

EXHIBIT 13

PRINCE GEORGE'S COUNTY CODE
TITLE 17, PUBLIC LOCAