	27-5.304.B.13	
Home-based business	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.14	
Home garden [1]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Limited fuel/oil/bottled gas distribution	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5.304.B.15	
Nursery and garden center (as accessory to an agricultural use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.304.B.16	
Outdoor display of merchandise (as accessory to a retail sales use)	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5.304.B.17	
Outdoor seating ( as accessory to an eating or drinking establishment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.18	
Outdoor storage (as an accessory use)		P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5.304.B.19	
Parking facility (as an accessory use)	P	P	P	P	P	P	P	P	X	X	X	X	X	X	P		
Pier, community or noncommercial docking facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Pier, private	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	27-5.304.B.20	
Produce stand (ass accessory to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.21	
Rainwater cistern or barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.22	
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5.304.B.23	
Retail sales (as accessory to a multifamily development)	X	P	P	P	P	X	P	P	P	P	P	P	P	P	X		
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.24	
Sewage dump station (as accessory to a campground or marina)	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X		
Solar energy collection facility, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.25	
Spa	P	P	P	P	P		P	P	P	P	P	P	P	P	X	27-5.304.B.26	
Stable, private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

**Table 27-5.302.C: Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H				
	CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
Storage shed	P	P	P	P	P	P	X	P	X	P	X	P	X	P	P		
Swimming pool (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.27	
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5.304.B.28	

NOTES:

[1] A home garden as an accessory use does not require a permit.

## D. Accessory Use/Structure Table for Planned Development Zones

Table 27-5.302.D: Accessory Use/Structure Table for Planned Development Zones									
A = Allowable X = Prohibited									
Accessory Use/Structure	Planned Development Zones								Use-Specific Standards
	R-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Agritourism activity	X	X	X	X	X	X	X	X	
Amateur ham radio antenna	A	A	A	A	X	X	A	X	27-5.304.B.2
Automated teller machine (ATM)	A	A	A	A	A	A	A	A	27-5.304.B.3
Bed and breakfast (as accessory to a single-family detached dwelling)	A	X	X	X	X	X	X	X	27-5.304.B.4
Beekeeping	X	X	X	X	X	X	X	X	
Bike parking rack	A	A	A	A	A	A	A	A	
Bike share station	A	A	A	A	A	A	A	A	
Boathouse	A	X	X	X	X	X	X	X	
Canopy, nonresidential	A	A	A	A	A	A	A	A	27-5.304.B.6
Car wash (as accessory to a multifamily dwelling)	X	X	X	X	X	X	X	X	
Catering or food processing for offsite consumption (as accessory to a place of worship, club or lodge of a community-oriented association, or private school)	X	X	X	X	X	X	X	X	
Clubhouse	A	A	A	A	A	A	A	X	
Collocated telecommunications antenna	A	A	A	A	A	A	A	A	
Community recreation facility	A	A	A	A	A	A	A	A	27-5.304.B.8
Composting, small-scale	A	A	A	A	A	A	A	A	
Drive-through service	A	X	A	A	X	X	A	X	27-5.304.B.9
Electric vehicle (EV) level 1 or 2 charging station	A	A	A	A	A	A	A	A	27-5.304.B.10
Electric vehicle (EV) level 3 charging station	A	A	A	A	A	A	A	A	27-5.304.B.10
Family child care home, large	X	X	X	X	X	X	X	X	27-5.304.B.11
Family child care home, small	A	A	X	X	X	X	A	X	27-5.304.B.11
Farm tenant dwelling (as accessory to an agriculture use)	X	X	X	X	X	X	X	X	27-5.304.B.12
Farmers' market, indoor	A	A	A	A	A	A	A	A	
Flagpole and flag	A	A	A	A	A	A	A	A	
Garage or carport	A	A	A	A	A	A	A	A	
Green roof	A	A	A	A	A	A	A	A	
Greenhouse	A	A	A	A	A	A	A	X	
Helipad(as an accessory use)	X	X	A	A	A	A	X	A	27-5.304.B.13
Home-based business	A	A	A	A	A	A	A	A	27-5.304.B.14
Home garden [1]	A	A	A	A	A	A	A	A	
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)	A	A	A	A	A	A	A	A	
Limited fuel/oil/bottled gas distribution	X	X	X	X	X	X	X	X	27-5.304.B.15
Nursery and garden center (as accessory to an agricultural use)	X	X	X	X	X	X	X	X	27-5.304.B.16
Outdoor display of merchandise (as accessory to a retail sales use)	A	A	A	A	A	A	A	X	27-5.304.B.17
Outdoor seating ( as accessory to an eating or drinking establishment)	A	A	A	A	A	A	A	X	27-5.304.B.18



**Table 27-5.302.D: Accessory Use/Structure Table for Planned Development Zones**

A = Allowable X = Prohibited

Accessory Use/Structure	Planned Development Zones								Use-Specific Standards
	R-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Outdoor storage (as an accessory use)	X	X	X	X	X	X	X	A	27-5.304.B.19
Parking facility (as an accessory use)	A	A	A	A	A	A	A	A	
Pier, community or noncommercial docking facility	X	X	X	X	X	X	X	X	
Pier, private	X	X	X	X	X	X	X	X	27-5.304.B.20
Produce stand (as accessory to farm or community garden)	A	A	A	A	A	A	A	A	27-5.304.B.21
Rainwater cistern or barrel	A	A	A	A	A	A	A	A	27-5.304.B.22
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	X	X	X	X	X	X	A	27-5.304.B.23
Retail sales (as accessory to a multifamily development)	X	X	X	X	X	X	X	X	
Satellite dish antenna	A	A	A	A	A	A	A	A	27-5.304.B.24
Sewage dump station (as accessory to a campground or marina)	A	X	X	X	X	X	X	X	
Solar energy collection system, small-scale	A	A	A	A	A	A	A	A	27-5.304.B.25
Spa	A	X	A	A	A	A	A	X	27-5.304.B.26
Stable, private	X	X	X	X	X	X	X	X	
Storage shed	A	A	A	A	A	A	A	X	
Swimming pool (as an accessory use)	A	A	A	A	A	A	A	A	27-5.304.B.27
Wind energy conversion system, small-scale	A	A	A	A	A	A	A	A	27-5.304.B.28

NOTES:

[1] A home garden as an accessory use does not require a permit.

## E. Accessory Use/Structure Table for Overlay Zones

<b>Table 0:</b> <b>Accessory Use/Structure Table for Overlay Zones</b> A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone														
Accessory Use/Structure	CBCAO Zones			APAO Zones							MIO [1]			Use-Specific Standards
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Agritourism activity														
Amateur ham radio antenna														27-5.304.B.2
Automated teller machine (ATM)														27-5.304.B.3
Bed and breakfast (as accessory to a single-family detached dwelling)														27-5.304.B.4
Bike parking rack														
Bike share station														
Boathouse	P*	P*	P*											
Canopy, nonresidential														27-5.304.B.6
Car wash (as accessory to a multifamily dwelling)														
Clubhouse											X	X		
Collocated telecommunications antenna														
Community recreation facility											X	X		27-5.304.B.8
Composting, small-scale														
Drive-through service														27-5.304.B.9
Electric vehicle (EV) level 1 or 2 charging station														27-5.304.B.10
Electric vehicle (EV) level 3 charging station														27-5.304.B.10
Family child care home, large				X	X	X	X		X		X	X	X	27-5.304.B.11
Family child care home, small				X	X	X	X		X		X	X	X	27-5.304.B.11
Farm tenant dwelling (as accessory to an agriculture use)														27-5.304.B.12
Farmers' market, indoor														
Flagpole and flag														
Garage or carport														

**Table 0:**

**Accessory Use/Structure Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Accessory Use/Structure	CBCAO Zones			APAO Zones							MIO [1]			Use-Specific Standards
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Green roof														
Greenhouse														
Helipad(as an accessory use)											X	X		27-5.304.B.13
Home-based business														27-5.304.B.14
Home garden [2]														
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)														
Limited fuel/oil/bottled gas distribution												X		27-5.304.B.15
Nursery and garden center (as accessory to an agricultural use)												X		27-5.304.B.16
Outdoor display of merchandise (as accessory to a retail sales use)												X		27-5.304.B.17
Outdoor seating (as accessory to an eating or drinking establishment)												X		27-5.304.B.18
Outdoor storage (as an accessory use)														27-5.304.B.19
Parking facility (as an accessory use)														
Pier, community or noncommercial docking facility	X	SE*	SE*											
Pier, private	P*	P*	P*											27-5.304.B.20
Produce stand (as accessory to farm or community garden)												X		27-5.304.B.21
Rainwater cistern or barrel														27-5.304.B.22
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)												X		27-5.304.B.23
Satellite dish antenna														27-5.304.B.24

**Table 0:**

**Accessory Use/Structure Table for Overlay Zones**

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE\* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P\* = Permitted by right, irrespective of treatment by underlying base zone

Accessory Use/Structure	CBCAO Zones			APAO Zones							MIO [1]			Use-Specific Standards
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Sewage dump station (as accessory to a campground or marina)	SE*	SE*	SE*											
Solar energy collection system, small-scale														27-5.304.B.25
Spa														27-5.304.B.26
Stable, private														
Storage shed														
Swimming pool (as an accessory use); other than swimming pool, private											X	X	X	27-5.304.B.27
Swimming pool, private														27-5.304.B.27
Wind energy conversion system, small-scale														27-5.304.B.28

**NOTES:**

[1] Sec. 27-4.402.C.4, Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone

[2] A home garden as an accessory use does not require a permit.

### **27-5.303. General Standards for All Accessory Uses and Structures**

#### **A. Relationship to Principal Use or Structure**

1. Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be established or constructed before the establishment or construction of the principal use or structure it serves.
2. If the principal use or structure served by the accessory use or structure is destroyed or removed, the accessory use or structure shall no longer be allowed.

#### **B. Location of Accessory Uses and Structures**

1. Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be located within any platted or recorded easement or over any known utility, or in an area designated as a fire lane or emergency access route on an approved site plan.
2. No accessory structures shall be located within a perimeter buffer except a screening fence or wall in accordance with the Landscape Manual.
3. No accessory structure shall impede the access to or function of a vehicle use area.
4. Unless otherwise provided in Sec. 27-5.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-2.203, Allowable Encroachments into Required Yards, no accessory structure shall be located in a required front yard or corner lot side yard.
5. Unless otherwise provided in Sec. 27-5.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-

2.203, Allowable Encroachments into Required Yards, accessory uses or structures may be located in a required side yard or rear yard, provided an accessory structure, other than a fence or wall, that is more than ten feet in height is set back from the nearest side or rear lot line one foot for every foot (or fraction thereof) the structure's height exceeds ten feet.

6. Unless otherwise provided in subparagraph 4 or 5 above, or Sec. 27-5.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-2.203, Allowable Encroachments into Required Yards, accessory uses and structures shall comply with the minimum yard depth standards and structure height limits applicable in the zone where the structure is located.

### **27-5.304. Standards Specific to Accessory Uses and Structures**

#### **A. General**

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Subsection sets forth and consolidates the standards for all accessory uses and structures for which a reference to this Section is provided in the "Use-Specific Standards" column of the accessory use/structure table in Sec. 27-5.302, Accessory Use/Structure Tables, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.



## **B. Standards for Specific Accessory Uses and Structures**

### **1. Agritourism**

- a. No lodging or overnight stay shall be provided for picnics, equine facilities, party facilities, corporate retreats, or weddings.
- b. Farm or ranch stays shall comply with the standards for a bed and breakfast (as accessory to a single-family detached dwelling) in Sec. 27-5.304.B.4.

### **2. Amateur ham radio antenna**

- i. The antenna shall not exceed a height of 90 feet above grade.
- ii. An antenna attached to a principal structure on the lot shall be located on a side or rear elevation of the structure.
- iii. A freestanding antenna shall be located to the rear of the principal structure on the lot, but not within 10 feet of any lot line.
- iv. The Planning Director shall waive or approve a deviation of the above standards if the ham radio operator demonstrates that such waiver or deviation is necessary to accommodate the operator's amateur communications needs.

### **3. Automated teller machine (ATM)**

- a. An ATM designed for walk-up use and located in the exterior wall of a building or a parking area shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking areas and building entrances, or

vehicular movement in front of buildings or through parking areas.

- b. If an ATM is designed for use by customers in their vehicles, it shall comply with the accessory use standards (including zones where permitted) in Sec. 27-5.304.B.9, Drive-through Service.

### **4. Bed and Breakfast (as accessory to a single-family detached dwelling)**

- a. The property owner or a member of the owner's immediate family shall live in the dwelling as a primary residence and manage the bed and breakfast use.
- b. The maximum number of guest rooms shall be eight.
- c. The guest rooms may be within or attached to the principal dwelling or exist within or as a detached structure (e.g., above a detached garage).
- d. Guest stays shall be limited to no more than two weeks in any one visit.
- e. No more than two nonresident persons may be employed on the premises.
- f. Interior residential features shall be retained in a manner that will allow re-conversion to solely a single-family residential use.
- g. Meals shall be served only to dwelling residents, and overnight resident guests, or their bona fide dining guests.
- h. At least one additional parking space per guestroom available for rent shall be provided in addition to those required for the principal dwelling.

- i. There shall be no sign or other evidence of the bed and breakfast accessory use except one sign not exceeding 2 feet by 3 feet in area. Such sign may be double-faced and illuminated, but not internally illuminated or back-lit
- j. Other than the sign authorized above, the dwelling and site shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.

## **5. Beekeeping**

Beekeeping in the Residential zones shall comply with the following standards:

- a. Only occur in rear yards of single-family detached dwellings, on parcels of land greater than 15,000 square feet in area;
- b. Be located in the rear yard;
- c. Include no more than two bee colonies per 15,000 square feet of parcel area;
- d. Not locate hives within 25 feet of any property line;
- e. Establish a flyway barrier at least six feet in height consisting of a solid wall, fence, dense vegetation or combination thereof. The flyway barrier shall be parallel to the property line, located only upon such property line as is closest to the colony, and extend ten feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six feet above the ground level over the property lines in the vicinity of the hive. In instances where more than one hive is kept, a flyway shall be installed and maintained per hive. This flyway barrier requirement

shall not apply if the setback between any colony and the closest lot line is 75 feet or more.

- f. It shall be the responsibility of any person having honey bees on the property to maintain each colony in the following condition:
  - i. Colonies shall be maintained in movable-frame hives;
  - ii. Adequate space shall be maintained in the hive to prevent overcrowding and swarming; and
  - iii. Colonies shall be re-queened following any swarming or aggressive behavior.

## **6. Canopy, Nonresidential**

- a. The canopy shall have a maximum height of 15 feet, as measured from the finished grade to the underside of the canopy.
- b. The design of the canopy, including any columns, shall match the design and exterior building materials of the principal building. The form, pitch, and materials used for a canopy covering a drive-through service facility shall be designed to appear as an extension of the roof covering the principal structure.
- c. A canopy covering fuel pumps may include logos or trademarks, but shall not include any other signage or advertising except as authorized by Sec. 27-6.1400, Signage.
- d. A canopy shall not be internally illuminated and any lighting on the canopy shall be fully recessed into the canopy, shall use cut-off lighting, and shall not extend downward beyond the ceiling of the canopy.

**7. Catering or food processing for off-site consumption (as accessory to a place of worship, club or lodge of a community-oriented association, or private school)**

All catering and food processing activities shall occur within a facility duly authorized for commercial food preparation.

**8. Community Recreation Facility**

A community recreation facility is allowed as an accessory use to a residential subdivision or other development including single-family detached dwellings, two- or three-family dwellings, townhouse dwellings, and/or multifamily dwellings, subject to the following standards:

- a. The facility shall not abut a thoroughfare (access to the facility shall be provided by an access drive).
- b. Off-street parking is not required if the facility is a pocket park.
- c. A community recreation facility accessory to a residential subdivision shall be proposed, reviewed, and developed in conjunction with the subdivision, or approved phase thereof.

**9. Drive-through Service**

- a. The drive-through service facilities shall be designed in accordance with Sec. 27-6.108.O, Vehicle Stacking Space.
- b. The drive-through service facility shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

- c. The design of any roof or awning over the drive-through service facilities and lanes, including any supporting columns and brackets, shall match the design and exterior building materials of the principal building.

**10. Electric Vehicle (EV) Level 1, 2, or 3 Charging Station**

- a. In Transit-Oriented/Activity Center, Commercial, Industrial, and Planned Development zones, EV Level 3 charging stations are allowed as accessory uses to any permitted principal use.
- b. In Residential zones, EV Level 3 charging stations are allowed as accessory uses to: continuing care retirement communities; colleges or universities; government maintenance, storage, or distribution facilities; major utility facilities; country clubs and golf courses; and developments of single-family attached dwellings or multifamily dwellings that contain more than 100 dwelling units.
- c. Except as otherwise provided in subsection d below or where accessory to a single-family detached, two-family, single-family attached, or manufactured home dwelling, EV charging station spaces shall be reserved for the charging of electric vehicles only. Such reserved spaces shall be posted with signage identifying the spaces as reserved only for the charging of electric vehicles, the amperage and voltage levels, any enforceable time limits or tow-away provisions, and contact information for reporting non-operating equipment or other problems.
- d. A required accessible parking space for persons with physical disabilities (see Section 27-6.205.G) may also

serve as an EV charging station space, provided the charging station and its controls meet ADA standards for accessibility to persons with physical disabilities.

- e. EV charging station equipment shall be located so as not to interfere with vehicle, bicycle, or pedestrian access and circulation, or with required landscaping.

#### **11. Family Child Care Home (Large or Small)**

- a. The family child care home shall comply with all applicable State regulations and be appropriately registered with the State prior to operation.

#### **12. Farm Tenant Dwelling (as accessory to an agriculture use)**

- a. The dwelling shall be owned by the owner of the farm property on which the dwelling is located.
- b. The dwelling shall be occupied only by a tenant for whom a majority of total income comes from work on the farm, and the tenant's immediate family members.

#### **13. Helipad (as an accessory use)**

- a. There shall be no existing or proposed flight obstructions that are located outside the helipad site and fall within the approach zone to any landing area.
- b. Auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment are not permitted.

#### **14. Home-Based Business**

- a. The business use shall be located within the dwelling unit, and shall involve an area that does not exceed

25 percent of the total floor area of the dwelling unit, or 5,000 square feet, whichever is less.

- b. The principal person conducting the business use shall be a full-time resident of the dwelling, and there shall be no more than two employees who do not reside in the dwelling.
- c. The business use shall not change the residential character or external appearance of the dwelling unit, its associated structures, or its principal residential use, nor shall there be any exterior evidence, other than a permitted sign, to indicate that the dwelling unit is used for other than residential purposes.
- d. There shall be no outdoor display or storage of goods, equipment, or services associated with the business.
- e. There shall be no retail sales of goods on the premises except of those goods incidental to the provision of a service by the business use (e.g., a hairdresser may sell shampoo).
- f. The business shall not involve significantly greater volumes or frequencies of deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a residential area.
- g. The business shall not result in adverse noise, vibration, odor, glare, fumes, or electrical or communications interference (including visual or audible interference with radio or television reception) that can be detected by the normal senses off the premises.
- h. Off-street parking and loading requirements in Sec. 27-6.200 do not apply to home-based businesses. No more than two vehicles associated with the home-

based business may be based at the subject property, or parked on-site or off-site or on a public street within 400 yards from the property. On request by the Department of Permitting, Inspections, and Enforcement, each dwelling unit resident shall provide for inspection the registrations for all vehicles owned or leased by the resident, titled in the business name, or listed as business personal property on the resident's or the business' income or property tax returns.

- i. A home-based business that includes a dog daycare facility shall comply with the following standards:
  - i. Be located on a parcel of land a minimum of one acre in area, on which a single-family detached dwelling is located;
  - ii. Not allow over 20 dogs at the facility at any one time;
  - iii. Locate outdoor areas where dogs will be allowed, a minimum of 35 feet from any property line;
  - iv. Limit the hours of operation daily from 6 a.m. to 8 p.m.;
  - v. The dogs may be groomed, trained, exercised and socialized, but not kept or boarded overnight, bred, sold, or let for hire;
  - vi. Sound mitigation walls, partitions, and floor/ceilings assemblies shall separate dog day care facilities from residential uses;
  - vii. Provide sight-obscuring fencing for all on-site outdoor recreation areas; the fence shall provide full containment for the dogs, and be

deep enough and secured to the ground to prevent escape, and high enough to prevent dogs from jumping or climbing over; and

- viii. The facility shall be subject to Subtitle 3 of the County Code.

#### **15. Limited Fuel/Oil/Bottled Gas Distribution**

- a. Limited fuel/oil/bottled gas distribution is allowed as an accessory use to garden centers, convenience stores, retail stores, major and neighborhood shopping centers, automobile service stations, recreational vehicle rental and service uses, industrial equipment sales and rental uses, and storage of petroleum products uses.
- b. Any structure housing the fuel, oil, or bottled gas that is located on a sidewalk or other walkway shall be located to maintain at least five feet of clearance along the walkway for use by pedestrians.
- c. Limited fuel/oil/bottled gas distribution as an accessory use is prohibited within 1,000 feet of an airport, and within the APA-1, -2, and -3S zones of the APAO Zone.

#### **16. Nursery and Garden Center (as accessory to an agricultural use)**

- i. The subject property shall contain at least 20 contiguous acres.
- ii. The display and sale of nursery stock and garden supplies not grown or produced on the premises shall not exceed 21,000 square feet or ten percent of the total display and sales area, whichever is less.



- iii. The display, sale, or repair of motorized nursery or garden equipment is prohibited.
- iv. All parking, loading, sales, and display areas shall be set back at least 25 feet from any street right-of-way and 150 feet from any adjoining Residentially-zoned land or land containing or approved for a residential use.
- v. A Type D bufferyard shall be provided between all sales, display, parking, loading, and storage areas and any adjoining Residentially-zoned land or land containing or approved for a residential use, in accordance with the Landscape Manual.

**17. Outdoor Display of Merchandise (as accessory to a retail sales use or wholesale use)**

Outdoor display of merchandise is allowed as an accessory use to any retail sales and service use or wholesale use that is conducted within a building located on the same lot, subject to the following standards:

- a. Merchandise displayed shall be limited to that sold or rented by the principal use of the parcel.
- b. All outdoor display of goods shall be located immediately adjacent to the front or side of the principal building, and not in drive aisles, loading zones, fire lanes, or parking lots.
- c. Outdoor display areas along the front or side of a principal building shall be limited to no more than one-half of the length of the building's front or side, as appropriate.

- d. Outdoor display areas shall be located to maintain a clearance area in front of primary building entrances for at least ten feet directly outward from the entrance width.
- e. An obstruction-free area at least five feet wide shall be maintained through the entire length of the display area or between it and adjacent parking areas so as to allow pedestrians and persons with disabilities to safely and conveniently travel between parking areas or drive aisles to the building and along the front and side of the building, without having to detour around the display area.

**18. Outdoor Seating (as accessory to an eating or drinking establishment)**

Outdoor seating is allowed as an accessory use to any eating or drinking establishment, subject to the following standards:

- a. No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be played in the outdoor seating area at volumes that disturb the peace, quiet, or comfort of adjoining properties.
- b. Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.
- c. Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.

- d. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- e. No tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating area.
- f. The outdoor seating area may be permitted on a public sidewalk abutting or adjacent to the front of the property containing an eating or drinking establishment subject to the following requirements:
  - i. The outdoor seating area shall be limited to that part of the sidewalk directly in front of the property containing the eating or drinking establishment unless the owner of adjoining property agrees in writing to an extension of the outdoor seating area to that part of the sidewalk in front of the adjoining property.
  - ii. The operator of the establishment shall enter into a revocable license agreement with the County or appropriate municipality that has been approved as to form by the County or municipal attorney, as appropriate, and:
    - (A) Ensures that the operator is adequately insured against and indemnifies and holds the County harmless for any claims for damages or injury arising from sidewalk dining operations, and will maintain the sidewalk seating area and facilities in good repair and in a neat and clean condition;
    - (B) Authorizes the County to suspend authorization of the outdoor seating use, and to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the owner's expense, as necessary to accommodate repair work being done to the sidewalk or other areas within the right-of-way containing or near the outdoor seating area; and
    - (C) Authorizes the County to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the operator's expense, if the operator fails to comply with a County order to do so within a reasonable time period.
  - iii. A clear pathway at least five feet wide shall be maintained to allow through public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required where necessary to ensure the safe and convenient flow of pedestrian traffic.
  - iv. A clear separation of at least five feet shall be maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required where necessary to ensure use of the public or emergency access feature.
  - v. No objects shall be placed along the perimeter of the outdoor sidewalk seating area that would have the effect of forming a physical or visual

barrier discouraging the use of the sidewalk by the general public.

- vi. Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.

#### **19. Outdoor Storage (as an accessory use)**

- a. Within the Transit-Oriented/Activity Center zones, outdoor storage areas shall be located to the rear of the development's principal building(s). In other zones, outdoor storage areas shall be located to the side or rear of the development's principal structure(s).
- b. Where an outdoor storage area stores goods intended for sale or resale, such goods shall be limited to those sold on the premise in conjunction with the principal use of the lot.
- c. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.
- d. No materials shall be stored in areas intended for vehicular or pedestrian circulation.
- e. Outdoor storage areas shall be enclosed with either a wall made of masonry material consistent with that of the primary building(s) on the lot, wood, or vinyl (or a combination of such a masonry wall and metal fencing). The height of the wall or fence shall be sufficient to screen stored materials from view from public street rights-of-way, private streets, public

sidewalks, and any adjoining residential development.

#### **20. Pier, Private**

- a. In a CBCAO Zone, the following standards shall apply:
  - i. The private pier shall be on a lot within a subdivision that provides a community pier.
  - ii. The boats secured to the private pier must be owned or used by the owners of the lot.

#### **21. Produce stand (as accessory to a farm or community garden)**

- a. A produce stand (as accessory to a farm or community garden) shall comply with the following standards:
  - i. Produce stands shall not exceed 750 square feet in area and shall not be more than 15 feet in height.
  - ii. Produce stands shall be located on the lot where the farm or community garden is located.
  - iii. Produce stands shall be:
    - (A) Limited to the retail sale of vegetables and fruits grown on the farm or in the community garden.
    - (B) Located to minimize the visual impact of the structure from adjacent public streets.
    - (C) Limited to a six-month duration in a given location.

- (D) Situated so that adequate ingress, egress, and off-street parking areas are provided.

## **22. Rainwater Cistern or Barrel**

An aboveground rainwater cistern or barrel is allowed as an accessory use or structure to any principal use or structure, provided it shall:

- a. Be located directly adjacent to the principal structure on a lot.
- b. Not serve as signage or have signage affixed to it.

## **23. Retail Sales (as accessory to a manufacturing warehouse, or wholesale use)**

- a. Retail sales areas shall not make up more than 15 percent of the gross floor area of the building, or 5,000 square feet, whichever is less.

## **24. Satellite Dish Antenna**

A satellite dish antenna is allowed as an accessory use or structure to any principal use or structure, subject to the following standards:

- a. A satellite dish antenna that is one meter or less in diameter, located on property within the exclusive use or control of the antenna user, and designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, is subject to the standards in this Subsection only to the extent that the standards do not unreasonably delay, prevent, or increase the cost of its installation, maintenance, or use or preclude reception of an acceptable quality signal.

- b. Only one antenna is allowed to serve a residential dwelling unit. For all other uses, one or more antennas are allowed.
- c. An antenna with a diameter greater than ten feet is allowed only as a special exception approved in accordance with Sec. 27-3.507, Special Exception.
- d. An antenna shall be located only in a rear or side yard, at least two feet from any rear or side lot line. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear and side yards, as used herein, shall mean the yards at the rear and side of the building, respectively.
- e. An antenna shall be ground-mounted, except an antenna with a diameter of six feet four inches or less may be mounted on the roof of any building other than a single-family dwelling unit.
- f. A ground-mounted antenna shall be screened from ground-level view from adjacent streets and parcels.
- g. Antennas may be located within any required green area or in any required landscaped area except along a street.

## **25. Solar Energy Collection Facility, Small-Scale**

- a. The facility may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground in accordance with the standards in Sec. 27-5.303.B, Location of Accessory Uses and Structures.
- b. The facility shall comply with the maximum height standards for the zone in which it is located, provided

that a roof-mounted system shall not extend more than 15 feet above the roofline of the structure on which it is mounted.

- c. Where an existing structure exceeds the applicable height limit, a solar energy collection facility may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.
- d. The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection facility, and for recording any such solar easement with the Land Records of Prince George's County.

## **26. Spa**

- a. A public spa shall be subject to the following standards:
  - i. No person under the age of 16 years shall be admitted into the establishment unless accompanied by a parent or guardian.
  - ii. At least one person with a current Advanced First Aid Certificate issued by the American Red Cross, or its equivalent, shall be on the premises at all times during operation.
  - iii. The use shall not constitute a nuisance because of noise, physical activity, or other cause.
- b. In the RR Zone, a public spa accessory to a hotel or motel is subject to the following additional standards:
  - i. The spa shall be for the sole use of hotel or motel guests.

- ii. The subject property shall have an area of at least five acres.
- iii. The subject property shall have frontage of at least 200 feet on, and vehicular access to, a street with a right-of-way width of at least 120 feet.
- iv. If the subject property abuts land that is developed, or approved to be developed, for residential purposes, a substantial fence at least six feet high shall be constructed and maintained along that part of the property line abutting the residential land.

- c. No building, structure, or parking area shall be located less than:
  - i. 50 feet from the street, land in a Residential zone, or land approved for a residential use;
  - ii. 25 feet from land in a Nonresidential zone or land approved for a commercial or industrial use;
  - iii. 200 feet from an existing dwelling; and
  - iv. 150 feet from the centerline of any street or public right-of-way

## **27. Swimming Pool (as an accessory use)**

- a. In the RE, RR, RSF-95, RSF-65, and RSF-A zones, an outdoor swimming pool shall be enclosed by a fence at least six feet high (which may be met by a railing attached to an above-grade pool).
- b. An outdoor swimming pool accessory to a single-family dwelling may be located in a required side or rear yard except that it shall be set back at least eight



feet from the rear lot line and five feet from all side lot lines.

- c. An outdoor swimming pool accessory to a use other than a single-family dwelling shall meet the minimum yard depth requirements for a principal building (not for accessory structures) and any applicable locational standards in provisions d and e below.
- d. An outdoor swimming pool accessory to a residential development or subdivision is subject to the following additional standards:
  - i. The pool shall be for the sole use of the development's or subdivision's residents, and their guests.
  - ii. The pool (including the apron, filtering and pumping equipment, and buildings) shall be located at least:
    - (A) 75 feet from adjoining land in a Residential zone or land approved for a residential use;
    - (B) 25 feet from adjoining land in a Nonresidential zone or adjoining land approved for a commercial or industrial use; and
    - (C) 125 feet from an existing dwelling on adjoining land.
  - iii. The use of any public address or other loudspeaker system for an outdoor swimming pool shall be restricted to that necessary for safety purposes, and shall not be used for the playing of music or other entertainment.

- e. In the RR Zone, an outdoor swimming pool accessory to a hotel or motel is subject to the following additional standards:
  - i. The pool shall be for the sole use of hotel or motel guests.
  - ii. The subject property shall have an area of at least five acres.
  - iii. The subject property shall have frontage of at least 200 feet on, and vehicular access to, a street with a right-of-way width of at least 120 feet.
  - iv. If the subject property abuts land that is developed, or approved to be developed, for residential purposes, a substantial, sightly fence at least six feet high shall be constructed and maintained along that part of the property line abutting the residential land.
  - v. No building, structure, or parking area shall be located less than:
    - (A) 50 feet from the street, adjoining land in a Residential zone, or adjoining land approved for a residential use;
    - (B) 25 feet from adjoining land in a Nonresidential zone or adjoining land approved for a commercial or industrial use;
    - (C) 200 feet from an existing dwelling on adjoining land; and
    - (D) 150 feet from the centerline of any adjoining street or public right-of-way.

## **28. Wind Energy Conversion System, Small-Scale**

- a. Tower-mounted small-scale wind energy conversion systems shall not be located within a front yard.
- b. A small-scale wind energy conversion system shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus five feet from all property lines, public street rights-of-way, and overhead utility lines. Guy wires and other support devices shall be set back at least five feet from all property lines.
- c. The maximum height of a small-scale wind energy conversion system (including the tower and extended blades) shall be the maximum height allowed in the zone plus 60 feet.
- d. Sound produced by the wind turbine under normal operating conditions, as measured at the property line abutting an existing residential use, shall not exceed 55 dBA at any time. The 55 dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe wind storms.
- e. The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white) that blends into a range of sky colors, or a color consistent with that of the buildings on the site. Bright, luminescent, or neon colors are prohibited.
- f. The blade tip or vane of any small-scale wind energy conversion system shall have a minimum ground clearance of 15 feet, as measured at the lowest point of the arc of the blades. No blades may extend over parking areas, public right of ways, driveways, or sidewalks.
- g. No illumination of the turbine or tower shall be allowed unless required by the Federal Aviation Administration (FAA).
- h. On a freestanding tower, any climbing foot pegs or rungs below 12 feet shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood or similar barriers shall be fastened to the bottom tower section such that it cannot readily be climbed.
- i. No wind generator, tower, building, or other structure associated with a small-scale wind energy conversion system shall include any signage visible from any public street other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
- j. No small-scale wind energy conversion system intended to connect to the electric utility shall be installed until evidence has been provided to the County that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer-owned generator.
- k. If use of the facility is discontinued for a continuous period of six months, the County shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days from the date of receipt of the notice to either resume use of the facility or file a notice of termination with the County. The owner shall remove the facility (including all towers, turbines, and above-

ground structures and equipment) within 90 days  
after a notice of termination is filed.

## Sec. 27-5.400 Temporary Uses and Structures

### 27-5.401. General

#### A. Purpose

The purpose of this Section is to authorize the establishment of certain uses (including special events) and structures of a limited duration—i.e., temporary uses and structures. This Section also identifies the zones in which such temporary uses and structures are allowed, identifies what type of permit or review is required to establish them, sets out general standards applicable to all temporary uses and structures, and sets out any special standards applicable to particular temporary uses and structures. This Section is intended to ensure that such uses or structure do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

#### B. Organization and Applicability

Sec. 27-5.402, Temporary Use/Structure Tables, shows whether a particular type of temporary use or structure is permitted or prohibited within the various zones. Sec. 27-5.403, General Standards for All Temporary Uses and Structures, establishes general standards that apply to all allowed temporary uses and structures. Sec. 27-5.404.B Standards for Specific Temporary Uses and Structures, establishes standards that apply to particular types of temporary uses or structures regardless of the zone in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These

standards may be modified by other applicable requirements in this Ordinance.

### 27-5.402. Temporary Use/Structure Tables

#### A. Structure of Temporary Use/Structure Tables

##### 1. Organization of Temporary Uses and Structures

The Temporary Use/Structure Tables in this Subsection list accessory uses and structures alphabetically.

##### 2. Designation of Uses and Structures

The Temporary Use/Structure Tables in this Subsection use the following abbreviations to designate whether and how a temporary use or structure is allowed in a particular zone:

---

√ A check ("√") under a base zone column indicates that the use or structure is allowable as a temporary use or structure by right in the zone, subject to Sec. 27-5.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance. No Temporary Use Permit is required.

---

T A "T" under a base zone column indicates that the use or structure is allowable as a temporary use or structure in the zone only on approval of a Temporary Use Permit in accordance with Sec. 27-3.510, Temporary Use Permit, subject to Sec. 27-5.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

---

A An "A" under a planned development (PD) zone column indicates that the use or structure is

---

	allowable as a temporary use or structure in the zone, subject to Sec. 27-5.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance—unless the PD Basic Plan/Conditions of Approval approved for the zone expressly identifies the use or structure as prohibited.
X	An "X" under a base or planned development (PD) zone column indicates that the use or structure is prohibited as a temporary use or structure in the zone.
X	An "X" under an overlay zone column indicates that the use or structure is prohibited as a temporary use or structure in the overlay zone (in which prohibitions of uses allowed by the underlying zone is an exception), irrespective of whether it is allowed by the underlying zone.
	A blank cell in an overlay zone column means that the use or structure is allowed if also allowed in the underlying base zone.

### 3. Reference to Use-Specific Standards

A particular use or structure allowable as a temporary use or structure in a zone may be subject to additional standards that are specific to the particular temporary use or structure. The applicability of such use-specific standards is noted in the last column of the Temporary Use/Structure Tables ("Use-Specific Standards") through a reference to standards in Sec. 27-5.404.B, Standards for Specific Temporary Uses and Structures.



## B. Temporary Use/Structure Table for Rural and Agricultural, and Residential Base Zones

**Table 27-5.402.B: Temporary Use/Structure Table for Rural and Agricultural, and Residential Base Zones**

√ = Allowed without a Temporary Use Permit T = Allowed only with a Temporary Use Permit  
 X = Prohibited

Temporary Use/Structure	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
	ROS	AG	AR	RE	RR	RSF-96	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Circus, carnival, fair, or other special event	X	X	X	X	X	X	X	X	T	T	T	27-5.404.B.1
Construction-related office/yard	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.2
Farmers' market (as a temporary use)	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.3
Firewood display and sales	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.4
Flea market	X	X	X	X	X	X	X	X	√	√	√	27-5.404.B.5
Garage or yard sale	√	√	√	√	√	√	√	√	√	√	√	
Manufactured home as emergency housing	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.6
Modular classroom	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.7
Seasonal decorations display and sales	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.8
Temporary portable storage unit	√	√	√	√	√	√	√	√	√	√	√	27-5.404.B.9
Temporary real estate sales office/model	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.10
Temporary recyclables collection	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.11
Temporary sawmill	X	√	√	X	X	X	X	X	X	X	X	27-5.404.B.12
Temporary shelter for commercial displays, sales, and services	X	X	X	X	X	X	X	X	T	T	T	27-5.404.B.13
Temporary rubble (construction and demolition debris) landfill	X	X	X	X	X	X	X	X	X	X	X	
Transient manufactured home or recreational vehicle residence	√	√	√	√	√	√	√	√	X	X	X	27-5.404.B.14
Wayside stand	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.15

**C. Temporary Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

**Table 27-5.402.C: Temporary Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

√ = Allowed without a Temporary Use Permit T = Allowed only with a Temporary Use Permit  
 X = Prohibited

Temporary Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H				
	CN	CGO	CS	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
Circus, carnival, fair, or other special event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.1	
Construction-related office/yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.2	
Farmers’ market (as a temporary use)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.3	
Firewood display and sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.4	
Flea market	√	√	√	X	X	√	√	√	√	√	√	√	√	√	X	27-5.404.B.5	
Garage or yard sale	X	X	X	X	X	√	√	√	√	√	√	√	√	√	√		
Manufactured home as emergency housing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.6	
Modular classroom	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.7	
Seasonal decorations display and sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.8	
Temporary portable storage unit	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	27-5.404.B.9	
Temporary real estate sales office/model	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.10	
Temporary recyclables collection	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.11	
Temporary sawmill	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	27-5.404.B.12	
Temporary shelter for commercial displays, sales, and services	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.13	
Temporary rubble (construction and demolition debris) landfill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Transient manufactured home or recreational vehicle residence	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5.404.B.14	
Wayside stand	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	27-5.404.B.15	

#### D. Temporary Use/Structure Table for Planned Development Zones

<b>Table 27-5.402.D: Temporary Use/Structure Table for Planned Development Zones</b> A = Allowable X = Prohibited T = Allowed only with a Temporary Use Permit, irrespective of treatment by underlying base zone									
Temporary Use/Structure	R-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	Use-Specific Standards
Circus, carnival, fair, or other special event	A	A	A	A	A	A	A	A	27-5.404.B.1
Construction-related office/yard	A	A	A	A	A	A	A	A	27-5.404.B.2
Farmers' market (as a temporary use)	A	A	A	A	A	A	A	A	27-5.404.B.3
Firewood display and sales	A	A	A	A	A	A	A	A	27-5.404.B.4
Flea market	X	A	A	A	A	A	A	X	27-5.404.B.5
Garage or yard sale	A	A	A	A	A	A	A	A	
Manufactured home as emergency housing	A	A	A	A	A	A	A	A	27-5.404.B.6
Modular classroom	A	A	A	A	A	A	A	A	27-5.404.B.7
Seasonal decorations display and sales	A	A	A	A	A	A	A	A	27-5.404.B.8
Temporary portable storage unit	A	A	A	A	A	A	A	A	27-5.404.B.9
Temporary real estate sales office/model	A	A	A	A	A	A	A	A	27-5.404.B.10
Temporary recyclables collection	A	A	A	A	A	A	A	A	27-5.404.B.11
Temporary rubble (construction and demolition debris) landfill	A	A	A	A	A	A	A	A	
Temporary sawmill	X	X	X	X	X	X	X	X	27-5.404.B.12
Temporary shelter for commercial displays, sales, and services	A	A	A	A	A	A	A	A	27-5.404.B.13
Transient manufactured home or recreational vehicle residence	X	X	X	X	X	X	X	X	27-5.404.B.14
Wayside stand	A	A	A	A	A	A	A	A	27-5.404.B.15

## E. Temporary Use/Structure Table for Overlay Zones

Table 27-5.402.E: Temporary Use/Structure Table for Overlay Zones														
A blank cell means the use is allowed only if allowed in underlying base zone														
X = Prohibited, irrespective of treatment by underlying base zone														
Temporary Use/Structure	CBCAO Zones			APAO Zones							MIO Zones [1]			Use-Specific Standards
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Circus, carnival, fair, or other special event											X	X	X	27-5.404.B.1
Construction-related office/yard														27-5.404.B.2
Farmers’ market (as a temporary use)												X		27-5.404.B.3
Firewood display and sales												X		27-5.404.B.4
Flea market												X		27-5.404.B.5
Garage or yard sale												X		
Manufactured home as emergency housing														27-5.404.B.6
Modular classroom											X	X	X	27-5.404.B.7
Seasonal decorations display and sales												X		27-5.404.B.8
Temporary portable storage unit														27-5.404.B.9
Temporary real estate sales office/model														27-5.404.B.10
Temporary recyclables collection														27-5.404.B.11
Temporary sawmill														27-5.404.B.12
Temporary shelter for commercial displays, sales, and services														27-5.404.B.13
Transient manufactured home or recreational vehicle residence														27-5.404.B.14
Wayside stand												X		27-5.404.B.15
NOTES:														
[1] Sec. 27-4.402.C.4, Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone.														

### **27-5.403. General Standards for All Temporary Uses and Structures**

Unless otherwise specified in this Ordinance, any temporary use or structure shall:

- A.** Obtain any other applicable County, municipal, State, or Federal permits;
- B.** Not involve the retail sales or display of goods, products, or services within a public right-of-way, except as part of a County- or municipal-authorized event;
- C.** Not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare;
- D.** Be compatible with the principal uses taking place on the site;
- E.** Not have adverse health, safety, noise, or nuisance impacts on any adjoining permanent uses or nearby residential neighborhoods;
- F.** Not include permanent alterations to the site;
- G.** Comply with temporary signage standards in Sec. 27-6.1400, Signage.
- H.** Not maintain temporary signs associated with the temporary use or structure after the activity ends;
- I.** Not violate the applicable conditions of approval that apply to a site or a use on the site;
- J.** Not interfere with the normal operations of any permanent use located on the property; and
- K.** Be located on a site containing sufficient land area to allow the temporary use, structure, or special event to occur and

accommodate associated pedestrian, parking, and traffic movement without disturbing environmentally sensitive lands.

### **27-5.404. Standards Specific to Temporary Uses and Structures**

#### **A. General**

Standards for a specific temporary use of structure shall apply to the particular individual temporary use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Subsection sets forth and consolidates the standards for all temporary uses and structures for which a reference to this Subsection is provided in the "Use-Specific Standards" column of the temporary use/structure table in Sec. 27-5.402, Temporary Use/Structure Tables, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

#### **B. Standards for Specific Temporary Uses and Structures**

##### **1. Circus, Carnival, Fair, or Other Special Event**

- a.** The event shall be for no more than 17 days.
- b.** Except in a Commercial or Industrial zone, the use shall be located only on a parking lot.
- c.** The event shall be located at least 250 feet from any dwelling on adjoining land.
- d.** The Fire and Emergency Medical Services Department and Police Department, or where applicable, the affected municipal Police Department, shall have determined that the site is accessible for public safety vehicles and equipment.



- e. The Department of Permitting, Inspections and Enforcement shall have determined that any existing or proposed permanent or temporary structures comply with applicable regulation of the Building Code.
- f. Adequate restroom facilities shall be provided.
- g. Owners of adjoining properties shall be notified of the proposed event before its approval.

## **2. Construction-Related Office/Yard**

- a. A Temporary Use Permit for the use shall be issued only when actual construction on or in the immediate vicinity of the development site necessitates the construction-related office/yard. The permit shall be initially valid for no more than three years. The Planning Director may grant written extensions of this time period for up to three years per extension provided, however, that the permit shall remain valid no longer than the time required for the construction.
- b. Adequate measures shall be taken to ensure that the use will not adversely affect the health, safety, and welfare of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.
- c. No item stored or assembled on the subject property shall be sold on the property.

## **3. Farmers' Market (as a temporary use)**

- a. The market shall operate only with written permission from the owner of the property on which it is located.

- b. A farmers' market shall operate for no more than 106 calendar days in any one calendar year.
- c. A farmers' market shall be open only during the times identified in the Temporary Use Permit.
- d. Except as provided in provision e below, a farmer's market shall only be located on the open area or parking lot of private or publicly owned property.
- e. The market may operate inside a public or privately owned building during the months of December through March for a period not to exceed a total of 30 days.
- f. The market shall provide adequate ingress, egress, and off-street parking areas. Vehicular access to the subject property shall not be by means of streets internal to subdivisions for single-family detached dwellings.
- g. Market sales shall be limited to the retail sale of agriculture, aquaculture, and horticulture products produced by the vendors; prepared foods(e.g., baked goods, jams and jellies, juices, cheeses); and incidental sales of crafts or similar home-made products made by the vendors.
- h. Items for sale shall not be displayed or stored within customer pathways.
- i. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

- j. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

#### **4. Firewood Display and Sales**

- a. The Temporary Use Permit shall be valid for no more than four months in any 12-month period and shall not be renewable.
- b. The firewood shall be neatly stacked, and the property shall be kept clean and free from debris.
- c. The immediate area within which firewood is displayed or sold shall not be enclosed.
- d. In any Residential zone or land approved for a residential use, the sales area shall be located at least 25 feet from any street line.
- e. No power-driven log cutting or splitting devices shall be used in connection with the use.
- f. In any Commercial or Industrial Zone or land approved for commercial or industrial use, the sales area shall be located at least ten feet from any street line, and shall not encroach upon any required landscaped area.

#### **5. Flea Market**

- a. The market shall operate only with written permission from the owner of the property on which it is located.
- b. The market shall operate for no more than 30 days in any one calendar year.
- c. The market shall be open only during daylight hours.

- d. The flea market shall only be located on the open area or parking lot of property owned by a public agency or a non-profit organization.
- e. Stalls, sales tables, and any other facilities related to the flea market shall be located at least 25 feet from any adjoining street. If located within a parking lot, the facilities shall be located so as to provide sufficient parking facilities for the patrons.
- f. Market sales shall be limited to the retail sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and nonportable household appliances.
- g. Items for sale shall not be displayed or stored within customer pathways.
- h. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.
- i. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

#### **6. Manufactured Home as Emergency Housing**

- a. The manufactured home shall be used only as a dwelling in times of emergency due to calamity.
- b. The use shall be certified by the County agency responsible for providing emergency housing.
- c. All requirements for lot coverage, building lines, frontages, yards, height limitations, and off-street parking in the zone in which the manufactured home is located shall be met.

- d. The Temporary Use Permit shall be issued for no more than two years and shall not be renewable.

#### **7. Modular Classroom**

- a. One modular classroom, not exceeding 700 square feet of gross floor area, may be located on the premises of the private school whose students are receiving instruction under Title 1.
- b. The Temporary Use Permit shall initially be valid for no more than three years. The Planning Director may grant written extensions of this time period for up to two years per extension. The modular classroom shall be removed from the premises upon the earlier of:
  - i. The expiration of the permit; or
  - ii. The cessation of the educational services provided under Title 1 for a period exceeding 100 consecutive days.
- c. The modular classroom shall not be located on a parking lot or in a front yard and its installation shall not cause the removal of any existing trees.
- d. Landscaping consisting of live evergreens at least six feet in height and planted ten feet on center shall be installed around the perimeter of the modular classroom (except at entrance or exit ways) prior to the issuance of the Temporary Use Permit.
- e. The modular classroom shall be set back at least 25 feet from adjoining land in any Residential zone or land approved for a residential use in any other zone.

#### **8. Seasonal Decorations Display and Sales**

- a. A Temporary Use Permit shall be valid for no more than 45 consecutive days.
- b. Except for bona fide nonprofit groups or organizations, in any Residential zone or land approved for a residential use, the display/sales area shall be located at least 25 feet from an existing street line and from any adjacent lot lines.
- c. Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.
- d. Off-street parking shall be adequate to accommodate the proposed sale of products.

#### **9. Temporary Portable Storage Unit**

Temporary storage in a portable storage unit may be permitted to serve an existing use on the same lot, subject to the following standards:

- a. No more than one unit shall be located on a lot.
- b. A unit shall be no more than eight feet wide, 16 feet long, and eight feet high.
- c. No unit shall be placed on a lot for more than 30 consecutive days, or for more than 60 days within any calendar year.
- d. In no case may a unit be placed in the front yard, in any front parking lot of a commercial use, or in fire lanes, passenger loading zones, commercial loading areas, or public rights-of-way.

- e. The owner and operator of the lot containing a portable storage unit shall ensure that the unit is in good condition, free from evidence of deterioration, weathering, discoloration, rust, ripping, tearing, or other holes or breaks. The unit shall be kept locked when not being loaded or unloaded.
- f. The owner and operator of the lot containing a portable storage unit shall ensure that no hazardous substances are stored within the unit.

#### **10. Temporary Real Estate Sales Office/Model**

A model home or other building, or unit thereof, located on the site of new development is allowed to be temporarily used for sales or leasing associated with the development, subject to the following standards:

- a. A Temporary Use Permit for the use shall be issued only when actual construction on or in the immediate vicinity of the development site necessitates the sales office/model. The permit shall be initially valid for no more than three years. The Planning Director may grant written extensions of this time period for up to three years per extension provided, however, the permit shall remain valid no longer than the time required for the construction.
- b. Adequate measures shall be taken to ensure the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.
- c. There shall be no more than one such office per builder in the development.

- d. The sales office shall be located on a lot or building site approved as part of the development, or within a building approved as part of the development.
- e. The building used as or containing a sales office shall comply with all building setbacks and other development requirements.
- f. The building shall be aesthetically compatible with the character of the community and surrounding area in terms of exterior color, predominant exterior materials, and landscaping.
- g. At least one parking space shall be provided for every 300 square feet of gross floor area devoted to the sales office use. Accessible parking for persons with physical disabilities is required.
- h. On termination of the temporary real estate sales/leasing use, the building or unit shall be converted to a permanent permitted use or removed.

#### **11. Temporary Recyclables Collection**

- a. The Temporary Use Permit shall be valid for no more than three years. The Department of Permitting, Inspections, and Enforcement may grant written requests for extension of this time period for three years per extension, provided the use continues in accordance with any approved conditions.
- b. The use shall be limited to collection and removal at regular intervals. It shall not include long-term or bulk storage and shall be limited to a maximum area of 25,000 square feet.

## **12. Temporary Sawmill**

- a. No machinery shall be located less than 50 feet from any boundary of the subject property and all machinery shall be secured against unauthorized use.
- b. After the removal and cutting of timber, all debris and sawdust piles shall be removed, and the premises shall be left in a sightly condition.

## **13. Temporary Shelter for Commercial Displays, Sales, and Services**

- a. Promotional displays or sales, seasonal activities, income tax consultant's offices, carload sales of products, sidewalk sales, and demonstration of products in a parking lot may be allowed in a trailer or tent, provided the Temporary Use Permit shall be valid for no more than three consecutive months.

## **14. Transient Manufactured Home or Recreational Vehicle Residence**

- a. The manufactured home or recreational vehicle shall be located on a lot with an area of at least five acres.
- b. The principal use of the lot shall be an activity for which the County levies an amusement tax, and the occupants of the manufactured home or recreational vehicle shall be employed in connection, or otherwise reasonably associated, with the activity.
- c. The Temporary Use Permit shall be valid for no more than 120 cumulative days per any one year, except that a permit for a manufactured home or recreational vehicle used in connection with a pari-mutuel racetrack shall be valid for no more than two 218 cumulative days per calendar year.

## **15. Wayside Stand**

- a. The stand shall be used only for the sale of agricultural products grown or produced on the premises and the incidental sale of agricultural products not grown or produced on the premises.
- b. The Temporary Use Permit shall be valid for no more than two years. The Planning Director may grant written requests to extend this time period for up to two years per extension.
- c. The stand shall be located not less than 25 feet from an existing street.
- d. Adequate measures shall be taken to ensure that the use will not adversely affect the health, safety, and welfare of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.



*This page is intentionally left blank.*

# Division 6: Development Standards

*This page is intentionally left blank.*

## Division 27-6: Development Standards - Table of Contents

<b>Sec. 27-6.100</b>	<b>Roadway Access, Mobility, and Circulation .....</b>	<b>27-6—1</b>
27-6.101.	Purpose and Intent .....	27-6—1
27-6.102.	Applicability .....	27-6—1
27-6.103.	Consistency with Plans .....	27-6—1
27-6.104.	Multimodal Transportation System .....	27-6—1
27-6.105.	Timing of Review .....	27-6—2
27-6.106.	Circulation Plan Required .....	27-6—2
27-6.107.	Developer Responsible for On-Site Street Improvements .....	27-6—2
27-6.108.	Vehicular Access and Circulation .....	27-6—2
27-6.109.	Pedestrian Access and Circulation .....	27-6—13
27-6.110.	Bicycle Access and Circulation .....	27-6—16
<b>Sec. 27-6.200</b>	<b>Off-Street Parking and Loading .....</b>	<b>27-6—18</b>
27-6.201.	Purpose and Intent .....	27-6—18
27-6.202.	Applicability .....	27-6—18
27-6.203.	Timing of Review .....	27-6—19
27-6.204.	Parking Plan or Site Plan Required .....	27-6—19
27-6.205.	General Standards for Off-Street Parking and Loading Areas .....	27-6—19
27-6.206.	Off-Street Parking Space Standards .....	27-6—23
27-6.207.	Dimensional Standards for Parking Spaces and Aisles .....	27-6—41
27-6.208.	Off-Street Parking Alternatives .....	27-6—43
27-6.209.	Reduced Parking Standards for Parking Demand Reduction Strategies .....	27-6—48
27-6.210.	Bicycle Parking Standards .....	27-6—52
27-6.211.	Loading Area Standards .....	27-6—54
<b>Sec. 27-6.300</b>	<b>Open Space Set-Asides .....</b>	<b>27-6—56</b>
27-6.301.	Purpose and Intent .....	27-6—56
27-6.302.	Applicability .....	27-6—56
27-6.303.	Timing of Review .....	27-6—56
27-6.304.	Amount of Open Space Set Asides Required .....	27-6—56
27-6.305.	Areas Counted as Open Space Set-Asides .....	27-6—56

27-6.306.	Areas Not Counted as Open Space Set-Asides .....	27-6—59
27-6.307.	Design Standards for Open Space Set-Asides .....	27-6—59
27-6.308.	Development in Open Space Set-Asides .....	27-6—61
27-6.309.	Ownership, Management, and Maintenance of Open Space Set-Asides .....	27-6—62

### **Sec. 27-6.400 Landscaping .....** **27-6—62**

### **Sec. 27-6.500 Fences and Walls .....** **27-6—62**

27-6.501.	Purpose and Intent .....	27-6—62
27-6.502.	Applicability .....	27-6—63
27-6.503.	Timing of Review .....	27-6—63
27-6.504.	General Standards .....	27-6—63
27-6.505.	Height Standards .....	27-6—64
27-6.506.	Materials .....	27-6—65
27-6.507.	Perimeter Fences and Walls Abutting Street Right-of-Way .....	27-6—66
27-6.508.	Appearance .....	27-6—67
27-6.509.	Fence and Wall Construction .....	27-6—68
27-6.510.	Gates .....	27-6—68
27-6.511.	Retaining Walls .....	27-6—68
27-6.512.	Security Exemption Plan .....	27-6—69

### **Sec. 27-6.600 Exterior Lighting .....** **27-6—69**

27-6.601.	Purpose and Intent .....	27-6—69
27-6.602.	Applicability .....	27-6—69
27-6.603.	Timing of Review .....	27-6—70
27-6.604.	Lighting Plan .....	27-6—70
27-6.605.	Prohibited Lighting .....	27-6—71
27-6.606.	Private Street Lighting .....	27-6—71
27-6.607.	General Standards for Exterior Lighting .....	27-6—71
27-6.608.	Lighting Design Standards for Specific Uses and Site Features .....	27-6—73
27-6.609.	Measurement .....	27-6—75
27-6.610.	Exemptions for a Security Plan .....	27-6—75

## Division 27-5: Development Standards - Table of Contents

<b>Sec. 27-6.700</b>	<b>Environmental Protection and Noise Controls.....27-6—75</b>	
27-6.701.	Purpose and Intent.....	27-6—75
27-6.702.	Woodland and Wildlife Habitat Conservation .....	27-6—75
27-6.703.	Floodplain Management .....	27-6—75
27-6.704.	Erosion and Sedimentation Control .....	27-6—76
27-6.705.	Stormwater Management.....	27-6—76
27-6.706.	Chesapeake Bay Critical Area .....	27-6—76
27-6.707.	Noise Control.....	27-6—76
<b>Sec. 27-6.800</b>	<b>Multifamily, Townhouse, and Three-Family Form and Design Standards .....27-6—77</b>	
27-6.801.	Purpose and Intent.....	27-6—77
27-6.802.	Applicability.....	27-6—77
27-6.803.	Timing of Review .....	27-6—77
27-6.804.	Multifamily, Townhouse, and Three-Family Form and Design Standards .....	27-6—77
<b>Sec. 27-6.900</b>	<b>Nonresidential and Mixed-Use Form and Design Standards.....27-6—82</b>	
27-6.901.	Purpose and Intent.....	27-6—82
27-6.902.	Applicability.....	27-6—82
27-6.903.	Timing of Review .....	27-6—82
27-6.904.	Nonresidential and Mixed-Use Form and Design Standards.....	27-6—83
27-6.905.	Large Retail Establishment Form and Design Standards.....	27-6—86
<b>Sec. 27-6.1000</b>	<b>Industrial Form and Design Standards.....27-6—89</b>	
27-6.1001.	Purpose and Intent.....	27-6—89
27-6.1002.	Applicability.....	27-6—89
27-6.1003.	Timing of Review .....	27-6—89
27-6.1004.	Industrial Form and Design Standards .....	27-6—89
<b>Sec. 27-6.1100</b>	<b>Neighborhood Compatibility Standards .....27-6—91</b>	
27-6.1101.	Purpose and Intent.....	27-6—91
27-6.1102.	Applicability.....	27-6—92
	27-6.1103.	Neighborhood Compatibility Standards .....
		27-6—93
<b>Sec. 27-6.1200</b>	<b>Agricultural Compatibility Standards .....27-6—99</b>	
27-6.1201.	Purpose and Intent .....	27-6—99
27-6.1202.	Applicability .....	27-6—99
27-6.1203.	Timing of Review .....	27-6—100
27-6.1204.	Agricultural Compatibility Standards.....	27-6—100
<b>Sec. 27-6.1300</b>	<b>Urban Farm Compatibility Standards .....27-6—102</b>	
27-6.1301.	Purpose and Intent .....	27-6—102
27-6.1302.	Applicability .....	27-6—103
27-6.1303.	Timing of Review .....	27-6—103
27-6.1304.	Compatibility Standards .....	27-6—103
<b>Sec. 27-6.1400</b>	<b>Signage.....27-6—104</b>	
27-6.1401.	Purpose and Intent .....	27-6—104
27-6.1402.	Applicability .....	27-6—105
27-6.1403.	Timing of Review .....	27-6—105
27-6.1404.	Prohibited Signs.....	27-6—107
27-6.1405.	General Standards .....	27-6—108
27-6.1406.	Standards for Specific Sign Types .....	27-6—110
27-6.1407.	Standards for Special Purpose Signs.....	27-6—114
27-6.1408.	Standards for Temporary Signs .....	27-6—118
27-6.1409.	Alternative Sign Plan.....	27-6—120
<b>Sec. 27-6.1500</b>	<b>Green Building Standards.....27-6—121</b>	
27-6.1501.	Purpose and Intent .....	27-6—121
27-6.1502.	Applicability .....	27-6—121
27-6.1503.	Timing of Review .....	27-6—122
27-6.1504.	Green Building Standards .....	27-6—122
27-6.1505.	Failure to Install or Maintain Green Building Elements for Compliance.....	27-6—124
<b>Sec. 27-6.1600</b>	<b>Green Building Incentives.....27-6—125</b>	
27-6.1601.	Purpose and Intent .....	27-6—125
27-6.1602.	Timing of Review .....	27-6—125
27-6.1603.	Incentives .....	27-6—125
27-6.1604.	Applicability .....	27-6—125
27-6.1605.	Conflict with Neighborhood Compatibility Standards.....	27-6—126



## Division 27-6: Development Standards - Table of Contents

---

27-6.1606.	Procedure .....	27-6—126
27-6.1607.	Menu of Green Building Features .....	27-6—127

27-6.1608.	Failure to Install or Maintain Green Building Practices.....	27-6—129
------------	---	----------

*This page is intentionally left blank.*

development, or that compliance with the required bicycle improvements is impracticable because topography, natural features, or the location of potential access points makes it unlikely that bicyclists will use the facilities or will create significant risks of harm to bicyclists.

## **Sec. 27-6.200 Off-Street Parking and Loading**

### **27-6.201. Purpose and Intent**

The purpose of this Section is to ensure provision of off-street parking and loading facilities in proportion to the generalized parking and loading demand of the different zones and different uses allowed by this Ordinance. The standards in this Section are intended to provide for adequate off-street parking and loading while supporting transit-oriented development and walkable urbanism in appropriate locations, and allowing the flexibility needed to accommodate alternative parking solutions. The standards are also intended to achieve County policies of supporting redevelopment of commercial corridors, accommodating appropriate infill development, and avoiding excessive paved surface areas.

### **27-6.202. Applicability**

#### **A. New Development**

All new development shall provide off-street parking and loading areas in accordance with the standards of this Section.

#### **B. Existing Development**

##### **1. Change in Use**

- a. In addition, and except as identified in Sec. 27-6.202.B.1.b below, any change in use of existing development shall be accompanied by provision of any additional off-street parking and loading spaces required for the changed use by this Section.
- b. A change in use in the Transit-Oriented/Activity Center base and PD zones and the Commercial base zones inside the Capital Beltway, where the change in use would increase the amount of required off-street parking by no more than 50 percent of that required for the original use or 40 spaces, whichever is greater, is exempted from the off-street parking requirements of this Section.

##### **2. Expansion**

If an existing structure or use is expanded or enlarged (in terms of the number of dwelling units, floor area, or seating capacity), any additional off-street parking and loading spaces that may be required shall be provided in accordance with the requirements of this Section as applied only to the expanded or enlarged part of the structure or use.

##### **3. Upgrading of Nonconforming Parking**

Nonconforming parking facilities on the site of an enlarged, expanded, or altered structure or use area shall comply with the requirements of this Section in accordance with the standards of Sec. 27-7.600, Nonconforming Site Features.

### **27-6.203. Timing of Review**

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### **27-6.204. Parking Plan or Site Plan Required**

All development applications subject to review for compliance with the standards of this Section shall include a parking plan, unless a site plan meeting the requirements of this Subsection is submitted. A parking plan may be combined with the circulation plan required in Sec. 27-6.106, Circulation Plan Required, for developments meeting the threshold required in that Section. The parking plan or site plan shall accurately designate the number and location of required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the development they are designed to serve, including how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the development. In addition, the parking plan or site plan shall accurately designate the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

### **27-6.205. General Standards for Off-Street Parking and Loading Areas**

#### **A. Use of Parking and Loading Areas**

##### **1. General**

Off-street parking areas required by this Section shall be used solely for the parking of licensed motorized vehicles

in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except for food truck hubs operating pursuant to Subtitle 5 of the County Code and farmers' markets), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

##### **2. Identified as to Purpose and Location**

Off-street parking areas of three or more spaces and all off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Sec. 27-6.205.D, Markings.

#### **B. Surfacing**

##### **1. General**

- a. Except as provided for in Sec. 27-6.205.B.1.b and Sec. 27-6.205.B.2 below, all off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.
- b. Parking for uses in the Rural and Agricultural base zones may be allowed on non-engineered surfaces of grass, gravel, dirt or similar materials, provided, the following uses shall comply with Sec. 27-6.205.B.1.a above:

- i. Agricultural research facilities;
- ii. Farm supply sales or farm machinery/implement sales, rental, or repair;
- iii. Rural corporate retreats; and
- iv. Cemeteries.

## 2. Pervious or Semi-pervious Surfacing

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program (e.g., sweeping, annual vacuuming) submitted to and approved by the Department of Permitting, Inspections, and Enforcement. Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices (see Figure 27-6.205.B.2: Use of Pervious Materials in a Parking Lot).

**Figure 27-6.205.B.2: Use of Pervious Materials in a Parking Lot**



## C. Location and Arrangement

### 1. Safe and Convenient Access

- a. Off-street parking and loading areas shall be arranged for convenient access between an adjacent street and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles.
- b. Except for off-street parking areas serving single-family detached, two-family, three-family, and mobile home dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.



- c. Except for off-street parking areas serving single-family detached, two-family, three-family, and mobile home dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without having to move another automobile, unless within an automated or mechanical parking deck or garage or part of valet or tandem parking in accordance with Sec. 27-6.208, Off-Street Parking Alternatives.
- d. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot.

## **2. Backing onto Streets Prohibited**

Except for parking areas serving single-family detached, two-family, three-family, and mobile home dwellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street.

## **D. Markings**

- 1. Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings—including striping, directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times. The following uses are exempt from the requirements to mark parking and loading areas:
  - a. Single-family detached dwellings;

- b. Two-family dwellings;
  - c. Three-family dwellings; and
  - d. Uses in the Rural and Agricultural base zones, other than agricultural research facilities; farm supply sales or farm machinery/implement sales, rental, or repair; rural corporate retreats; and cemeteries.
- 2. One-way and two-way accesses into required parking facilities shall be identified by directional arrows. Any two-way access located at any angle other than 90 degrees to a street shall be marked with a traffic separation stripe running the length of the access. This requirement does not apply to parking lot drive aisles.

## **E. Exterior Lighting**

Lighted off-street parking and loading areas shall comply with the standards of Sec. 27-6.600, Exterior Lighting.

## **F. Landscaping**

- 1. Off-street parking areas, except for below-grade or completely enclosed garages, shall comply with the landscaping standards of the Landscape Manual.
- 2. Any parking space in a gravel, crushed stone, or similar material lot, at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, or at the edge of a parking lot where the parking surface ends at a landscaped area with no landscaping wall or vertical divider, shall include a permanently anchored wheel stop installed at the end of the parking space opposite the drive aisle.
- 3. Wheel stops, when used, shall be made of concrete, wood, metal, or other material of comparable durability,

and shall be at least six feet long and at least six inches high.

#### **G. Accessible Parking for Persons with Physical Disabilities**

Development required to provide off-street parking spaces shall ensure that a portion of the total number of required off-street parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

#### **H. Maintained In Good Repair**

##### **1. Maintained at All Times**

All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

#### **I. Large Vehicular Use Areas (300 or More Spaces)**

Vehicular use areas containing 300 or more parking spaces, whether developed at one time or in phases, shall be configured in accordance with the following standards:

##### **1. Primary Drive Aisle**

- a. Primary drive aisles within vehicular use areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards (see Figure 27-6.205.I.1: Location of Primary Drive Aisle):

- b. Have a minimum cross-section width between curbs to serve two travel lanes and accommodate parallel parking spaces along both sides of the drive aisle in areas not needed for turning movements;
- c. Be striped to designate parallel parking spaces, where appropriate;
- d. Include a sidewalk or curb-delineated pedestrian path along the front façade of a building when the drive aisle is aligned parallel to that building façade; and
- e. Provide street trees along both sides of the primary drive aisle with a maximum spacing of 40 feet on-center. Minor shade trees may be used next to the building façade within 40 feet of building entrances.

**Figure 27-6.205.I.1: Location of Primary Drive Aisle**



## 2. Pedestrian Pathways

The vehicular use area shall provide fully-separated, improved pedestrian pathways that (see Figure 27-6.205.I.2: Example of Pedestrian Pathways):

- a. Are provided, at a minimum, every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension;
- b. Are enhanced with planted landscaping strips;
- c. Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the parking lot;
- d. Are paved with asphalt, cement, or other comparable material;
- e. Are of contrasting color or materials when crossing drive aisles;
- f. Are in compliance with applicable State and Federal requirements while at a minimum are at least four feet wide when located within planting strips, and ten feet wide when crossing drive aisles;
- g. Connect to all existing or planned adjacent transit facilities; and
- h. Provide safe and efficient pedestrian access to the use they serve.

Figure 27-6.205.I.2: Examples of Pedestrian Pathways



### J. Completion

Prior to the issuance of a certificate of occupancy, all off-street parking and loading areas serving the use or building that is the subject of the certificate of occupancy application shall be completed.

## 27-6.206. Off-Street Parking Space Standards

### A. Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Sec. 27-6.206.C below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6.206.A, Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Sec. 27-6.206.B, Unlisted Uses.

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Agriculture/ Forestry Uses	Agriculture	Not applicable					1.0 per 1,000 SF GFA of office or sales area	1.0 per 1,000 SF GFA of office or sales area
	Urban farm	Not applicable						
	Medical cannabis grower and/or processor	Not applicable					1.0 per 600 SF up to 3,000 SF; then 1.0 per additional 3,000 SF	1.0 per 600 SF up to 3,000 SF; then 1.0 per additional 3,000 SF
	Community garden	Not applicable						
	Forestry	Not applicable					No minimum	No minimum
	Keeping of horses or ponies	Not applicable					No minimum	No minimum
	Other agriculture/forestry uses	Not applicable					1.0 per 500 SF display area	1.0 per 400 SF display area
Agriculture/ Forestry Related Uses	Agriculture research facility	Not applicable					No minimum	No minimum
	Equestrian center	Not applicable					No minimum	No minimum
	Farm distribution hub	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Farm supply sales or farm machinery/implement sales, rental, or repair	Not applicable					1.0 per 2,500 SF of gross outdoor display area	1.0 per 2,500 SF of gross outdoor display area
	Farm market	Not applicable					2.0 spaces	3.0 spaces
	Farm winery	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Riding stable	Not applicable					1.0 per 2 stalls	
	Rural corporate retreat	Not applicable					1.0 per 4 guest rooms	1.0 per 4 guest rooms

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type		Off-Street Parking Standards						
			RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
			Core	Edge	Core	Edge			
	Sawmill		Not applicable					1.0 spaces per 5000 SF office area	1.0 spaces per 5000 SF office area
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area		No minimum						
	Cemetery		No minimum					3.0 spaces per acre of land used for grave space	3.0 spaces per acre of land used for grave space
Household Living Uses	Artists' residential studios		No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.5 per DU	1.5 per DU
	Dwelling, live-work		Not applicable	1.0 per DU	Not applicable	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, manufactured home		Not applicable					1.5 per DU	2.0 per DU
	Dwelling, multifamily		No minimum	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU	2.0 per DU
	Dwelling, single-family detached		Not applicable					1.5 per DU	2.0 per DU
	Dwelling, three-family		No minimum	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU
	Dwelling, townhouse		Not applicable	1.0 per DU	A No requirement	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU
	Dwelling, two-family		Not applicable					1.5 per DU	2.0 per DU
	Manufactured home park		Not applicable					1.5 per DU	2.0 per DU
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 4 beds



**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type		Off-Street Parking Standards						
			RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
			Core	Edge	Core	Edge			
		> 8 elderly or handicapped residents	No minimum	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space
	Boarding or rooming house		No minimum	1.0 per 500 SF of support space	0.5 spaces per 2 guest rooms + 1.0 per 500 SF of support space		1.0 per 2 guest rooms + 1.0 per 500 SF of support space	1.5 per 2 guest rooms + 1.0 per 500 SF of support space	1 per guest room
	Continuing care retirement community		Not applicable	1.0 per 5 residents	Not applicable	1.0 per 4 residents	1.0 per 4 residents	1.0 per 4 residents	1.0 per 4 residents
	Convent or monastery		Not applicable					1.0 per 4 residents	1.0 per 4 residents
	Private dormitory		0.75 spaces per leased occupant if parking is included in lease agreements; 0.5 spaces per leased occupant if parking is not included in lease agreements and must be rented separately						
	Fraternity or sorority house		Not applicable					1.0 per 3 residents; 1.0 per 4 residents if within one-quarter mile of designated college or university campus	1.0 per 3 residents
	Group residential facility		Not applicable	1.0 per 2 units	No requirement	1.0 per 2 units	1.0 per 2 units	1.5 per 2 units	1.5 per 2 units
<b>Mixed Use</b>	Mixed-use development		Determined based on Multiple Use methodology in Sec. 27-6.206.C						
<b>Communication Uses</b>	Wireless telecommunications tower, monopole		Not applicable					No minimum	No minimum

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Broadcasting studio and newspaper/periodical printing establishment	Not applicable					1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating	1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating
	All other communication uses	Not applicable					No minimum	No minimum
Community Service Uses	Adult care facility	Not applicable					1.0 per 4 occupants	1.0 per 3 occupants
	Child care center	No minimum	1.0 per 20 children	1.0 per 20 children	1.0 per 12 children	1.0 per 20 children	1.0 per 10 children	1.0 per 10 children
	Club or lodge or community-oriented associations	No minimum	1.0 per 800 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Community center/facility	No minimum	1.5 per 1,000 SF GFA	1.5 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Cultural facility	No minimum	1.0 per 1,000 SF	1.0 per 1,000 SF	2.0 per 1,000 SF	1.0 per 1,000 SF	3.0 per 1,000 SF	3.0 per 1,000 SF
	Eleemosynary or philanthropic institution	No minimum	1.0 per 1,000 SF	1.0 per 1,000 SF	2.0 per 1,000 SF	1.0 per 1,000 SF	3.0 per 1,000 SF	3.0 per 1,000 SF
	Place of worship	No minimum	1.0 per 6 seats	1.0 per 6 seats	1.0 per 5 seats	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats
	All other community service uses	No minimum	1.0 per 1,000 SF	1.0 per 1,000 SF	2.0 per 1,000 SF	1.0 per 1,000 SF	3.0 per 1,000 SF	3.0 per 1,000 SF
Educational Uses	College or university	No minimum	1.0 per 3 faculty/FTE	1.0 per 3 faculty/ FTE	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE plus 1 space per 1,000 SF classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 1,000 SF classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 500 SF classroom and research space

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Elementary, middle, or high school (private schools only)	No minimum	1.0 per 10 students (design capacity) under 10 <sup>th</sup> grade; 1.0 per 2 students 10 <sup>th</sup> grade and above	K-9: 1 space per 3 employees; Others: 1 space per 3 faculty	1.0 per 10 students (design capacity) under 10 <sup>th</sup> grade; 1.0 per 2 students 10 <sup>th</sup> grade and above	1.0 per 8 students (design capacity) under 10 <sup>th</sup> grade; 1.0 per 2 students 10 <sup>th</sup> grade and above	1.0 per 8 students (design capacity) under 10 <sup>th</sup> grade; 1.0 per 2 students 10 <sup>th</sup> grade and above	1.0 per 6 students (design capacity) under 10 <sup>th</sup> grade; 1.0 per 2 students 10 <sup>th</sup> grade and above
	Vocational or trade school	No minimum	1 space per 6 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 3 persons (enrolled)
	Water-dependent research facility operated by a government or educational institution	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
Health Care Uses	Hospital	No minimum	1 space per 2 beds	1 space per 2 beds	1 space per bed	1 space per 2 beds	1 space per bed	1 space per bed
	Medical or dental office or lab	No minimum	1.0 per 500 SF	1.0 per 1,000 SF	1.0 per 500 SF	1.0 per 400 SF	1.0 per 400 SF; 1.0 per 200 SF when in a single-family dwelling	1.0 per 250 SF; 1.0 per 200 SF when in a single-family dwelling
	Methadone treatment center	Not applicable					1.0 space per 1,000 SF and 1.0 space per employee	1.0 space per 1,000 SF and 1.0 space per employee
	Nursing home facility	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	No minimum	1.0 per 4 beds	1.0 per 4 beds
Transportation Uses	Airport or heliport	Not applicable					No minimum	No minimum
	Airstrip, private	Not applicable					1.0 space per airplane tie-down space	
	Park and ride facility	To be determined by public transit agency plans and desired transit service levels at facility.						

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Parking facility (as a principal use)	Not applicable						
	Transit station or terminal	To be determined by public transit agency plans and desired transit service levels at facility.						
Utility Uses	Solar energy collection facility, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Utility facility, major	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Utility facility, minor	No minimum	No minimum	No minimum	1.0 per 1,000 SF GFA (office facilities)	1.0 per 1,000 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Wind energy conversion system, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
Adult Businesses	All adult uses	Not applicable					3.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA
Animal Care Uses	Animal shelter	Not applicable	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Kennel	Not applicable	1.0 per 500 SF GFA	1.0 per 500 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA	1.0 250 SF GFA	1.0 250 SF GFA
	Veterinary hospital or clinic	Not applicable	1.0 per 1,000 SF GFA	Not applicable	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
Business Support Service Uses	Conference or training center	No minimum	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	3.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space
	Day labor service	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Data processing facility	No minimum	1.0 per 1,000 SF GFA administrative office	1.0 per 1,000 SF GFA administrative office	2.0 per 1,000 SF GFA administrative office	1.0 per 1,000 SF GFA administrative office	2.0 per 1,000 SF GFA administrative office	2.0 per 1,000 SF GFA administrative office
	All other business support service uses	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
Eating or Drinking Establishment Uses	Brewpub, Restaurant, and Restaurant fast food (without drive-through)	No minimum	6.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	10.0 per 1,000 SF seating area
	Restaurant, fast food	Not applicable	Not applicable	Not applicable	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating	Not applicable	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating
	All other eating or drinking establishment uses	Not applicable					For catering with seating, 1.0 per 4 seats	For catering with seating, 1.0 per 4 seats
Funeral and Mortuary Service Uses	All funeral and mortuary services	Not applicable	Not applicable	Not applicable	1.0 per 5 persons (legal occupancy)	Not applicable	1.0 per 4 persons (legal occupancy)	1.0 per 4 persons (legal occupancy)
Mixed-Use	Mixed-use development other than Shopping Centers as identified in this Table	Determined based on Multiple Use methodology in Sec. 27-6.206.C						
Office Uses	Contractor's office	Not applicable					1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Office building, general business and professional	No minimum	1.0 per 500	1.0 per 400	1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF	1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF	1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF	1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF



**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Office park	Not applicable					1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF	1.0 per 300, up to 1,500 SF; 1 per 400 above 1,500 SF
Personal Service Uses	All personal services uses	No minimum	2.0 per 1,000 SF	2.0 per 1,000 SF	2.0 per 1,000 SF	2.0 per 1,000 SF	2.5 per 1,000 SF	2.5 per 1,000 SF
Recreation/ Entertainment Uses	Amusement Park	Not applicable					Provide alternative parking plan that demonstrates overall demand is met	
	Arena, stadium, or amphitheater	Not applicable					1.0 per 5 seats	1.0 per 5 seats
	Athletic Field with seating for ≤ 100 persons	Not applicable					1.0 per 5 seats	1.0 per 5 seats
	Cinema	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 4 seats	1.0 per 4 seats
	Country club	Not applicable					1.0 per 3 seats	1.0 per 3 seats
	Golf course	Not applicable					5.0 spaces per hole and 1.0 space per employee and 50 percent of spaces normally required for accessory uses	
	Golf driving range	Not applicable					1.0 per tee plus 50 percent of retail requirements for auxiliary space (pro shop, concession, etc.)	
	Nightclub	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA
	Performance arts center	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	Not applicable	1.0 per 4 seats	1.0 per 4 seats
	Racetrack	Not applicable					Provide alternative parking plan that demonstrates overall demand is met	
	Recreation facility, indoor	No minimum	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type		Off-Street Parking Standards						
			RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
			Core	Edge	Core	Edge			
	Recreation facility, outdoor		Not applicable	No minimum	Not applicable	No minimum	1 space per 5 seats	1 space per 5 seats	1 space per 5 seats
	Shooting range	Indoor	Not applicable					3.0 per lane or target and 1.0 per 2 employees	
		Outdoor; lot area < 20 acres	Not applicable						
		Outdoor; lot area ≥ 20 acres	Not applicable						
	Waterfront entertainment/retail complex		Not applicable					Provide alternative parking plan that demonstrates overall demand is met	
	All other recreation/entertainment uses		Not applicable					1.0 per 500 SF GFA	1.0 per 500 SF GFA
Retail Sales and Service Uses	Art gallery		No minimum	2.0 per 1,000 SF	2.0 per 1,000 SF	2.5 per 1,000 SF	2.0 per 1,000 SF	3.0 per 1,000 SF	4.0 per 1,000 SF
	Bank or other financial institution		No minimum	1.0 per 1,000 SF	1.0 per 1,000 SF	1.0 per 500 SF	1.0 per 800 SF	1.0 per 500 SF	1.0 per 400 SF
	Check cashing business, pawnshop, tattoo or body piercing establishment		Not applicable					3.0 per 1,000 SF	4.0 per 1,000 SF
	Consumer goods establishment		No minimum	2.0 per 1,000 SF	2.5 per 1,000 SF	2.5 per 1,000 SF	2.5 per 1,000 SF	3.0 per 1,000 SF	4.0 per 1,000 SF
	Farmer’s market		No minimum	1.0 per 500 SF of vending area	1.0 per 500 SF of vending area	1.0 per 800 SF of vending area	1.0 per 800 SF of vending area	1.0 per 1,000 SF of vending area	1.0 per 1,000 SF of vending area
	Grocery store or food market		No minimum	1.0 per 300 SF	1.0 per 400 SF	1.0 per 300 SF	1.0 per 300 SF	1.0 per 300 SF	1.0 per 250 SF
	Manufactured or modular home sales		Not applicable					1.0 per 2,500 SF of gross outdoor display area	
	All other retail sales and service uses							1.0 per 300 SF	1.0 per 300 SF

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Shopping Centers	25,000 to 400,000 SF of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF	All uses other than office, medical office and theater: 1.0 per 300 SF
		Not applicable					Medical Office and Office: 1.0 per 400 SF	Medical Office and Office: 1.0 per 300 SF
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats
	400,000 SF or more of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF	All uses other than office, medical office and theater: 1.0 per 250 SF
		Not applicable					Medical Office and Office: 1.0 per 400 SF	Medical Office and Office: 1.0 per 300 SF

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats
Vehicle Sales and Service Uses	Commercial fuel depot	Not applicable					1.0 per employee	1.0 per employee
	Commercial vehicle repair and maintenance	Not applicable					4.0 per 1,000 SF	4.0 per 1,000 SF
	Commercial vehicle sales and rental and Personal vehicle sales and rental	Not applicable					2 spaces per 1,000 GFA of building	
	Gas station	Not applicable	1.0 per 600 SF GFA	Not applicable	1.0 per 600 SF GFA	1.0 300 SF GFA	1.0 300 SF GFA	
	Personal vehicle repair and maintenance	Not applicable					4.0 per 1,000 SF	4.0 per 1,000 SF
	Taxi or limousine service facility	No minimum	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	
	Vehicle equipment and supplies sales	Not applicable					3.0 per 1,000 SF	4.0 per 1,000 SF
	Vehicle paint finishing shop and vehicle or trailer storage yard	Not applicable					4.0 per 1,000 SF	4.0 per 1,000 SF
	All other vehicle sales and service uses	Not applicable					2 spaces per 1,000 GFA of building	
Visitor	Campground	Not applicable					1.0 per campsite	

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Accommodation Uses	Country inn	Not applicable	1.0 per guest room and 1.0 per resident caretaker	Not applicable	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker
	Hotel or motel	No minimum	1.0 per 2 guest rooms	0.75 per guest room	1.0 per guest room	Not applicable	1.0 per guest room and 1 per 500 SF of auxiliary space	1.0 per guest room and 1 per 500 SF of auxiliary space
Water-Related Uses	Boat sales, rental, service, or repair	Not applicable					1.0 per 2,500 SF of gross outdoor display area	1.0 per 2,500 SF of gross outdoor display area
	Boat storage yard	Not applicable					2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space
	Marina (new and expansion)	Not applicable					1.0 per 2 boat slips	1.0 per boat slip
	Waterfront boat fuel sales	Not applicable					2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space
	All other water-related uses	Not applicable					Boat ramps: 15.0 spaces per ramp	Boat ramps: 15.0 spaces per ramp
Extraction Uses	All extraction uses	Not applicable					1 per 2 employees	1 per 2 employees
Industrial Service Uses	Contractor's yard, photographic processing plant	Not applicable					2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF
	Printing or similar reproduction facility, small engine repair shop	Not applicable					2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF
	Research and development	No minimum	1.0 space per 1,000 SF GFA	No minimum	1.0 space per 1,000 SF GFA	1.0 space per 1,000 SF GFA	2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF



**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Slaughterhouse	Not applicable					1.5 spaces per 1,000 SF	2.0 spaces per 1,000 SF
	All other industrial service uses	Not applicable					2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF
Manufacturing Uses	Brewery, winery, or distillery, food processing or beverage bottling	Not applicable					1.0 spaces per 1,000 SF GFA	1.0 spaces per 1,000 SF GFA
	Manufacturing, assembly, or fabrication, light	Not applicable					2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF
	All other manufacturing uses	Not applicable					2.0 spaces per 1,000 SF	2.0 spaces per 1,000 SF
Warehouse and Freight Movement Uses		Not applicable						
	Cold storage plant	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Consolidated storage	Not applicable					1.0 per 4,000 SF rentable storage area	1.0 per 3,000 SF rentable storage area; 4.0 per 1,000 SF office space; 2.0 per resident manager
	Distribution warehouse	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Motor freight facility	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Outdoor storage (as principal use)	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Storage warehouse	Not applicable					1.0 per 600 SF up to 3,000 SF; then 1.0 per additional 3,000 SF	1.0 per 600 SF up to 3,000 SF; then 1.0 per additional 3,000 SF

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Warehouse showroom	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	All other warehouse and freight movement uses	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
Waste-Related Uses	Composting facility, concrete recycling facility, junkyard or salvage yard, or solid waste processing facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Landfill, municipal	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Landfill, sanitary	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Recycling collection center	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Solid waste transfer station	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)

**TABLE 27-6.206.A: Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	All other waste related uses	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
Wholesale Uses	Food or beverage production for wholesale	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	All other wholesale uses	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA

## B. Unlisted Uses

An applicant proposing to develop a use that is unlisted in Table 27-6.206.A, Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On receiving the application proposing to develop a use not expressly listed in Table 27-6.206.A, with the proposed amount of parking, the Planning Director shall:

1. Apply the minimum off-street parking space requirement specified in Table 27-6.206.A for the listed use that is deemed most similar to the proposed use;
2. Establish the minimum off-street parking space requirement by reference to resources published by the Institute for Transportation Engineers (ITE), or other sources.; or
3. Require the applicant conduct a parking demand study to demonstrate the appropriate minimum off-street parking

space requirement . The study shall estimate parking demand based on the recommendations of the ITE, or another acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

## C. Mixed-Use Developments and Shared Parking

1. Developments consisting of a mix of uses shall provide parking based on their potential to share parking between uses and thus reduce the overall parking footprint that would result from each individual use meeting minimum standards. This includes (1) developments containing more than one principal institutional or commercial use, or (2) one or more institutional or commercial uses along with at least one residential use. These developments shall provide parking spaces using the following shared parking method:

- a. Applicant determines the minimum parking requirement in accordance with Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, for each component principal use in the development.
- b. Applicant applies the time-of-day demand factors for each of the component uses in accordance with Table 27-6.206.C.1: Shared Parking Calculation, Time-of-Day Demand Factors. These represent the time-specific peak demand levels expected for each principal use.
- c. Applicant calculates the sum of each column in the resulting table (rounding down all fractions). These sums represent the total estimated shared demand for each time period throughout a typical day.
- d. Applicant uses the highest of these sums as the amount of parking required for the development. (This may be subject to further reduction factors and allowances described further in this Section.)

Table 27-6.206.C.1: Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Residential	100%	60%	100%	100%	80%	100%
Hotel/Motel	100%	60%	100%	100%	60%	100%
Personal Services	20%	100%	40%	0%	60%	0%
Conference Center or Meeting Space	0%	60%	100%	0%	80%	100%
All Other Uses	Use 100% of requirements from Table 27-6.206.A					

2. As an example of how this shared parking requirement is computed, consider the following hypothetical mixed-use development proposal, located in the core area of a Town Center Activity Center (TAC-Core) district: 15,000 SF Office; 15,000 SF Conference/Meeting Space; 10,000 SF General Retail (Consumer Goods); 100 multi-family dwelling units; and 120 hotel rooms.

- a. Minimum requirements for each of these uses would be as follows:

Use	Minimum Parking Spaces Required
Office	38
Conference/Meeting Space (uses Conference or Training Center use in Parking Table)	30
General Retail	25
Multi-family Dwelling Units	120
Hotel Rooms	90

Table 27-6.206.C.1: Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	20%	100%	20%	0%	10%	0%
Retail/Commercial	0%	100%	80%	0%	100%	60%
Restaurant	20%	80%	100%	20%	80%	100%

- b. Applying these minimum requirements to the shared parking methodology would yield the need for 268 spaces, as shown in Table 27-6.206.C.2: Example Shared Parking Calculation, Time-of-Day Demand Factors. Without using the sharing calculation methodology, the development would require 303 spaces, an additional 35 over the shared approach.

**Table 27-6.206.C.2: Example Shared Parking Calculation, Time-of-Day Demand Factors**

Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	8	38	8	0	4	0
Retail/ Commercial	0	25	20	0	25	15
Restaurant	-	-	-	-	-	-
Residential	120	72	120	120	96	120
Hotel/Motel	90	54	90	90	54	90
Personal Services	-	-	-	-	-	-
Conference Center or Meeting Space	0	18	30	0	24	30
<b>SUM OF ALL SPACES</b>	<b>218</b>	<b>207</b>	<b>268</b>	<b>210</b>	<b>203</b>	<b>255</b>

3. An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of

the shared parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Division 27-8: Enforcement.

4. These provisions shall not limit the opportunity to reduce the minimum number of required off-street parking spaces through approval of an alternative parking plan that justifies the feasibility of shared parking (see Sec. 27-6.208.C, Shared Parking for Single-Use Developments) or through other provisions of this ordinance.

#### D. Maximum Number of Off-Street Parking Spaces

The maximum number of off-street parking spaces allowed is listed in Table 27-6.206.D: Maximum Number of Off-Street Parking Spaces.

Table 27-6.206.D: Maximum Number of Off-Street Parking Spaces			
Zone	Use	Maximum Number of Parking Spaces Allowed as a Percentage of Minimum [1]	
		Inside the Capital Beltway	Outside the Capital Beltway
Transit-Oriented/Activity Center base and PD zones	See Sec. 27-4.204.C.1.e.ii, Maximum Off-Street Vehicle Parking Spaces, Sec. 27-4.303.A.4, Development Standards, Sec. 27-4.303.B.4, Development Standards, Sec. 27-4.303.C.4, Development Standards, and Sec. 27-4.303.D.4, Development Standards.		
All other base zones	Any use listed under the Commercial use classification	125 percent	140 percent
	Mixed-use development	125 percent	
	All other uses	No requirement	No requirement
NOTES: [1] Each percentage listed is the percentage of the minimum number of parking spaces required in accordance with Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces. The maximum number of allowed spaces shall be rounded down to the nearest whole number.			

### E. Electric Vehicle (EV) Charging Stations

Up to 10 percent of the required number of off-street parking spaces may be used and designated as electric vehicle (EV) charging stations, subject to the standards in subsection 27-6.207 below. The Planning Director shall have authority to approve the use and designation of additional required parking spaces as EV charging stations, provided that such additional spaces shall count as only one-half of a parking space when computing the minimum number of parking spaces required. Parking spaces used as EV charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by drivers of EV vehicles (e.g., through directional signage), but where their use by non-electric

vehicles is discouraged. EV charging for commercial purposes is prohibited at an EV charging station located at a residential development.

### F. Driveways Used to Satisfy Standards

For single-family detached dwellings, two-family dwellings, three-family dwellings, and mobile home dwellings, driveways may be used to satisfy minimum off-street parking space standards, provided a minimum of 19 feet of driveway length is available outside a street right-of-way, easement, or sidewalk to store the length of a general purpose vehicle and satisfy the standards of this Section and this Ordinance.

## 27-6.207. Dimensional Standards for Parking Spaces and Aisles

### A. General

Except as otherwise provided in 27-6.207.B below, standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 27-6.207.A.1, Minimum Dimensional Standards for Parking Spaces and Aisles. See Figure 27-6.207.A.2: Measurement of Parking Space and Aisle Dimension.

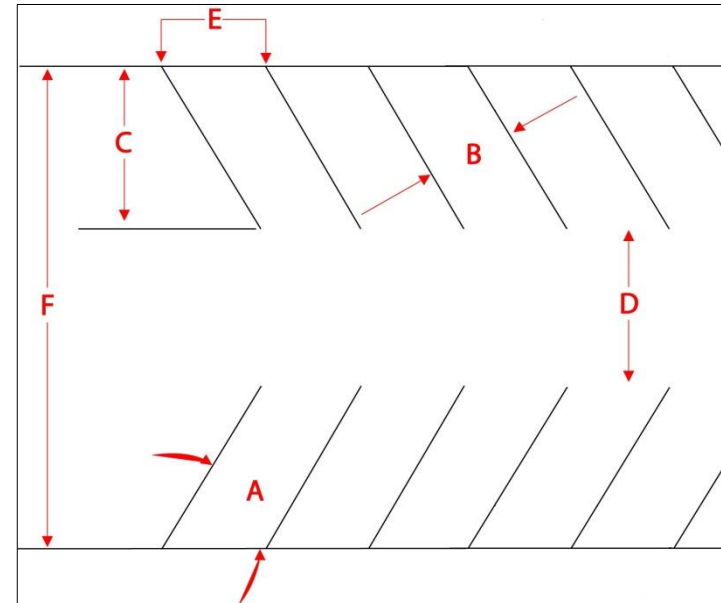


**Table 27-6.207.A.1: Minimum Dimensional Standards for Parking Spaces and Aisles [1]**

Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) [2]	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (ft)
A	B	C	D	E	F
<b>Residential, Public, Civic, and Institutional, and Commercial Uses ONLY</b>					
0 (parallel parking)	8	8	11	22	27
45	9	19	12	13	50
60	9	20	15	10	50
90	9	18	22	9	58

NOTES:  
 [1] Refer to Figure 27-6.207.A.2, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A-F) are measured.  
 [2] For one-way traffic. Aisles for two-way traffic shall be at least 22 feet wide (for all parking angles). The Planning Director may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.

**Figure 27-6.207.A.2: Measurement of Parking Space and Aisle Dimensions**



## B. Smaller Parking Spaces for Tandem Parking and Certain Uses

The dimensions of off-street parking stalls may be reduced to a width of eight feet and a depth/length of 18 feet per vehicle where the parking stalls are:

1. Used for tandem parking (see Sec. 27-6.208.G, Valet and Tandem Parking); or
2. Located within a development containing industrial services uses, manufacturing and production uses, or warehouse and freight movement uses.

### **C. Vertical Clearance**

All off-street parking spaces shall have a minimum overhead clearance of seven feet for vehicle parking, and 8.2 feet for van-accessible parking.

## **27-6.208. Off-Street Parking Alternatives**

### **A. General; Alternative Parking Plan**

1. An alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, may be submitted with a development application for a detailed site plan (major or minor) (Sec. 27-3.508) or building permit (Sec. 27-3.514) and may be approved by the Planning Board, the Planning Director, or the DPIE Director, whichever is the decision-maker on the application, in accordance with the standards listed below.
2. An alternative parking plan may include any one or combination of the following:
  - a. Provision of more parking spaces than the maximum allowed in accordance with Sec. 27-6.208.B;
  - b. Sharing of parking spaces in accordance with Sec. 27-6.208.C
  - c. Off-site parking spaces in accordance with Sec. 27-6.208.D;
  - d. On-street parking spaces in accordance with 27-6.208.E;
  - e. Deferred parking spaces in accordance with 27-6.208.F; and

- f. Valet and tandem parking in accordance with 27-6.208.G.

### **B. Provision over Maximum Allowed**

An alternative parking plan prepared specifically for the proposed plan for development may propose to exceed the maximum number of off-street parking spaces allowed in Sec. 27-6.206.D, Maximum Number of Off-Street Parking Spaces, in accordance with the following standards:

#### **1. Parking Demand Study**

The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces allowed by Sec. 27-6.206.D, Maximum Number of Off-Street Parking Spaces, is insufficient for the proposed development.

### **C. Shared Parking for Single-Use Developments**

An applicant for a single-use development may use an alternative parking plan to meet a portion of the minimum number of off-street parking spaces required in Sec. 27-6.206.A for that use through sharing parking with other existing uses. Such use of shared parking shall be allowed in accordance with the following standards:

#### **1. Maximum Shared Spaces**

Up to 75 percent of the number of parking spaces required for the use may be shared with other uses, provided that parking demands do not overlap as defined in Table 27-6.206.C.1 of Sec. 27-6.206.C.

## 2. Location

- a. Shared parking spaces shall be located within a maximum walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 27-6.208.C.2: Allowed Distances for Shared and Off-site Parking.

**Table 27-6.208.C.2: Allowed Distances for Shared and Off-site Parking**

Primary Use	Maximum Allowed Distance (feet)[1]
Residential	660
Retail	800
Mixed-use	800
Office	1,320
All Others	1,320
NOTES: [1] Distance shall be measured by the actual distance of the pedestrian path from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.	

- b. Shared parking spaces shall not be separated from the use they serve by an arterial street unless pedestrian access across the arterial street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a pedestrian walkway (such as a bridge or tunnel).

## 3. Pedestrian Access

Adequate and safe pedestrian access via a walkway protected by landscape buffer or a curb separation and elevation from the street grade shall be provided between the shared parking areas and the primary pedestrian entrances to the uses served by the parking.

## 4. Signage Directing Public to Parking Spaces

Signage complying with the standards in Sec. 27-6.1400, Signage, shall be provided to direct the public to the shared parking spaces.

## 5. Justification

The alternative parking plan shall include justification of the feasibility of shared parking among the proposed uses. Such justification shall address, at a minimum, the size and type of the uses proposed to share off-street parking spaces, the composition of their tenants, the types and hours of their operations, the anticipated peak parking and traffic demands they generate, and the anticipated rate of turnover in parking space use.

## 6. Shared Parking Agreement

- a. An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of the shared parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be

served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Division 27-8: Enforcement.

- b. No use served by the shared parking agreement may be continued if the shared parking becomes unavailable to the use, unless substitute off-street parking spaces are provided in accordance with this Section.

#### **D. Off-Site Parking**

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required for a use with off-site parking—i.e., off-street parking spaces located on a parcel or lot separate from the parcel or lot containing the use—in accordance with the following standards.

##### **1. Zone Classification**

The zone classification of the off-site parking area shall be one that allows the use served by off-site parking (and thus off-street parking accessory to such use) or that allows parking as a principal use, except off-site parking may be approved on lands in the Residential zones upon approval of a special exception in accordance with Sec. \_27-3.507, Special Exception.

##### **2. Location**

- a. Off-site parking spaces shall be located within a walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 27-6.208.C.2: Allowed Distances for Shared and Off-site Parking.
- b. Off-site parking spaces shall not be separated from the use they serve by an arterial street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.

##### **3. Pedestrian Access**

Adequate and safe pedestrian access shall be provided between the off-site parking areas and the primary pedestrian entrances to the use served by the parking.

##### **4. Off-Site Parking Agreement**

- a. If land containing the off-site parking area is not under the same ownership as land containing the principal use served, the off-site parking arrangement shall be established in a written agreement between the owners of land containing the off-site parking area and land containing the served use. The agreement shall provide the owner of the served use the right to use the off-site parking area for at least 10 years, . and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an off-site parking arrangement is proposed is located, for review and

comment, and then to the appropriate attorney for the County, for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the off-site parking area. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the off-site parking area and land containing the served use, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Division 27-8: Enforcement.

- b. No use served by the off-site parking may be continued if the off-site parking becomes unavailable unless substitute off-street parking spaces are provided in accordance with this Section.

## E. On-Street Parking

### 1. General

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required through on-street parking along streets that are adjacent to the development, subject to the maximum credit allowed in Table 27-6.208.E.1: Conditions for On-Street Credit Toward Off-Street Requirements.

**Table 27-6.208.E.1: Conditions for On-Street Parking Credit Toward Off-Street Requirements**

Zone	Maximum Credit Allowed
RTO and LTO zones, Core area	No minimum required under Table 27-6.206.A
RTO and LTO zones, Edge area	15% or 6 spaces, whichever is less
TAC zone, Core area	10%
TAC zone, Edge area	5%
NAC zone	10% or 4 spaces, whichever is less
CGO zone	10 percent or 4 spaces, whichever is less

### 2. On-Street Parking Agreement

- a. If an alternative parking plan is proposed for on-street parking, the applicant shall enter into an on-street parking agreement or series of agreements, depending on ownership of the streets where on-street parking is proposed, with the Maryland State Highway Administration, the County, or any municipality with jurisdiction of the street. The agreement shall spell out the terms and conditions and duration of use for the on-street parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an on-street parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County, for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the on-street parking. The agreement shall be considered a restriction running with the land and

shall bind the applicant and the applicant's heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Division 27-8: Enforcement.

- b. No use served by the on-street parking may be continued if the on-street parking becomes unavailable unless substitute on-street parking spaces are provided in accordance with this Section.

#### **F. Deferred Parking**

An alternative parking plan may propose to defer construction of up to 35 percent of the number of off-street parking spaces required by Table 27-6.206.A, Minimum Number of Off-Street Parking Spaces, in accordance with the following standards:

##### **1. Justification**

The alternative parking plan shall include a study demonstrating that because of the location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces.

##### **2. Reserve Parking Plan**

The alternative parking plan shall include a reserve parking plan identifying: (a) the amount of off-street parking being deferred, and (b) the location of the area to be reserved for future parking, if future parking is needed.

##### **3. Parking Demand Study**

- a. The alternative parking plan shall provide assurance that within 24 months after the initial Certificate of

Occupancy is issued for the proposed development, an off-street parking demand study evaluating the adequacy of the existing parking spaces in meeting the off-street parking demand generated by the development will be submitted to the Planning Director.

- b. If the Planning Director determines that the study demonstrates the existing parking is adequate, then construction of the remaining number of parking spaces shall not be required. If the Planning Director determines the study indicates additional parking is needed, such parking shall be provided consistent with the reserve parking plan and the standards of this Section.

#### **4. Limitations on Reserve Areas**

Areas reserved for future parking shall be brought to the finished grade and shall not be used for buildings, storage, loading, or other purposes. Such area may be used for temporary overflow parking, provided such use is sufficiently infrequent to ensure maintenance of its ground cover in a healthy condition.

#### **5. Landscaping of Reserve Areas Required**

Areas reserved for future off-street parking shall be landscaped with an appropriate ground cover, and if ultimately developed for off-street parking, shall be landscaped in accordance with Sec. 4.3, Parking Lot Requirements, of the Landscape Manual.

#### **G. Valet and Tandem Parking**

An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of



off-street parking spaces required for a development with commercial uses in accordance with the following standards:

**1. Number of Valet or Tandem Spaces**

No more than 35 percent of the total number of parking spaces provided shall be designated for valet or tandem spaces except for restaurants, where up to 50 percent of spaces may be designated for valet parking, and hotels, where up to 60 percent of parking spaces may be designated for valet parking.

**2. Drop-Off and Pick-Up Areas**

The development shall provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located nearby the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or an internal drive aisle serving the development. Drop-off and pick-up areas will not be allowed in moving vehicle and bicycle travel lanes in the public right-of-way without obtaining a street closure permit. Drop-off and pick-up areas will not be allowed to use sidewalks for any stationing of vehicles.

**3. Valet Parking Agreement**

- a. Valet parking may be established and managed only in accordance with a valet parking agreement. An applicant shall provide documentation of an active agreement to the County and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking. The agreement shall be for a minimum of 5 years, and include provisions ensuring that a valet parking attendant will be on duty during

hours of operation of the uses served by the valet parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a valet or tandem parking arrangement is proposed, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the valet parking, and documentation that the agreement remains in effect shall be provided to the County on an annual basis thereafter. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the uses served by the valet parking, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Division 27-8: Enforcement.

- b. No use served by valet parking may be continued if the valet service becomes unavailable and the Planning Director determines that there is not adequate parking available in the area to serve the use.

**27-6.209. Reduced Parking Standards for Parking Demand Reduction Strategies**

Use of alternative transportation and transportation demand reduction strategies in Subtitle 20A allows development to reduce the amount of parking provided beyond the requirements of Sec.

27-6.206: Off-street Parking Space Standards. This Subsection is intended to establish how certain reductions in the minimum parking standards in Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, may be approved by the Planning Director. It allows applicants to establish Transportation Demand Management plans for individual developments in the absence of a Transportation Demand Management District as defined in Subtitle 20A. These reductions will be allowed based on the following strategies for reducing parking demand. All reductions in accordance with Secs. 27-6.209.A through 27-6.209.D shall be taken as cumulative and not exclusive, and the cumulative calculation shall follow the order presented in Secs. 27-6.209.A through 27-6.209.D.

#### **A. Transit Accessibility**

The Planning Director may authorize the following reduction in the minimum number of off-street parking spaces required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, for uses located near a high-service transit stop, defined as any station, bus stop or other transit facility served by scheduled transit on weekday peak-level frequencies of 15 minutes or less and weekday off-peak frequencies of 20 minutes or less:

1. Up to a 50 percent reduction for uses located within a one-quarter mile (1,320 feet) radius of a high-service transit stop; or
2. Up to a 15 percent reduction for uses located between a one-quarter mile (1,320 feet) radius and one-half mile (2,640 feet) radius of a high-service transit stop.

#### **B. Transportation Demand Management**

The Planning Director may, through approval of a Transportation Demand Management (TDM) plan, authorize up to a 30 percent reduction in the minimum number of off-street parking spaces required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, for nonresidential or mixed-use developments having a floor area of at least 25,000 square feet, in accordance with the following standards.

##### **1. TDM Plan Requirements**

The TDM plan shall include facts, projections, an analysis (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion. The plan shall identify the amount by which parking requirements have been reduced from the amounts otherwise required by this Section.

##### **2. Transportation Demand Management Activities**

The TDM plan shall be required to provide the following transportation demand management activities:

- a. A “Guaranteed Ride Home” program that offers emergency ride services to each employee with an allowance of no fewer than four rides per year, that an applicant may establish to serve the development or in partnership with other developments or uses, or by participating in the Metropolitan Washington Council of Governments Commuter Connections program (or its designated successor for these services).

- b. Written disclosure of transportation information and educational materials to all employees, that makes transportation and ride-sharing information available to employees, residents, and nonresidents. This does not need to be a unique role and may be met by human resources officers or other administrators of an organization.
- c. Formation of transportation demand reduction programs such as carpooling, vanpooling, ridesharing, subsidy of employee transit passes beyond standard tax credits already provided by State and Federal governments, teleworking, and shuttle service programs.

### **3. Two Transportation Demand Management Options Required**

The plan will also require at least two of the following transportation demand management strategies.

- a. Establishment of a development-specific website that provides multi-modal transportation information such as real-time travel/traffic information, transit schedules, bus schedules and maps, and logging of alternative commutes (e.g., bicycle, pedestrian, carpool, and vanpool). Specific information will vary depending on the specific services and transportation infrastructure available in the vicinity of the development, but in general will allow tenants or customers to compare travel modes available.
- b. In-lieu of the website described in Sec. 27-6.209.B.3.a above, installation of a real-time visual display screen or other display device of this type that provides

multi-modal transportation information, as described above.

- c. Parking cash-out or transportation stipend, or provision of a cash incentive to employees not to use parking spaces otherwise available to tenants of a development.
- d. Unbundling of parking from multifamily and mixed use development leases, as well as other types of development, or issuing tenant leases that do not include parking as an integral part of a floor-area space lease and require parking to be leased, purchased, or otherwise accessed through separate payment.
- e. Creation of a Preferential Parking Management Plan that specifically marks spaces for registered carpool and/or vanpool vehicles that are located near building entrances or in other preferential locations.
- f. Institution of off-peak work schedules that allow employees to arrive and depart at times other than the peak morning commute period (defined as 7:00 a.m. to 9:00 a.m.) and peak evening commute period (defined as 5:00 p.m. to 7:00 p.m.).
- g. Any other transportation demand management activity as may be approved by the Planning Director as a means of complying with the parking reduction provisions of this Subsection.
- h. Fully funding a bicycle sharing station which is connected to and/or part of a regional system (e.g., Capital Bikeshare).

#### **4. Recording of TDM Plan**

- a. A copy of the approved TDM plan shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development to be served by the plan. The TDM plan shall be recorded against the land, and the applicant and/or successors in interest in the land shall be responsible for implementing the plan in perpetuity.

#### **5. TDM Program Coordinator**

- a. The applicant shall appoint a TDM program coordinator to oversee transportation demand management activities.
- b. The TDM program coordinator shall be a licensed engineer, certified planner, or a traffic consultant that is also a qualified or trained TDM professional.
- c. The TDM program coordinator shall be appointed prior to issuance of a certificate of occupancy for the buildings to be served by the transportation demand management program.
- d. If the development is located within an established business improvement district, a Transportation Demand Management District as defined in Subtitle 20A, or other such organization that offers TDM services, the applicant may identify that organization's appropriate staff person as the TDM coordinator provided that the applicant agrees to participate in that organization's TDM programs and meet all required organizational membership obligations.

- e. If the development is located within a municipality, the applicant shall coordinate the TDM program with the appropriate municipal representatives.

#### **6. TDM Report**

The TDM program coordinator shall submit to the Planning Director a report on a biennial basis that details implementation of the approved TDM plan and how it has successfully met or failed to meet the target reduction in drive-alone trips that justified the original reduction in parking because of its effectiveness in reducing driving demand, in turn reducing the need for parking. The report may include, but is not limited to, the following:

- a. A description of transportation demand management activities undertaken;
- b. An analysis of parking demand reductions based on employee and/or resident use of ridership programs or alternative transportation options;
- c. Changes to the TDM plan to increase transit ridership, bicycle ridership, and other commuting alternatives, as defined in Sec. 27-6.209.B.7 below; and
- d. The results of an employee transportation survey.

#### **7. Amendments**

The Planning Director may approve amendments to an approved TDM plan in accordance with the procedures and standards for its original approval. Changes in transportation options subsequent to the approval of the original plan that allow a development to meet the reduction targets identified in the original plan, such as introduction of new transit service to a development area,

shall not require amendments to the plan as long as annual reports can demonstrate that these services are contributing to the plan's intent.

#### **8. Parking Required if TDM Terminated**

If the applicant or successors in interest in the development subject to a TDM plan stop implementing the plan or fail to submit a TDM report within one year of the regularly scheduled date the biennial report is due, the TDM plan shall be terminated and become null and void. Any such termination of the TDM plan does not negate the parties' obligations to comply with parking requirements of this Section and this Ordinance, and thus shall constitute a violation of this Ordinance. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street parking spaces are provided in accordance with this Section and this Ordinance, within 120 days of termination of the TDM plan.

#### **C. Special Facilities for Bicycle Commuters**

The Planning Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, for developments that comply with the bicycle parking standards in Sec. 27-6.210, Bicycle Parking Standards, and provide both of the following:

1. Additional enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and
2. Shower and dressing areas for employees.

#### **D. Other Eligible Alternatives**

The Planning Director may authorize up to a 10 percent reduction in the minimum number of off-street parking spaces required by Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

### **27-6.210. Bicycle Parking Standards**

#### **A. Bicycle Racks or Lockers Required**

1. In all zones except the RTO, LTO, TAC, and NAC base and PD zones, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. Specific requirements for particular uses are as follows:
  - a. For multifamily dwellings and uses in the Group Living Uses principal use category other than private dormitories, one space shall be required per four dwelling units, with no fewer than two bicycle parking spaces provided and no more than 49 spaces.

- b. For private dormitories, 0.25 spaces per leased occupant shall be required if automobile parking is included in lease agreements or 0.4 spaces per leased occupant shall be required if automobile parking is not included in lease agreements and must be rented separately, up to a maximum of 50 spaces.
  - c. For private elementary, middle, and high schools, one space per ten employees plus one space for each 20 students (in grades four and higher) of planned capacity shall be required.
  - d. For private colleges and universities, one space per ten employees plus one space for each five students of planned capacity shall be required. Of these student-required spaces, generally half should be for short-term storage (outdoors and convenient to building entrances and other major destinations of the use) and the other half should be for long-term storage (which may be inside buildings, in lockers, or in other specialized covered and secured bicycle parking areas).
- 2. In the RTO, LTO, TAC, and NAC base and PD zones, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles, regardless of the number of vehicle spaces provided, and at least two additional bicycles for every ten parking spaces, or major fraction thereof, above ten spaces.
  - 3. Racks must allow a bicycle's frame to rest against the rack in at least two places, and for both a wheel and section of the frame to be secured to the rack simultaneously. Racks that allow only a wheel to rest against the rack will not be counted toward meeting the minimum bicycle

requirements. Applicants should consult best practices sources such as the Association of Pedestrian and Bicycle Professionals *Bicycle Parking Guidelines* for guidance on types of racks that are appropriate to meet this requirement.

## **B. Bike Parking Rack or Locker Location**

- 1. Required bicycle racks shall be installed on a paved surface and located in visible, well-lighted areas conveniently accessible to the primary entrances of a development's principal building(s). At least four of the required spaces serving nonresidential development shall be located within 50 feet of the main entrance to the use. They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.
- 2. In the RTO, LTO, TAC, and NAC base and PD zones, developments may place up to 20 percent of required bicycle parking in the public right-of-way as street furnishings (subject to the approval of the operating agency or municipality with jurisdiction), provided that they are all within 100 feet of the entrance of the use and that they allow sufficient space (generally 3 feet on either side of a rack) for placement and removal of bicycles. Developments may count existing bicycle parking along frontage streets and in the street right-of-way toward these requirements.
- 3. Long-term parking facilities should be provided for uses where bicycle access is expected to serve stays of eight hours or more, such as office commutes or overnight stays at a residence or hotel. If used, this parking does not need to meet location criteria for regular parking, such as a distance from a building entrance, but shall:



- a. Be located in a secure, clean and well-lighted area, whether inside a building, in an auxiliary structure, or in an outdoor covered location;
  - b. Protect bicycles from wind, rain, sun, debris and other outdoor elements;
  - c. Be signed so that directions to entrances of related uses are clearly understood;
  - d. Allow sufficient spacing of racks or lockers for storage, maneuvering and removal of bicycles;
  - e. Be available and accessible for all building tenants during the building's hours of operation. (For residential tenants, each space should be accessible 24 hours a day, seven days a week);
  - f. If located in an enclosed area, only be accessible to those authorized to use the space (to limit vandalism and theft);
  - g. If in a parking garage for long-term bicycle parking, be clearly marked as long-term bicycle parking spaces, be in a well-lighted, visible location near the main entrance of elevators, and separated from vehicle parking by a barrier that minimizes the possibility of a parked bicycle being hit by a car, and be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade.
4. Bicycle parking spaces shall be placed at least three feet away from the associated structure to allow sufficient room for parking a bicycle. Bicycle racks should be installed to allow for at least 30 inches of spacing between each rack.

## 27-6.211. Loading Area Standards

### A. Minimum Number of Off-Street Loading Berths

Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6.211.A: Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6.211.A: Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.

Table 27-6.211.A: Minimum Number of Off-Street Loading Berths		
Principal Use Classification/Category	Gross Floor Area (GFA)	Minimum Number of Loading Berths
<b>Institutional and Commercial Uses</b>		
Retail Sales and Service Uses	At least 5,000 sq ft but less than 10,000 sq ft	1
	At least 10,000 sq ft but less than 100,000	2
	Each additional 100,000 sq. ft. or major fraction thereof	add 1
Shopping Centers	At least 25,000 sq ft and up to 100,000 sq ft	3 for the entire shopping center
	Each additional 100,000 Sq. Ft. or major fraction thereof	add 1
Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only)	At least 100 dwelling units and up to 300 dwelling units	1
	Each additional 200 dwelling units or major fraction thereof	add 1

Table 27-6.211.A: Minimum Number of Off-Street Loading Berths		
Principal Use Classification/Category	Gross Floor Area (GFA)	Minimum Number of Loading Berths
Healthcare Uses, Business Support Service Uses, Office Uses, Personal Service Uses and Visitor Accommodation Uses (Hotel-Motel only)	At least 10,000 sq ft and up to 100,000 sq ft	1
	Each additional 100,000 sq. ft. or major fraction thereof	add 1
<b>Industrial Uses</b>		
Industrial Service Uses and Manufacturing Uses	At least 2,000 sq ft but less than 25,000 sq ft	1
	At least 25,000 sq ft but less than 50,000 sq ft	2
	Each additional 50,000 sq. ft. or major fraction thereof	3
Warehouse and Freight Movement Uses (except Consolidated Storage)	At least 1,500 sq ft and up to 10,000 sq ft	1
	Each additional 40,000 sq. ft. or major fraction thereof	add 1

## B. Dimensional Standards for Loading Areas

- Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is least 12 feet wide and 45 feet long in general industrial, distribution, or warehousing uses. For all other uses, a berth as short as 33 feet may be allowed. The Planning Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.

- Each loading berth shall have at least 15 feet of overhead clearance.

## C. Location of Loading Areas

- To the maximum extent practicable, loading areas shall be placed away from a public street and screened from view in accordance with the Landscape Manual (see Figure 27-6.211.C: Loading Area Configuration).
- Loading areas shall be located adjacent to the building's loading doors, in an area that promotes their practical use.
- Loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public rights-of-way, parking spaces, parking lot aisles, or pedestrian pathways.

Figure 27-6.211.C: Loading Area Configuration



## Sec. 27-6.300 Open Space Set-Asides

### 27-6.301. Purpose and Intent

Open space set-asides are intended for the use and enjoyment of a development's residents, employees, or users. Open space set-asides serve numerous purposes, including preserving natural, historical, and archeological resources, ensuring resident access to open areas and active recreation (incorporating land dedicated as parkland in accordance with Subtitle 24, Sec. 24-3.600, Parklands and Recreation Facilities, as open space set-asides), reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits.

### 27-6.302. Applicability

- A. Unless exempted in accordance with Sec. 27-6.302.B below, the standards in this Section shall apply to all new development in the County.
- B. The following development shall be exempted from the standards in this Section:
  1. Rural and agricultural, and open space uses; and
  2. Any individual single-family detached dwelling or two-family dwelling on a single lot.

### 27-6.303. Timing of Review

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24:

Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### 27-6.304. Amount of Open Space Set Asides Required

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6.304: Required Open Space Set-Asides, based on the use classification.

Table 27-6.304: Required Open Space Set-Asides				
Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit- Oriented/Activity Center Base and PD Zones, MU-PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

### 27-6.305. Areas Counted as Open Space Set-Asides

- A. The features and areas identified in Table 0: Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this Section for development in the areas indicated.




Table 0: Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
<b>Natural Features</b>		
 	<p>Natural features (including lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, steep slopes (15 percent or more), wildlife habitat and woodland conservation areas established in accordance with Division 2 of Subtitle 25 of the County Code</p>	<p>Preservation of any existing natural features shall have highest priority for locating open space set-asides, except in the Transit-Oriented/Activity Center base and planned development zones, the IE and IH base zones, and the IE-PD zone. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.</p>
<b>Active Recreational Areas</b>		
	<p>Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, and community buildings and clubhouses, and land dedicated for parks in</p>	<p>Active recreational areas may occupy up to 100 percent of the open space set-asides (if no natural features exist on the site) except in the Transit-Oriented/Activity Center base and PD zones, the Nonresidential base zones, and the IE-PD zone. No less than 35 percent of the total open space set-aside area within a residential development outside the Transit-Oriented/Activity</p>

Table 0: Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
	<p>accordance with Subtitle 24, Sec. 24-3.600, Parklands and Recreation Facilities.</p>	<p>Center base and PD zones shall consist of active recreational areas. Active recreational areas shall be compact and contiguous, to the maximum extent practicable, unless used to link or continue existing or public open space lands.</p>
<b>Passive Recreation (Including Plantings and Gardens)</b>		
 	<p>Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens (including community gardens), gazebos, and similar structures.</p>	<p>Passive recreation shall have direct access to a street.</p>






Table 0: Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
<b>Squares, Forecourts, and Plazas</b>		
	<p>Squares, forecourts, plazas, and civic greens that provide active gathering places and opportunities to create special places.</p>	<p>Such features shall be at least 600 square feet in area. Such features shall have direct access to a street or sidewalk or pedestrian way that connects to a street and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development. No less than 50 percent of the total open space set-aside area within the core area of a Transit-Oriented/Activity Center base or PD zone shall be a square, forecourt, or plaza.</p>
<b>Required Landscape Areas and Agricultural Buffer</b>		
	<p>All areas occupied by required landscaping areas, tree protection areas, perimeter buffers, vegetative screening, and riparian buffers, and agricultural</p>	<p>See Landscape Manual and Sec. 27-6.1200: Agricultural Compatibility Standards.</p>

Table 0: Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
	<p>buffers, except landscaped area within vehicular use areas.</p>	
<b>Stormwater Management Areas Treated as Site Amenities</b>		
	<p>Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.</p>	<p>To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches, and shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility.</p>

**Table 0: Open Space Set-Aside Features**

Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
<b>Public Access Easements with Paths or Trails</b>		
	<p>Public access easements that combine utility easements with paths or trails that are available for passive recreational activities such as walking, running, and biking</p>	<p>Such public access easements shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.</p>

- B.** Open spaces required by any other section in this Subtitle or any provision in Subtitle 24, Subdivisions, shall be credited toward compliance with the open space set aside standards in Table 27-6.304: Required Open Space Set-Asides, if they are located and designed in accordance with the standards in this Section.

### **27-6.306. Areas Not Counted as Open Space Set-Asides**

The following areas shall not be counted as open space set-asides:

- A.** Private yards not subject to an open space or conservation easement;

- B.** Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;
- C.** Vehicular parking areas or lots (excluding the landscaped areas);
- D.** Driveways for dwellings;
- E.** Land covered by structures not designated for active recreational uses;
- F.** Designated outdoor storage areas; and
- G.** Stormwater management facilities and ponds, unless located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, fountain or other visible water-circulation device, and pedestrian access or seating).

### **27-6.307. Design Standards for Open Space Set-Asides**

Land used as an open space set-aside shall comply with the following design standards:

#### **A. Location**

Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development through prominent placement or easy visual access from streets.

#### **B. Configuration**

- Open space set-asides shall be compact and contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural, historical, and archeological resources.



2. If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public land (see Figure 27-6.307.B.1: Example Open Space Set-Aside Configuration; Figure 27-6.307.B.2: Example Open Space Set-Aside Configuration, Townhouse Development; and Figure 27-6.307.B.3: Example Open Space Set Aside Configuration, Commercial Development).

### C. Orientation of Adjacent Buildings

To the maximum extent possible, buildings adjacent to the required open space set-asides shall have at least one entrance facing the open space set-aside.

**Figure 27-6.307.B.1: Example Open Space Set-Aside Configuration**



**Figure 27-6.307.B.2: Example Open Space Set-Aside Configuration, Townhouse Development**



**Figure 27-6.307.B.3: Example Open Space Set Aside Configuration, Commercial Development**



#### **D. Prioritization of Open Space Set-Aside**

1. Except in the Transit-Oriented/Activity Center zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, and enhance as many of the following open areas and features as possible, in the following general order of priority:
  - a. Natural features such as riparian areas, riparian buffers, shorelines, flood hazard areas, floodplains, wetlands, steep slopes, and wildlife habitat and woodland areas;

- b. Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;
  - c. Protected trees and other mature trees;
  - d. Parks and trails (regardless of public or private ownership);
  - e. Lands with active agricultural uses and activities;
  - f. Perimeter buffers or visual transitions between different types or intensities of uses;
  - g. Areas that accommodate multiple compatible open space set-aside uses rather than a single use; And
  - h. Historic and archeological features.
2. In the Transit-Oriented/Activity Center zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, or enhance the open areas and features identified in Sec. 27-6.307.D.1 above, except that the establishment of squares, plazas, forecourts, civic greens, and similar urban open space amenities shall have the highest priority.

#### **27-6.308. Development in Open Space Set-Asides**

Development within open space set-asides shall be limited to that appropriate to the purposes of the type(s) of open space set-asides. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, trash receptacles, and other picnic facilities; docks and other facilities for fishing; environmental education guides and exhibits; historic interpretive signage; gazebos and other decorative structures; fountains or other water features; play structures for children;

## **Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards**

### **27-6.801. Purpose and Intent**

The purpose and intent of these multifamily form and design standards are to:

- A.** Establish a minimum level of development quality for multifamily, townhouse, and three-family residential development;
- B.** Promote greater compatibility between multifamily, townhouse, and three-family residential development and other allowable uses; and
- C.** Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land.

### **27-6.802. Applicability**

#### **A. General**

Unless exempted in accordance with Sec. 27-6.802.B below, the standards of this Section shall apply to:

- 1.** All new multifamily, townhouse, and three-family development, unless expressly stated otherwise in the specific multifamily form and design standards (Sec. 27-6.804); and
- 2.** Any expansion of an existing multifamily, townhouse, or three-family building (unless expressly stated otherwise in the specific multifamily form and design standards (Sec.

27-6.804), if the expansion increases the building's gross floor area by 50 percent or more.

#### **B. Exemptions**

The standards in this Section shall not apply to any dwellings located above a nonresidential use.

### **27-6.803. Timing of Review**

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### **27-6.804. Multifamily, Townhouse, and Three-Family Form and Design Standards**

Development subject to this Section shall comply with the following standards.

#### **A. Site Access**

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

- 1.** At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access.
- 2.** No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

## B. Location of Off-Street Parking

1. For all multifamily, townhouse, and three-family buildings:
2. No more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. (see Figure 27-6.804.B: Multifamily, Townhouse, or Three-Family Parking Location).
3. Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.
4. Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

Figure 27-6.804.B: Multifamily, Townhouse, or Three-Family Parking Location



## C. Building Orientation and Configuration

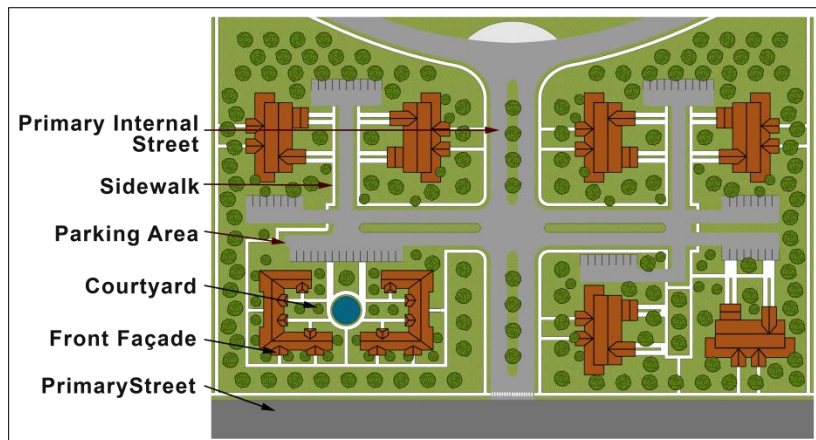
### 1. Single-Building Development

The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street.

### 2. Multi-Building Development

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6.804.C.2: Multi-Building Orientation)

**Figure 27-6.804.C.2: Multi-Building Orientation**



## D. Maximum Building Length

1. The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RMF-12 zone and 250 feet in the RMF 20 and RMF-48 zones, regardless of the number of units.

## E. Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Sec. 27-6.804.E.3 below:

1. Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart (see Figure 27-6.804.E.1: Changes in Building Façade).

**Figure 27-6.804.E.1: Changes in Building Façade**



2. Wall offsets shall have a minimum depth of two foot.
3. In addition to wall offsets, front façades of multifamily buildings shall provide a minimum of three of the



following design features for each residential unit fronting onto a public street (see Figure 27-6.804.E.3: Examples of Front Façades):

- a. One or more dormer windows or cupolas;
- b. A recessed entrance;
- c. A covered porch;
- d. Pillars, posts, or columns next to the doorway;
- e. One or more bay windows projecting at least twelve inches from the façade plane;
- f. Eaves projecting at least six inches from the façade plane;
- g. Raised corniced parapets over the entrance door;
- h. Multiple windows with a minimum four-inch-wide trim;
- i. Integrated planters that incorporate landscaped areas or places for sitting; or
- j. Roof form and line changes consistent with the façade offsets.

**Figure 27-6.804.E.3: Examples of Front Façades**



## **F. Roofs**

For all multifamily buildings:

1. Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
2. Flat roofs shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.
3. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
4. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

## **G. Building Façade Fenestration/Transparency**

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

## **H. Materials**

For all multifamily, townhouse, and three-family buildings:

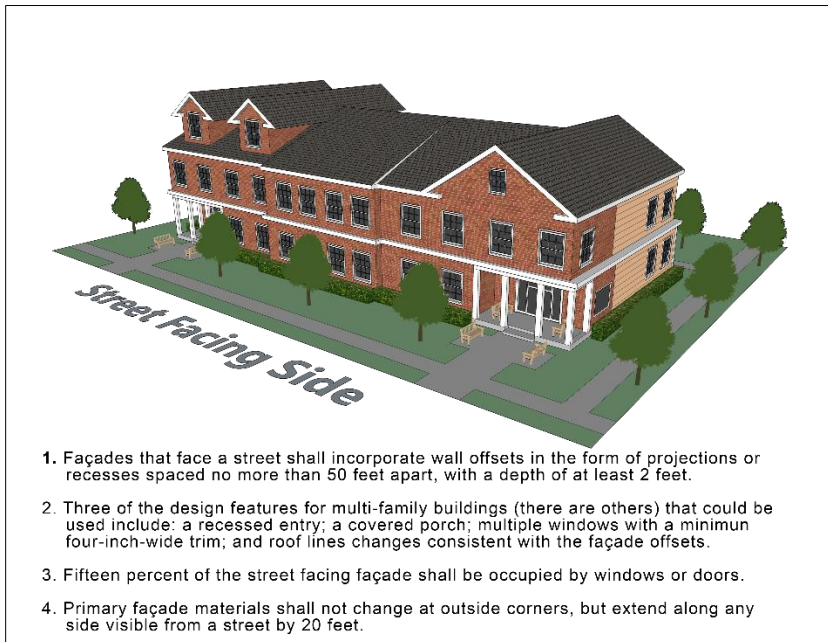
1. Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a



minimum of 20 feet, except materials may change where side or rear wings meet the main body of the structure.

2. Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6.804.H: Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.

**Figure 27-6.804.H: Example of Building Façade, Roof, Fenestration/Transparency and Materials Requirements for Multifamily Building**

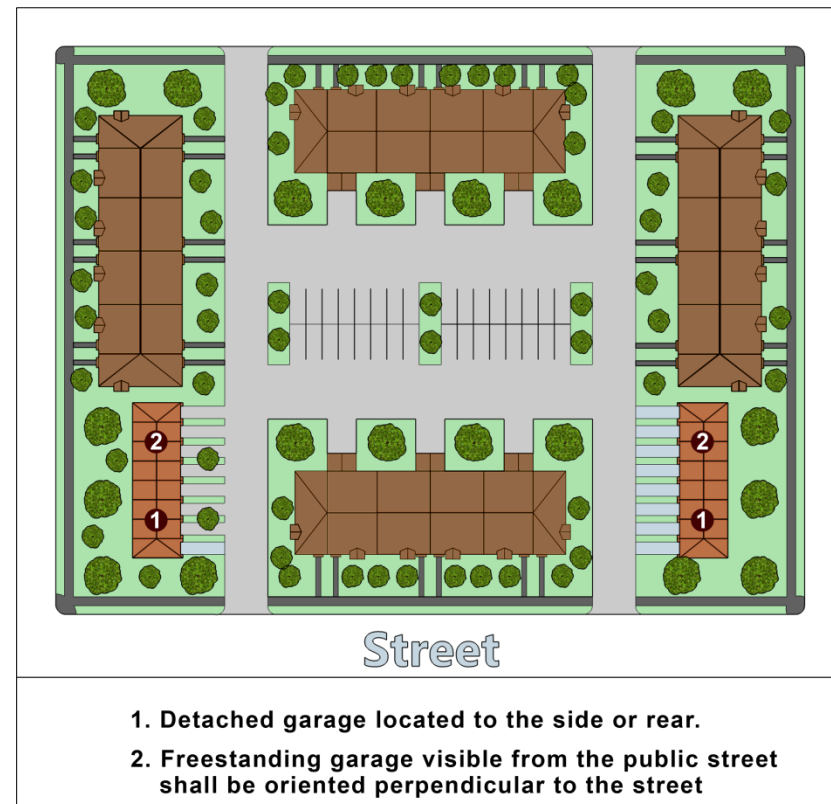


## I. Garage Standards

For all multifamily, townhouse, and three-family buildings:

1. Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement. (see Figure 27-6.804.I: Garage Placement.)

**Figure 27-6.804.I: Garage Placement**



2. Freestanding garages or carports visible from public streets outside the development shall be oriented

perpendicular to the street, or the façade facing the street shall be configured to comply with the required wall offsets and façade design features in Sec. 27-6.804.E, Building Façades.

3. The exterior materials, design features, and roof form of a detached garage or carport shall be the same as the building it serves.

#### **J. Outdoor Activity Areas**

1. For all multifamily, townhouse, and three-family buildings:
  - a. Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Sec. 4.7, Buffering Incompatible Uses, of the Landscape Manual.
  - b. Upper-story balconies serving individual dwelling units or common areas that are located within 100 feet of a single-family dwelling shall be located and designed to prevent any view into the single-family dwelling's rear yard.

### **Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards**

#### **27-6.901. Purpose and Intent**

The purpose and intent of these nonresidential and mixed-use form and design standards are to ensure a minimum quality of form and design for commercial and mixed-use development outside the Transit-Oriented/Activity Center zones, in a way that results in

greater predictability during the development review process. More specifically, the purposes of this Section are to:

- A. Encourage the establishment of a stronger sense of place with vibrant commercial and mixed-use development;
- B. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features to limit large, bulky buildings with few architectural details;
- C. Foster greater compatibility between adjacent residential and nonresidential development;
- D. Limit the impacts of automobile-oriented development in commercial and mixed-use areas; and
- E. Improve the physical appearance of the County generally.

#### **27-6.902. Applicability**

The standards in this Section shall apply to:

- A. All new commercial and mixed-use development; and
- B. Any expansion of an existing commercial or mixed-use building, if the expansion increases the building's gross floor area by 50 percent or more.

#### **27-6.903. Timing of Review**

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

## **27-6.904. Nonresidential and Mixed-Use Form and Design Standards**

Development subject to this Section shall comply with the following standards.

### **A. Building Orientation**

#### **1. Front Streets**

The front façade of all buildings, as defined by the primary entrance, shall be oriented on and front onto a street, a courtyard, or plaza. See Figure 27-6.904.A: Example of Building Orientation.

**Figure 27-6.904.A: Example of Building Orientation**



#### **2. Single-Building Development**

- a. To the maximum extent practicable, all single-building developments shall be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns, rather than being sited at unconventional angles.

- b. New large single-use retail buildings shall comply with the standards in Sec. 27-6.905, Large Retail Establishment Form and Design Standards.

### **3. Multi-Building Development**

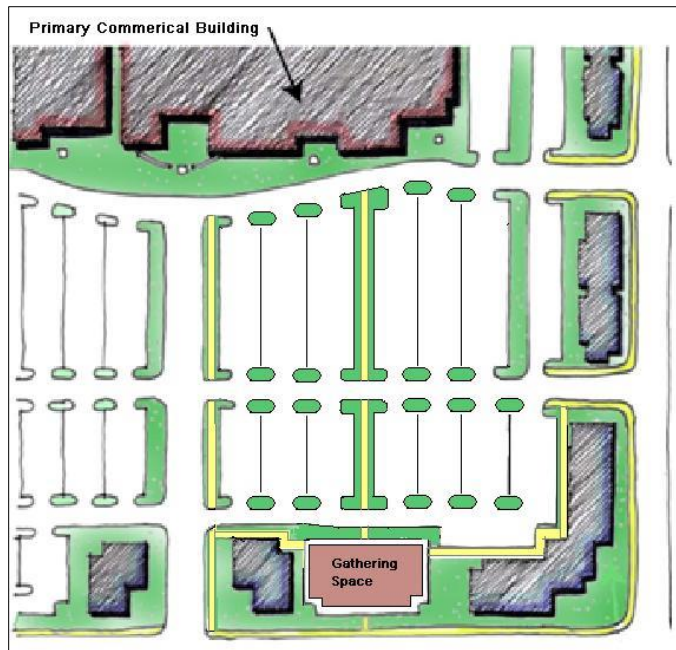
- a. The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.
- b. Developments totaling 120,000 or more square feet of floor area that are composed of multiple buildings shall be configured to accomplish any one or combination of the following:
  - i. Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes, as appropriate;
  - ii. Frame the corner of an abutting street intersection or entry point to the development;
  - iii. Frame and enclose a "Main Street" pedestrian or vehicle access corridor within the development site, if appropriate; and
  - iv. Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

### **B. Outparcel Development**

1. To the maximum extent practicable, outparcels and their buildings shall be configured and located to define street edges, development entry points, and spaces for gathering or seating between buildings.

2. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (see Figure 27-6.904.B: Outparcel Development.)

**Figure 27-6.904.B: Outparcel Development**



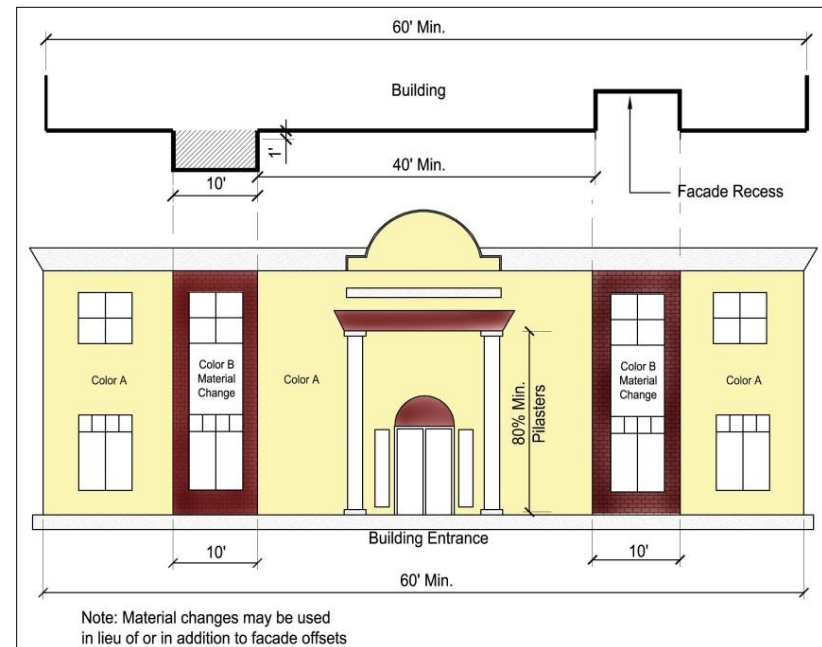
## C. Façade Articulation

### 1. Offsets Required

Street-facing front building façades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no

more than 50 feet apart (see Figure 27-6.904.C.1: Example of Front Façade Offsets).

**Figure 27-6.904.C.1: Example of Front Façade Offsets.**



### 2. Offset Alternatives

The following techniques may be used (alone or in combination with other techniques and/or wall offsets) as an alternative to the required front facade offsets (see Figure 27-6.904.C.2: Façade Massing):

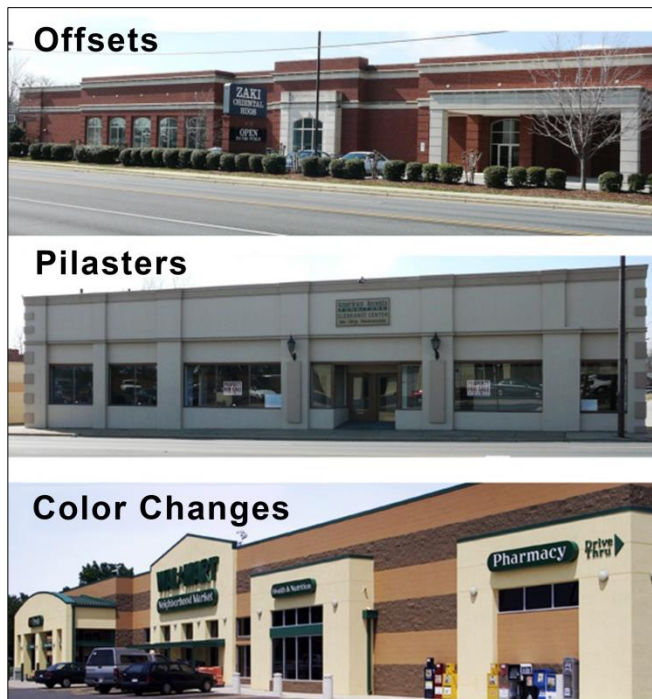
- a. Changes in façade color or material that follow the same dimensional standards as the offset requirements;
- b. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a



height equal to at least 80 percent of the façade's height; or

- c. Roofline changes that vertically align with a corresponding wall offset or change in façade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall).

**Figure 27-6.904.C.2: Façade Massing**



### 3. Side Façades

The street-facing side façades of buildings shall be articulated with the same façade details as provided on

the building's front façade, or be screened from off-site views through fences, walls, or landscaping (which shall be at least eight feet high).

### 4. Outbuildings

Outbuildings located in front of other buildings within the same development shall include a consistent level of façade articulation and architectural detail on all sides of the building, as well as exterior materials and colors that are compatible with the primary building in the development.

### D. Façade Materials

1. With the exception of development within the Innovation Corridor as designated in the Strategic Investment Map in the General Plan, parcels fronting US 1 located south of the Innovation Corridor to the border with Washington, D.C., and parcels fronting 34th Street between Shepard Street and Otis Street, the use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding is prohibited on any façade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material.
2. Primary façade materials shall not change at outside corners, but extend along any side façade visible from a street right-of-way. In all instances the extension shall be a minimum of 20 feet, except materials may change where side or rear wings meet the main body of the structure. Where two or more materials are proposed to be combined on a façade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco or wood). The heavier

material may be used as a detail on the corner of a building or along cornices or windows.

#### **E. Building Façade Fenestration/Transparency**

Unless more restrictive requirements are established elsewhere in this Ordinance, at least 25 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

#### **F. Roofs**

1. Sloped roofs on principal buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
2. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.
3. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

#### **G. Location of Off-Street Parking**

##### **1. Inside the Capital Beltway**

Inside the Capital Beltway, and to the maximum extent practicable, development shall be configured to locate all required surface off-street parking to the side or rear of

the front façade of the building. Buildings of two or more stories may locate one bay of off-street parking between the primary building entrance and the street the building faces.

##### **2. Outside the Capital Beltway**

Unless more restrictive requirements are established elsewhere in this Ordinance, development outside the Beltway is strongly encouraged to locate a minimum of 50 percent of the surface parking to the side or rear of the buildings.

#### **H. Loading, Service, and Equipment Areas**

1. Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable.
2. Outdoor storage areas shall be fully screened from adjacent streets and single-family detached dwellings.
3. Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building.

### **27-6.905. Large Retail Establishment Form and Design Standards**

#### **A. General**

In addition to the general nonresidential and mixed-use form and design standards in Sec. 27-6.900, Nonresidential and Mixed-Use Form and Design Standards, combination retail establishments and single-tenant buildings that have a gross floor area of 75,000 square feet or more and devote 60 percent



or more of the total floor area to retail sales activities ("large retail buildings") shall also comply with the following standards. If there is a conflict between these standards and those in Sec. 27-6.900, Nonresidential and Mixed-Use Form and Design Standards, these standards control. (see Figure 27-6.905.A: Examples of Large Retail Establishments.)

**Figure 27-6.905.A: Examples of Large Retail Establishments**



## B. Building Entrances

1. Buildings shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
  - a. Canopies or porticos above the entrance;
  - b. Roof overhangs above the entrance;
  - c. Entry recesses or projections;
  - d. Arcades that are physically integrated with the entrance;
  - e. Raised corniced parapets above the entrance;

- f. Gabled roof forms or arches above the entrance;
  - g. Outdoor patios or plazas next to the entrance;
  - h. Display windows that are directly next to the entrance;
  - i. Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above or next to the entrance; or
  - j. Integral planters or wing walls that incorporate landscaped areas or seating areas.
2. All portions of buildings designed to appear as customer entrances shall be functional customer entrances.

## C. Façades and Massing

1. Maximum building footprints in the Transit-Oriented/Activity Center base zones are listed according to the zone in which the building is located in Table 27-6.905.C.1: Maximum Building Footprints in the Transit-Oriented/Activity Center Base Zones.

Table 27-6.905.C.1: Maximum Building Footprints in the Transit-Oriented/Activity Center Base Zones	
Zone	Maximum Building Footprint (square feet)
NAC	100,000
TAC	125,000
LTO	125,000
RTO-L	100,000
RTO-H	80,000

2. To reduce their perceived mass and scale, buildings shall incorporate two or more of the following design elements on each façade facing a street:
  - a. Variations in roof form and parapet heights;
  - b. Pronounced wall offsets that are at least two feet deep;
  - c. Distinct changes in texture and color of wall surfaces;
  - d. Ground level arcades and second floor galleries or balconies;
  - e. Protected and recessed entries; and
  - f. Vertical accents or focal points.
3. Side building walls that do not face a street and exceed 30 feet in length shall have façade-articulating elements such as columns and/or changes in plane, texture, or masonry pattern. (see Figure 27-6.905.C.3: Large Retail Building Entrances and Massing.)

**Figure 27-6.905.C.3: Large Retail Building Entrances and Massing**



#### **D. Building Façade Fenestration/Transparency**

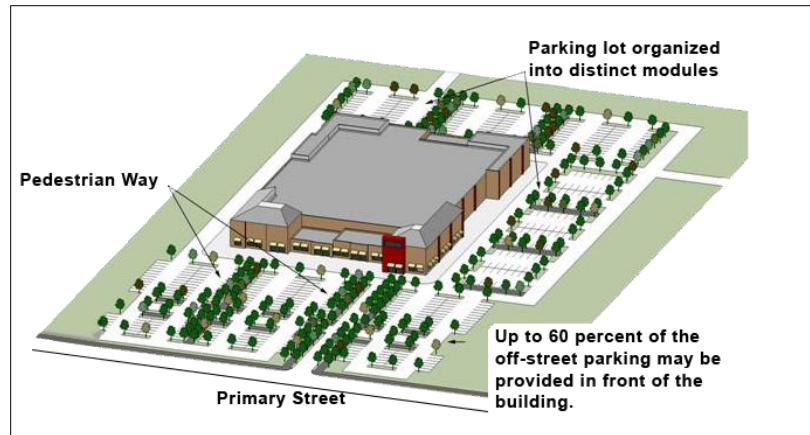
Unless more restrictive requirements are established elsewhere in this Ordinance, at least 20 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

#### **E. Off-Street Parking Location Standards**

1. Unless more restrictive requirements are established elsewhere in this Ordinance, outside the Capital Beltway, up to 60 percent of the total off-street surface parking provided may be located between the front façade of the building and the street it faces.
2. Inside the Capital Beltway, all parking is strongly encouraged to be located to the side or rear of the building; however, up to 25 percent of the total off-street surface parking provided may be located between the front façade of the building and the street it faces.
3. Off-street surface parking lots with 300 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping, or accessways designed to appear as streets. (see Figure 27-6.905.E: Large Retail Parking Lot with Over 300 Spaces.)
4. Notwithstanding the provisions of subsections 1, 2, or 3 above, if any part of a parcel containing a large retail use is located within 660 feet of a heavy rail transit station:
  - a. At least 50 percent of parking for the large retail use shall be located in a parking structure; and
  - b. The building facade containing the primary pedestrian entrance to the large retail use shall also

contain at least one additional direct pedestrian entrance per 100 linear feet of building facade leading directly from outside the structure to the large retail use or to another primary use located in the same structure.

**Figure 27-6.905.E: Large Retail Parking Lot with Over 300 Spaces**



## Sec. 27-6.1000 Industrial Form and Design Standards

### 27-6.1001. Purpose and Intent

The purpose and intent of these industrial form and design standards are to ensure a minimum quality of form and design for all types of industrial development outside the Transit-Oriented/Activity Center base zones, in a way that results in greater predictability during the development review process. More specifically, the purposes of this Section are to:

- A. Recognize that the form and design of industrial development is based on the function of the uses within the development;

- B. Minimize industrial development's potential negative impacts on adjacent land uses;
- C. Improve the appearance of industrial development; and
- D. Increase the predictability of outcomes for industrial development during the development review process.

### 27-6.1002. Applicability

The standards in this Section shall apply to:

- A. All new industrial development; and
- B. Any expansion of an existing industrial building if the expansion increases the building's gross floor area by 50 percent or more.

### 27-6.1003. Timing of Review

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### 27-6.1004. Industrial Form and Design Standards

Development subject to this Section shall comply with the following standards.

#### A. Building Orientation

##### 1. Single-Building Development

An industrial development composed of a single building shall orient the building façade containing its primary patron entrance to face the street from which the building derives its street address.

## 2. Multi-Building Development

A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views, to the maximum extent practicable.

## 3. Accessory Uses and Structures

Accessory uses and structures shall not front a street and shall be located in a manner that minimizes their impacts on adjacent development.

## B. Façade Articulation

Each street-facing building façade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least two of the following standards:

### 1. Wall Plane Horizontal Articulation

Each façade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 60 feet (see Figure 27-6.1004.B: Example of Façade Articulation for Industrial Building).

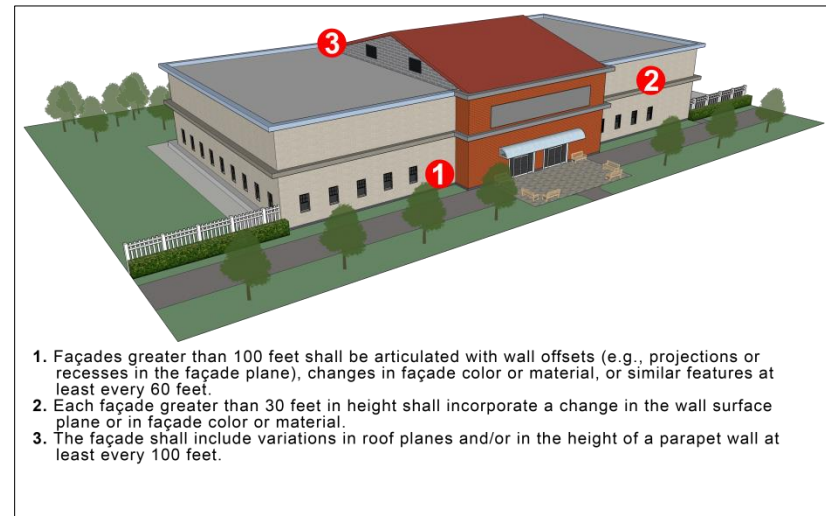
### 2. Vertical Articulation

Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material that visually interrupts the wall plane vertically such that the height of the uninterrupted façade does not exceed 30 feet.

## 3. Roof Line Variation

The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 100 feet of roofline length along the façade.

**Figure 27-6.1004.B: Example of Façade Articulation for Industrial Building**



## C. Entrance

1. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least two of the following design features to emphasize the importance of the entrance:
  - a. Canopy or portico;
  - b. Roof overhang;
  - c. Horizontal recess or projection;

- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building façade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building façade.

2. Street-facing façades of the ground level floor shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.

#### **D. Building Façade Materials**

The use of corrugated metal siding or any other similar metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior façade material shall be limited to those portions of rear and side building façades that are not visible from the public right-of-way or an adjacent residential, public, civic, or institutional, or commercial use.

#### **E. Location of Loading and Service Areas**

Loading and service areas shall be separated from patron parking, pedestrian areas, and main drive aisles, and shall be located a minimum of 200 feet from any abutting single-family detached dwellings, two-family dwellings, or vacant lands in a residential single-family zone (the RE, RR, RSF-96, and RSF-65 zones).

#### **F. Off-Street Parking Location**

No more than 60 percent of the off-street parking spaces may be located in surface parking lots between the front building façade and the street it faces.

### **Sec. 27-6.1100 Neighborhood Compatibility Standards**

#### **27-6.1101. Purpose and Intent**

The purpose of these neighborhood compatibility standards is to provide a proper transition and ensure compatibility between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and other more intense forms of development. More specifically, it is the intent of these standards to:

- A. Provide effective transitions between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and more intense uses;
- B. Protect the character of existing neighborhoods consisting of primarily single-family detached dwellings, two-family dwellings, townhouses or vacant lands in the single-family residential zones from potentially-adverse impacts resulting from more intense and incompatible adjacent forms of development;
- C. Limit the excessive consumption of available land though the utilization of large vegetated buffers in favor of development form and design treatments; and
- D. Establish and maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.



## **27-6.1102. Applicability**

### **A. General**

1. Unless exempted as provided in Sec. 27-6.1102.B below, these standards apply to:
  - a. Any new townhouse, multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, or vacant lands in the RE, RR, RSF-96, and RSF-65 zones (single-family residential zones);
  - b. Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;
  - c. Any expansion of an existing townhouse, multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing single-family detached dwellings, two-family dwellings, or vacant lands in a single-family residential zone, where the expansion increases the building's gross floor area by 50 percent or more; and
  - d. Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse dwellings where the expansion increases the building's gross floor area by 50 percent or more.
2. For the purposes of this Section:
  - a. "Multifamily development" shall include the following:

- i. Live/work dwellings; and
- ii. Multifamily dwellings.

- b. "Nonresidential development" shall include the following:
  - i. Uses in the Group Living Uses, Health Care Uses, Transportation Uses and Utility Use Categories; and
  - ii. Uses in the Commercial Use and Industrial Use Classifications.

### **B. Exemptions**

The following are exempt from these standards:

1. Townhouse, multifamily, nonresidential, and mixed-use development located on lots separated from single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone by a built and existing street with four or more lanes;
2. Uses in the Communication Uses, Community Service Uses, and Educational Uses Categories; and
3. Townhouse, multifamily, nonresidential, or mixed-use development located within one-quarter mile of the centerline of US 1, within the corporate boundaries of the City of College Park, and outside any historic district.

### **C. Timing of Review**

Review for compliance with these standards shall occur during review of planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.



## D. Conflict

In the case of conflict between these neighborhood compatibility standards and other standards in this Ordinance, these neighborhood compatibility standards shall control.

## 27-6.1103. Neighborhood Compatibility Standards

Development subject to this Section shall comply with the following standards:

### A. Building Height and Setbacks

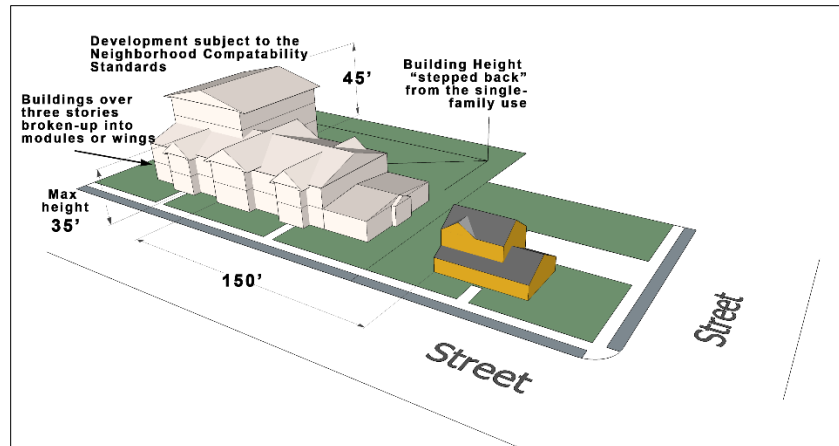
1. Setbacks of buildings shall be consistent with other buildings on the block face and across the street to maintain a consistent plane or edge of buildings along public frontages. Setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.
2. Building height shall not exceed the maximum height established in Table 27-6.1103.A.2: Maximum Height in Transitional Areas.

**Table 27-6.1103.A.2: Maximum Height in Transitional Areas**

Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone [1] [2]	Maximum Height	
	Parcels Fronting US 1 Between the Southern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between Sheperd St and Otis St	All Other Areas
50 feet or less	Lesser of: 3 stories or 35 feet	Lesser of: 3 stories or 35 feet
Greater than 50 feet but less than 150 feet	Lesser of: 6 stories or 65 feet	
150 to 200 feet	No requirement	Lesser of: 4 stories or 45 feet
NOTES: [1] The distance from a single-family dwelling, two-family dwelling, townhouse, or vacant land in a single-family zone is to be measured from the closest portion of the dwelling (in the case of single-family and two-family dwellings and townhouses) or from the property line (in the case of vacant land). [2] All required minimum zone setbacks shall apply.		

3. Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family dwellings, two-family dwellings, townhouses or vacant lands in a single-family residential zone (see Figure 27-6.1103.A.3: Building Height Modulation).

**Figure 27-6.1103.A.3: Building Height Modulation**



## **B. Building Orientation**

Except for mews or when open space is located in front of the building, buildings shall be oriented towards the street from which they derive their street address.

## **C. Building Design**

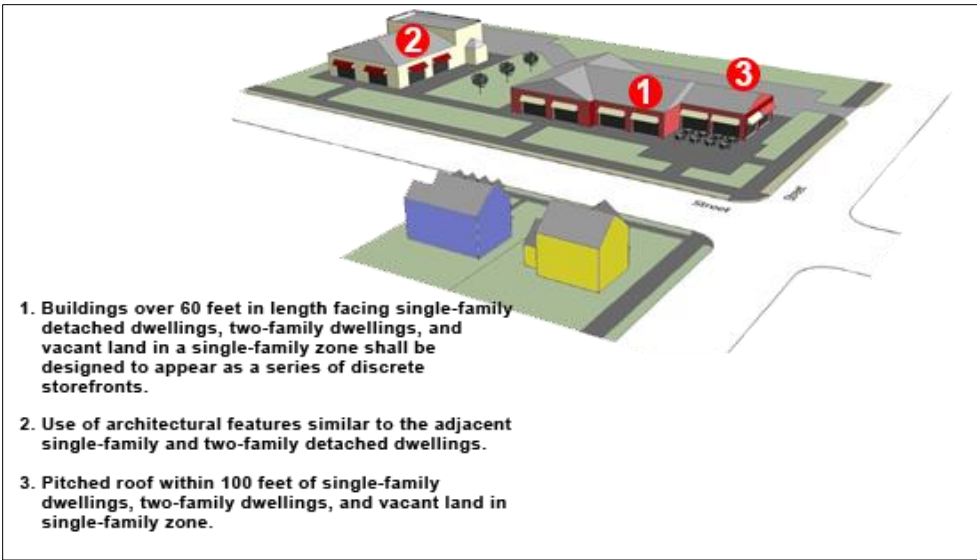
1. Buildings shall (see Figure 27-6.1103.C: Compatible Building Design):

- a. Use a similar roof type to adjacent single-family detached dwellings or two-family dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;

- b. Use a pitched roof if located within 100 feet of vacant lands in a single-family residential zone, with a minimum pitch between 6:12 and 12:12;
- c. Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;
- d. Use exterior colors that are similar to those found on adjacent single-family detached dwellings or two-family dwellings;
- e. Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent single-family detached and two-family dwellings; and
- f. Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

2. Retail commercial building façades over 90 feet in length that face single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building.

Figure 27-6.1103.C: Compatible Building Design



**D. Building Materials**

**1. Transparency**

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-6.1103.D.1, Transparency Standards:

Table 27-6.1103.D.1: Transparency Standards	
Building Story	Minimum Façade Area Percentage to be Transparent (Percent of Façade) [1],[2],[3]
1 <sup>st</sup> Floor [2]	35 [3]
2 <sup>nd</sup> Floor	20
3 <sup>rd</sup> or Higher Floor	20
NOTES: [1] The façade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories. [2] Façades abutting sidewalks, plazas, gathering areas, or other pedestrian areas shall incorporate transparent glazing. [3] The first two feet of façade area closest to the grade are not required to be glazed and shall be excluded from the façade area calculation.	

## **2. Exterior Materials**

Except along US 1 between the southern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall comply with the following exterior materials standards:

- a. Materials and material configurations shall be similar to those commonly used on adjacent single-family detached dwellings and two-family dwellings.
- b. Plywood, standard (versus decorative) concrete block, and corrugated metal are prohibited as exterior materials.
- c. Vinyl siding shall not exceed 25 percent of a building façade.

## **E. Multi-Building Placement**

Except along US 1 between the southern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, multi-building development that includes varying use and/or development intensities in different buildings shall locate buildings with the least intense use and/or development nearest to the abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, to the maximum extent practicable.

## **F. Off-Street Parking**

1. Except along US 1 between the southern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.1 times the required minimum specified in Table 27-6.206.A: Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Sec. 27-6.208, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.
2. When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:
  - a. Within a structured parking facility;
  - b. Adjacent to off-street parking lots serving nonresidential development on abutting lots;
  - c. Adjacent to lot lines abutting nonresidential development;
  - d. Adjacent to lot lines abutting mixed-use development;
  - e. Behind the building;
  - f. Within a lot's corner side yard;

- In front of the building; or
  - When all of the above options are infeasible, adjacent to lot lines abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.
- Off-street surface parking areas shall be located at least 15 feet from a lot containing an existing single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- Off-street surface parking areas located adjacent to single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be screened by a perimeter landscape strip in accordance with Sec. 4.3, Parking Lot Requirements, of the Landscape Manual.
- The façade of any parking structure facing adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall be designed in accordance with the exterior materials standards of this Section and be landscaped to soften its visual impact.

## G. Other Site Features

### 1. Loading, Service, Recycling Collection, and Refuse Collection Areas

Loading, service, recycling collection, and refuse collection areas shall be:

- a.** Located behind or to the sides of buildings away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-

family zone, and screened with walls and/or landscaping, and provided with access that is integrated with parking areas and the vehicular circulation network;

- b.** Screened from view of single-family detached dwellings, two-family dwellings, townhouses, and vacant lands in a single-family residential zone, using materials that are the same as, or of equal quality to, the materials used for the principal building; or
- c.** Incorporated into the overall design of the site so that the visual impacts of these functions are fully contained within an enclosure, or are otherwise out of view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

## 2. Drive-Through Service Facilities

- a. In no instance shall a drive-through or pick-up window be located on a building façade that faces a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- b. Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

### 3. Exterior Lighting

- a. Exterior lighting shall have a maximum height of 14 feet and illumination that does not exceed 0.5 foot candles at the lot line if located within 100 feet of a

lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

- b. Exterior lighting shall have a maximum height of 18 feet if between 100 and 150 feet of such lot or lands (and illumination that does not exceed 0.5 foot candles at the lot line).
- c. Exterior lighting shall be extinguished by 10:00 P.M. or within one hour after closing, whichever occurs first.

#### **4. Signage Standards**

- a. To the maximum extent practicable, signage shall be located a minimum of 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.
- b. Signage within 50 feet of a lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, shall be limited to directional signage.
- c. Within 100 feet of lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, the maximum sign area for signs shall be reduced by 25 percent.
- d. Canopy sign area shall not exceed 25 square feet if the canopy sign is either across the street from or within 200 feet of a development with single-family

dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

- e. Projecting signs are prohibited if the sign is located across the street from or within 200 feet of a development with single-family detached dwellings, two-family dwellings, or townhouses or vacant lands in a single-family residential zone.

#### **5. Open Space Set-Asides**

- a. Required open space set-asides shall be located between a proposed development and an adjacent single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, to the maximum extent practicable.
- b. Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from any lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

#### **6. Natural Features**

Natural features such as existing vegetation, natural differences in topography, streams, wetlands, and other such features shall be used as transitions where possible.

#### **7. Utilities**

All on-site utilities serving individual buildings or developments shall be located underground.



## H. Operational Standards

Except along US 1 between the southern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, development within 200 feet of any single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone shall:

1. Prohibit outdoor dining or other outdoor activities such as, but not limited to, outdoor entertainment areas where alcohol is served or music is played, and outdoor recreation areas that are open after 8:00 pm in the evening;
2. Limit trash collection or other service functions to only between the hours of 7:00 a.m. and 7:00 p.m.; and
3. Extinguish amplified music, singing, or other forms of noise audible at shared lot lines after 10:00 p.m. Sunday through Thursday nights, and after 12:00 a.m. Friday and Saturday nights.

## Sec. 27-6.1200 Agricultural Compatibility Standards

### 27-6.1201. Purpose and Intent

The purpose and intent of these agricultural compatibility standards is to promote development that is compatible with existing agricultural uses and activities in the County. More specifically, these standards are intended to:

- A. Ensure new non-agricultural development does not negatively impact the continuation of existing adjacent agricultural uses

and activities in the Rural and Agricultural base zones (the AG- and AR- zones);

- B. Maintain and promote rural character in the Rural and Agricultural base zones;
- C. Encourage the use of conservation subdivisions for agricultural protection as a way to conserve agricultural and environmental features;
- D. Allow families conducting agricultural uses and activities to capture the monetary value of their land through limited development while continuing agricultural uses and activities; and
- E. Ensure greater compatibility between existing agricultural uses and activities and new non-agricultural development.

### 27-6.1202. Applicability

#### A. General

Except where exempted by subsection Sec. 27-6.1202.B below, the standards in this Section shall apply to all new residential and nonresidential uses (including public, civic, institutional, commercial, or industrial uses) that are proposed to be located adjacent to an ongoing agricultural use or activity in the AG and AR base zones.

#### B. Exemptions

The standards in this Section shall not apply to residential portions of a conservation subdivision adjacent to an agricultural use or activity taking place within the conservation subdivision's open space set-aside.

### 27-6.1203. Timing of Review

Review for compliance with these standards shall take place during review of a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### 27-6.1204. Agricultural Compatibility Standards

Development subject to this Section shall comply with the following standards.

#### A. Agricultural Buffer

##### 1. Buffer Required

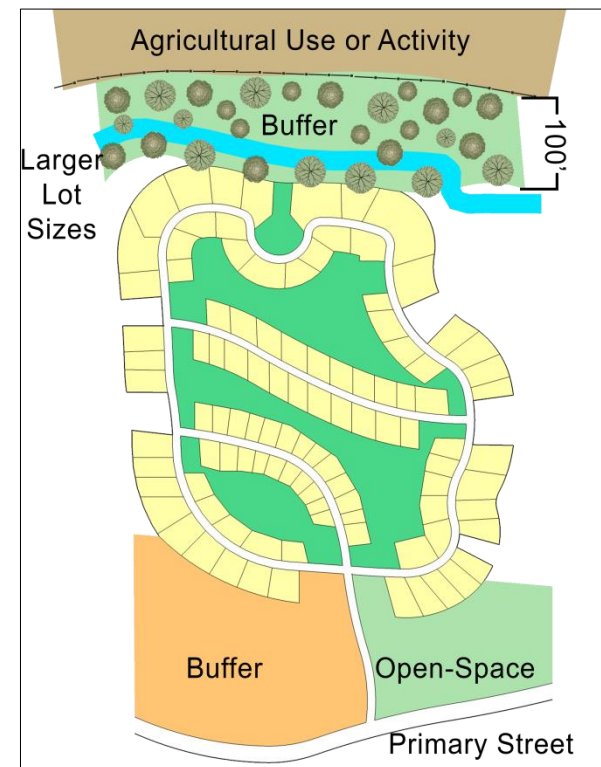
Development shall provide and maintain a vegetative buffer and fencing (or walls) along all property lines abutting land that accommodates an agricultural use or activity in accordance with the standards of this Subsection, for as long as the agricultural use or activity continues (see Figure 27-6.1204.A: Agricultural Buffer Features and Opens Space Set-Asides and Lot Configurations).

##### 2. Buffer Width

- a. The agricultural buffer shall be at least 100 feet wide.
- b. The Planning Director may allow the buffer width to be reduced by up to 20 percent upon determining that the reduced buffer width is justified by the type or intensity of the adjacent agricultural use or activity, an intervening topographic change, an intervening riparian buffer, or the existence or

provision of vegetation in addition to that required in Sec. 27-6.1204.A.3 below.

**Figure 27-6.1204.A: Agricultural Buffer Features and Open Space Set-Asides and Lot Configurations**



##### 3. Buffer Materials

- a. Agricultural buffers shall consist of a mix of trees, shrubs, berms, and natural features sufficient to reduce noise, spray drift, and dust, diffuse light; and act as a physical separation between non-agricultural and agricultural uses and activities. All buffers shall

incorporate a vegetative screening component to reduce conflict potential between residential/nonresidential and agricultural uses and activities.

- b. A buffer shall incorporate a wall or fence to provide additional screening and/or limit access between the development and the abutting agricultural uses or activities.
- c. Where the agricultural buffer is directly adjacent to a residential dwelling or residential lot, the length of the buffer running parallel to the dwelling along the property line shall be landscaped as follows, in addition to the buffer and fence:
  - i. The buffer shall be planted with a minimum of two offset rows of trees that provides an average spacing between the canopies of trees of ten feet or less, at maturity.
  - ii. Each tree shall be a minimum height of eight feet and minimum caliper of two inches when planted.
  - iii. Each tree shall be a native species that can be expected to attain a minimum height of 35 feet and have a crown width of 25 feet or greater, at maturity.

#### **4. Development Allowed in Buffer**

Development allowed within a buffer is limited to:

- a. Landscaping with native plants, trees, or hedgerows;
- b. Crossings by roadways, driveways, railroad tracks, and utility lines (and associated maintenance

corridors), where the crossing is aligned to minimize any reduction of the buffer's effectiveness;

- c. Trails that involve minimal removal or disturbance of buffer vegetation;
- d. Stormwater management facilities, to the extent they are determined to be necessary by the Director of the Department of Permitting, Inspections, and Enforcement;
- e. Vegetation management, including the planting of vegetation or pruning of vegetation, removal of individual trees that pose a danger to human life or nearby buildings, removal of individual trees to preserve other vegetation from extensive pest infestation, removal of understory nuisance or invasive vegetation, or removal or disturbance of vegetation as part of emergency fire control measures; and
- f. Any other development determined by the Planning Director to be consistent with the use of the property as an agricultural buffer.

#### **5. Maintenance**

- a. Landowner(s) are responsible for all aspects of continuous maintenance of buffer areas.
- b. Landowner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within six months, weather permitting.

- c. If the development consists of multiple parcels that may be held under separate ownership, a homeowners' association, property owners' association, or similar entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems.
- d. Buffer maintenance requirements shall be stipulated through inclusion in covenants, conditions, and restrictions, as appropriate.

#### **B. Location and Configuration of Open Space Set-Asides**

In cases where new development subject to these standards includes open space set-asides, they shall be located, to the maximum extent practicable, between the abutting existing agricultural uses or activities and the buildings in the new development, and be configured to accommodate the agricultural buffer required in Sec. 27-6.1204 above (see Figure 27-6.1204: Agricultural Buffer Features and Open Space Set-Asides and Lot Configurations).

#### **C. Lot Size Configuration**

Except for lots in a conservation subdivision or lots platted prior to [insert effective date of this Ordinance], lots bordering the vegetated buffer shall maintain a minimum lot area twice the minimum lot area otherwise required by the base zone where the development is located (see Figure 27-6.1204: Agricultural Buffer Features and Open Space Set-Asides and Lot Configurations).

#### **D. Preservation of Direct Access for Agricultural Uses and Activities**

Development subject to these standards shall be configured to ensure agricultural uses and activities retain direct access to adjacent streets.

#### **E. Notification on Planned Development, Site Plan, or Subdivision**

Planned developments, detailed site plans (minor or major), and subdivisions (minor or major) subject to these standards shall bear a notation on each individual development approval indicating the development is adjacent to an existing agricultural use or activity that is anticipated to generate noise, light, dust, odor, or vibration as part of its normal operations.

### **Sec. 27-6.1300 Urban Farm Compatibility Standards**

#### **27-6.1301. Purpose and Intent**

The purpose and intent of these urban farm compatibility standards is to support and protect urban farms from incompatible development. More specifically, these standards are intended to:

- A. Ensure new residential and nonresidential development does not negatively impact the continuation of existing adjacent urban farms on adjacent lands in the Rural and Agricultural and Residential Base Zones; and
- B. Ensure greater compatibility between existing urban farms and new residential and non-residential uses.

### **27-6.1302. Applicability**

The standards in this Section shall apply to all new residential and nonresidential uses that are proposed to be located adjacent to an on-going urban farm in the ROS, AR, RE, RR, RSF-4.6, RSF-6.7, RSF-A, RMF-12, RMF-20, RMF-48, and Transit-Oriented/Activity Center zones.

### **27-6.1303. Timing of Review**

Review for compliance with these standards shall take place during review of a planned development (Sec. 27-3.505), detailed site plan (minor or major) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit.

### **27-6.1304. Compatibility Standards**

#### **A. Buffer**

##### **1. Buffer Required**

Development subject to these standards shall provide and maintain a vegetative buffer along all property lines abutting land that accommodates an urban farm in accordance with the standards of this Subsection, for as long as the urban farm continues.

##### **2. Buffer Width**

- a. The agricultural buffer shall be at least 50 feet wide and run the length of the property adjacent to the urban farm.
- b. The Planning Director may allow the buffer width to be reduced by up to 20 percent upon determining that the reduced buffer width is justified by the type, intensity, or lay-out of the adjacent urban farm, an

intervening topographic change, an intervening riparian buffer, or the existence or provision of vegetation in addition to that required in subsection 3 below.

#### **3. Buffer Materials**

- a. Buffers shall consist of a mix of trees, shrubs, berms, and natural features sufficient to reduce noise, spray drift, dust, and diffuse light, and act as a physical separation between the urban farm and residential or non-residential use.
- b. The buffer shall incorporate a wall or fence a minimum of four feet in height to provide additional screening and/or limit access between the development and the abutting urban farm.
- c. The length of the buffer shall be landscaped as follows in addition to any other vegetative buffer or fence:
  - i. It shall be planted with a minimum of two offset rows of trees that provides an average spacing between trees of ten feet or less.
  - ii. Each tree shall be a minimum height of eight feet and minimum caliper of two inches when planted.
  - iii. Each tree shall be a native species that can be expected to attain a minimum height of 35 feet and have a crown width of 25 feet or greater at maturity.

#### **4. Development Allowed in Buffer**

Development allowed within the buffer is limited to:

- a. Landscaping with native plants, trees, or hedgerows;
- b. Crossings by driveways, railroad tracks, and utility lines (and associated maintenance corridors), where the crossing is aligned to minimize any reduction of the buffer's effectiveness;
- c. Trails that involve minimal removal or disturbance of buffer vegetation;
- d. Stormwater management facilities to the extent determined to be necessary by the Planning Director;
- e. Vegetation management, including the planting of vegetation or pruning of vegetation, removal of individual trees that pose a danger to human life or nearby buildings, removal of individual trees to preserve other vegetation from extensive pest infestation, removal of understory nuisance or invasive vegetation, or removal or disturbance of vegetation as part of emergency fire control measures; and
- f. Any other development determined by the Planning Director to be consistent with the use of the property as an agricultural buffer.

## **5. Maintenance**

- a. Property owner(s) are responsible for all aspects of continuous maintenance of buffer areas.
- b. Property owner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within six months, weather permitting.

- c. Buffer maintenance requirements shall be stipulated through inclusion in covenants, conditions, and restrictions.

## **B. Location and Configuration of Open Space Set-Asides**

In cases where new development subject to these standards includes open space set-asides, it shall be located, to the maximum extent practicable, between the abutting existing urban farm and the buildings in the new development, and be configured to accommodate the buffer required in subsection 27-6.1304.A.1.

## **C. Preservation of Direct Access for Uses Permitted by Urban Farm**

Development subject to these standards shall be configured to ensure uses permitted by an urban farm retain direct access to adjacent streets.



achieved to the maximum extent practicable. Conditions justifying approval of an alternative sign plan by the Planning Director may include:

1. Natural conditions, such as watercourses, natural rock formations, or topography;
2. Lot size or configuration;
3. Infill development or redevelopment on small lots;
4. The presence of existing utility or other easements;
5. The potential for interference with public safety; and
6. Other situations where strict adherence to the standards are determined impractical.

## **Sec. 27-6.1500 Green Building Standards**

### **27-6.1501. Purpose and Intent**

The purpose of this Section is to ensure development in the County includes a minimum degree of green building features as a means of protecting and conserving resources, supporting a healthy lifestyle for citizens, reducing greenhouse gas emissions, and ensuring a high quality of life for County residents. Specifically, this Section is intended to ensure development practices:

- A. Support walkable urbanism in appropriate places;
- B. Support multiple modes of mobility;
- C. Conserve energy;
- D. Promote the use of alternative energy;
- E. Conserve water resources;
- F. Protect water quality;

- G. Promote a healthy landscape;
- H. Support urban agriculture;
- I. Encourage innovation in green building practices;
- J. Reduce landfill wastes; and
- K. Promote healthy and safe lifestyles.

### **27-6.1502. Applicability**

- A. Unless exempted in accordance with Sec. 27-6.1502.B below, the standards of this Section shall apply to:
  1. All new development; and
  2. Any expansion of existing development where the expansion increases the development's gross floor area by 50 percent or more.
- B. The following development is exempt from the standards of this Section:
  1. New residential development that contains less than 10 dwelling units;
  2. New non-residential development with a gross floor area of less than 10,000 square feet;
  3. New buildings that have achieved requirements necessary to receive certification from the U.S. Green Building Council at the LEED® gold level or above or an equivalent level of sustainable development performance under an alternative rating system such as the National Green Building Standard™/NGBS Green or the International Code Council's *International Green Construction Code*, as determined by the Planning Director;

4. Expansion of vehicular parking lots where it is the only development or redevelopment occurring; and
5. Changes or addition of landscaping where it is the only development or redevelopment occurring.

### 27-6.1503. Timing of Review

Review for compliance with these standards shall take place during review of a planned development (Sec. 27-3.505), site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### 27-6.1504. Green Building Standards

#### A. Minimum Amount of Points Required

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-6.1504.B: Green Building Point System.

- a. **Minimum Requirements for Residential Development**
  - i. 10 to 29 units: 3 points.
  - ii. 30 or more units: 4 points.
- b. **Minimum Requirements for Non-Residential Development**
  - i. 10,000 to 25,000 square feet: 3 points.
  - ii. More than 25,000 square feet: 4 points.

#### B. Green Building Point System

Development subject to the standards of this Section shall use Table 27-6.1504.B: Green Building Point System, to determine compliance with this Section.

Table 27-6.1504.B: Green Building Point System	
	Points Earned
<b>Location of Development and Redevelopment/Adaptive Reuse</b>	
Development in a Transit-Oriented/Activity Center base zone	1.00
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development as a Transit-Oriented/Activity Center Planned Development (PD) zone	0.75
Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, or an area targeted for reinvestment by the Federal, State, or County government	1.00
Adaptive reuse of a designated historic building	1.00
Preservation of an historic or archeological site	1.00
<b>Energy Conservation</b>	
Meet ASHRAE standards for lighting <sup>[1]</sup>	0.75
Meet Energy Star standards for low-rise residential or exceed ASHRAE efficiency standards by 15 percent <sup>[2]</sup>	1.00
Home energy rating system (HERS) index greater than 90 and less than or equal to 95	0.50
HERS index greater than 85 and less than or equal to 90	0.75
HERS index greater than 75 and less than or equal to 85	1.00
HERS index less than or equal to 75	1.50
Stated water heater efficiency between 0.675 to 0.82	0.75
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Air conditioner with stated efficiency greater than 16 SEER is included as standard	1.25
Install a "cool roof" on a minimum of 50 percent of the single-family dwellings in the development or subdivision. The "cool roof" shall cover the entire roof of the dwelling.	1.50
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 15 percent of the habitable rooms in the structure	0.50

**Table 27-6.1504.B: Green Building Point System**

	<b>Points Earned</b>
Use central air conditioners that are Energy Star qualified	0.50
Use only solar or tank-less water heating systems throughout the structure	0.50
<b>Alternative Energy</b>	
Generate or acquire a minimum of 50 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	1.00
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels	1.00
Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels	0.50
Pre-wire a minimum of 25 percent of residential dwelling units for solar panels	0.25
Install solar panels on a minimum of 25 percent of dwelling units contained in single-family, two-family, or townhouse dwellings	0.50
Install solar panels on primary structure, or at least 50 percent of buildings in a multi-building complex	0.75
Install small-scale wind energy conversion systems to provide electricity for 25 percent of single-family, two-family, or townhouse dwellings in development	1.00
<b>LEED Certification</b>	
Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's <i>International Green Construction Code</i>	0.75
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's <i>International Green Construction Code</i>	1.00
<b>Passive Solar</b>	
Orient a minimum of 50 percent of the single-family detached dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure	1.50
Orient a minimum of 25 percent of the single-family detached dwellings or lots in the development within 20 percent of east-west for maximum passive solar exposure	0.75
Orient at least 25 percent of the non-residential buildings with an axis oriented east-west for maximum solar exposure	1.00
<b>Water Conservation and Water Quality</b>	
Design all areas required to be landscaped in accordance with this Ordinance	2.00

**Table 27-6.1504.B: Green Building Point System**

	<b>Points Earned</b>
and the Landscape Manual as an integrated system to meet on-site storm water quality requirements for the lot through incorporation of low impact development design principles and use of best management practices for on-site storm-water management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Piped connections from roofs and downspouts and other impervious areas to storm drains are prohibited. Piped conveyances on lots must discharge to pervious areas.	
The use of low impact development techniques, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems, to meet stormwater managements requirements of the County Code or Ordinances.	1.00
Install a green vegetated roof on the primary structure, or on at least 50 percent of primary buildings in a multi-building complex – green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by the landscaping standards in the Landscape Manual	2.00
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50
All toilets have dual activated flushing	1.00
Include rainwater capture and re-use devices such as cisterns, rain filters, and underground storage basins for residential development with a minimum storage capacity of 500 gallons for every two residential units	0.50
Provide rain gardens or other appropriate storm-water infiltration system(s) that accommodate a minimum of 25 percent of the runoff	1.00
<b>Vegetation</b>	
Retain at least 20 percent of existing pre-development natural vegetation	0.75
Remove all lawn or turf in favor of ground cover consisting of plant material or mulch	0.75
Limit turf grass to 40 percent of the landscaped area.	0.25
<b>Urban Agriculture</b>	
Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a ratio of 50 square feet per dwelling unit	1.00
Provide a minimum of one on-site composting station for every 25 units	0.25
<b>Building Materials</b>	
Source a minimum of 20 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	1.50

**Table 27-6.1504.B: Green Building Point System**

	Points Earned
<b>Universal Design</b>	
Provide the following universal design features in 33 percent of the residential units in the development: <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Reachable outlets and switches.</li> </ul>	0.75
Provide the following universal design features in 66 percent of the residential units in the development: <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Reachable outlets and switches.</li> </ul>	1.00
Provide the following universal design features in 50 percent of the residential units in the development: <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Grab bars in first floor bathroom(s) by commode and in shower(s);</li> <li>• Handicap accessible shower in first floor bathroom(s);</li> <li>• Raised toilet seats in first floor bathroom(s); and</li> <li>• Reachable outlets and switches.</li> </ul>	1.50

**Table 27-6.1504.B: Green Building Point System**

	Points Earned
<b>Transportation</b>	
Provide a minimum of five percent of required automobile parking spaces that are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance	0.25
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75
Provide an electric vehicle (EV) level 3 charging station that is made available to those using the building	1.00
Include showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation	0.50
NOTES: [1] <i>Standard for the Design of High-Performance Green Buildings</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended. [2] <i>Energy Standard for Buildings Except Low-Rise Residential</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2016, as amended, or other appropriate ASHRAE standards, as amended.	

### C. Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this Section at the time of submittal of a development application. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

### 27-6.1505. Failure to Install or Maintain Green Building Elements for Compliance

Failure to install or maintain approved green building elements that are to be provided to comply with this Section is a violation of this Ordinance, and may result in revocation of the development approval or permit, and revocation of the authorization for use of green building incentives in accordance with Sec. 27-6.1600, Green Building Incentives.

## **Sec. 27-6.1600 Green Building Incentives**

### **27-6.1601. Purpose and Intent**

The purpose of this Section is to add further support to green building practices in the County by providing incentives for developments that incorporate specific types of green building features above the minimum required in Sec. 27-6.1500, Green Building Standards. Specifically, this Section is intended to provide incentives for developments that incorporate green building features that support:

- A.** Energy conservation;
- B.** Alternative energy use;
- C.** Water conservation;
- D.** Water quality;
- E.** Healthy landscaping;
- F.** Alternate forms of transportation; and
- G.** Urban agriculture.

### **27-6.1602. Timing of Review**

Review for determining whether green building incentives should be provided in accordance with this Section shall take place during review of a planned development (Sec. 27-3.505), detailed site plan (major or minor) (Sec. 27-3.508), subdivision (minor or major) (Subtitle 24: Subdivision Regulations), or building permit (Sec. 27-3.514), as appropriate.

### **27-6.1603. Incentives**

- A.** Development integrating green building features in accordance with this Section shall be eligible for the following incentives. They shall be integrated into a development in addition to those included in accordance with Sec. 27-6.1500, Green Building Standards.
  - 1.** A density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zone;
  - 2.** An intensity bonus of 10 percent of the FAR beyond the maximum allowed in the base zone;
  - 3.** An increase in the maximum allowable height by up to one story or 14 feet beyond the maximum allowed in the base zone; and
  - 4.** An increase in the maximum allowable lot coverage by 10 percent beyond the maximum allowed in the base zone.
- B.** Development may include a sufficient number of green building features to take advantage of more than one type of incentive, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this Subsection.

### **27-6.1604. Applicability**

The incentives in this Section are available to:

- A.** New development in the Transit-Oriented/Activity Center and Nonresidential base and planned development zones; and
- B.** Any expansion of an existing development in the Transit-Oriented/Activity Center and Nonresidential base and planned development zones where the expansion increases the development's gross floor area by 50 percent or more.

## 27-6.1605. Conflict with Neighborhood Compatibility Standards

In cases where the incentives in this Section conflict with the neighborhood compatibility standards in Sec. 27-6.1100, Neighborhood Compatibility Standards, the neighborhood compatibility standards shall control.

## 27-6.1606. Procedure

- A. Development seeking to use green building incentives shall include a written request with the development application that demonstrates how compliance with the standards in this Section will be achieved.
- B. Review for compliance and granting of requests for incentives in accordance with this Section shall occur during review of a special exception (see Sec. 27-3.507), detailed site plan (major or minor) (see Sec. 27-3.508), or subdivision (minor or major) (see Subtitle 24: Subdivision Regulations).
- C. The decision-making body or person responsible for review of the development application shall also be responsible for the review of the green building incentive request.
- D. The incentive(s) shall be based on the number of green building features provided, in accordance with Table 27-6.1606.D: Green Building Incentives, and Sec. 27-6.1607, Menu of Green Building Features. To obtain the right to a particular incentive identified in the left column of Table 27-6.1606.E: Green Building Incentives (for example, a density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zone), the development proposed is required to provide the minimum number of green building features associated with the green building features from both schedule A and schedule B in Table 27-6.1606.D: Green Building

Incentives (for example, for a density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zone, the proposed development is required to include two green building features from Schedule A and four green building features from Schedule B) in Table 1607: Green Building Features.

- E. The green building features used to obtain the individual type of incentive shall only be counted for that incentive. If an applicant wants to achieve a second type of incentive (for example, both the density bonus incentive and the lot coverage incentive), the proposed development shall include the minimum number of green building features in Schedule A and Schedule B required for both incentives (two from Schedule A and four from Schedule B for the density bonus incentive, and, two from Schedule A and three from Schedule B for the lot coverage incentive, from Table 27-6.1607: Green Building Features).

**Table 27-6.1606.D: Green Building Incentives**

Type of Incentive	Minimum Number of Green Building Practices Provided	
	From Schedule A	From Schedule B
A density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zone	2	4
An increase in the maximum allowable height by up to one story or 14 feet beyond the maximum allowed in the base zone	2	3
An increase in the maximum allowable lot coverage by 10 percent beyond the maximum allowed in the base zone	2	3



## 27-6.1607. Menu of Green Building Features

One or more of the green building features in Table 27-6.1607: Green Building Features, may be offered by an applicant for proposed development in accordance with Table 27-6.1606.E: Green Building Incentives.

Table 27-6.1607: Green Building Features	
Schedule [1]	Type of Green Building Features
Energy Conservation	
A	Meet ASHRAE standard for lighting <sup>[2]</sup>
A	Meet Energy Star standards for low-rise residential, or exceed ASHRAE efficiency standards by 15 percent <sup>[3]</sup>
BB	Home energy rating system (HERS) index greater than 90 and less than or equal to 95
BBB	HERS index greater than 85 and less than or equal to 90
A	HERS index greater than 75 and less than or equal to 85
AA	HERS index less than or equal to 75
BB	Stated water heater efficiency between 0.675 to 0.82
BBB	Stated water heater efficiency of 0.82 or more
BB	Air conditioner with stated efficiency greater than 14 SEER is included as standard
A	Air conditioner with stated efficiency greater than 16 SEER is included as standard
AA	Install a "cool roof" on a minimum of 50 percent of the single-family dwellings in the development or subdivision. The "cool roof" shall cover the entire roof of the dwelling.
AA	Install a "cool roof" on a minimum of 50 percent of all other types of residential dwellings in a development or any Group Living use. The "cool roof" shall cover the entire roof of an individual building
AA	Install a "cool roof" on 50 percent of a mixed-use or nonresidential development. The "cool roof" shall cover the entire roof
AA	Install a "cool roof" on 100 percent of a mixed-use or nonresidential development. The "cool roof" shall cover the entire roof
A	Use central air conditioners that are Energy Star qualified
A	Use only solar or tankless water heating systems throughout the structure

Table 27-6.1607: Green Building Features	
Schedule [1]	Type of Green Building Features
B	Provide skylights in an amount necessary to ensure natural lighting is provided to at least 15 percent of the habitable rooms in the structure
B	Construct roof eaves or overhangs of three feet or more on southern or western elevations
B	Use a structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)
Alternative Energy	
AA	Generate 50 percent or more of energy on-site by alternative energy (e.g., solar wind, geothermal)
A	Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels
A	Install small-scale wind energy conversion systems to provide electricity for 25 percent of single-family, two-family, or townhouse dwelling(s)
LEED ® Certification or Equivalent	
AAA	Construct the principal building(s) to meet or exceed LEED ® Platinum certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's <i>International Green Construction Code</i>
A	Construct the principal building(s) to meet or exceed LEED ® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's <i>International Green Construction Code</i>
BB	Construct the principal building(s) to meet or exceed LEED ® Bronze certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's <i>International Green Construction Code</i>
Passive Solar	
A	Orient a minimum of 50 percent of the single-family detached dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure
B	Orient a minimum of 25 percent of the single-family detached dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure
B	Orient at least 25 percent of the non-residential buildings with an axis oriented east-west for maximum solar exposure
Water Conservation and Quality Protection	

**Table 27-6.1607: Green Building Features**

Schedule [1]	Type of Green Building Features
AAA	Design all areas required to be landscaped in accordance with this Ordinance and the Landscape Manual as an integrated system to meet on-site stormwater quality requirements for the lot through incorporation of low impact development design principles and use of best management practices for on-site stormwater management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Piped connections from roofs and downspouts and other impervious areas to storm drains are prohibited. Piped conveyances on lots must discharge to pervious areas.
AA	The use of low impact development techniques including but not limited to grass buffers and swales, bioretention, (rain garden or porous landscape detention, sand filters, and permeable pavement systems, to meet stormwater managements requirements of the County Code or Ordinances
BB	All showerheads and handheld showers are 2.0 GPM or less
BB	All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI
BB	All toilets are 1.28 GPF or less
BB	All toilets have dual activated flushing
AAA	Install a green vegetated roof on the primary building(s), or at least 50 percent of primary buildings in a multi-building complex – green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by the Landscape Manual
A	Include rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons for every two residential units
A	Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25 percent of the runoff
<b>Vegetation</b>	
A	Retain at least 20 percent of existing pre-development natural vegetation
A	Remove all lawn or turf in favor of ground cover consisting of plant material or mulch
<b>Urban Agriculture</b>	
A	Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a ratio of 50 square feet per dwelling unit

**Table 27-6.1607: Green Building Features**

Schedule [1]	Type of Green Building Features
B	Provide a fenced, community garden space for employees at an office, for gardening purposes at a ratio of 15 square feet per employee
<b>Universal Design</b>	
BBB	<p>Provide the following universal design features in 33 percent of the residential units in the development:</p> <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Reachable outlets and switches.</li> </ul>
A	<p>Provide the following universal design features in 66 percent of the residential units in the development:</p> <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Reachable outlets and switches.</li> </ul>

**Table 27-6.1607: Green Building Features**

Schedule [1]	Type of Green Building Features
AA	<p>Provide the following universal design features in 50 percent of the residential units in the development:</p> <ul style="list-style-type: none"> <li>• A no-step entry on an accessible route to the unit;</li> <li>• First floor kitchen, bathroom and a bedroom;</li> <li>• The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30 X 48 clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>• Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>• Grab bars in first floor bathroom(s) by commode and in shower(s);</li> <li>• Handicap accessible shower in first floor bathroom(s);</li> <li>• Raised toilet seats in first floor bathroom(s); and</li> <li>• Reachable outlets and switches.</li> </ul>
<b>Transportation</b>	
A	Provide an electric vehicle (EV) level 3 charging station that is made available to those using the building
B	Provide an electric vehicle (EV) level 1 or 2 charging station that is made available to those using the building
B	Provide a minimum of five percent of required automobile parking spaces that are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance
B	Include showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation
<p>NOTES:</p> <p>[1] "AA" means credited as provision of two schedule "A" features.            "AAA" means credited as provision of three schedule "A" features.            "BB" means credited as provision of two schedule "B" features.</p> <p>[2] Standard for the Design of High-Performance Green Buildings, American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended.</p> <p>[3] Energy Standard for Buildings Except Low-Rise Residential, American Society of Heating, Refrigerating, and Air-Condition Engineers, 2016, as amended, or other appropriate ASHRAE standards, as amended.</p>	

## 27-6.1608. Failure to Install or Maintain Green Building Practices

Failure to install or maintain approved green building features that are to be provided to comply with this Section is a violation of this Ordinance, and may result in revocation of the development approval or permit.

*This page is intentionally left blank.*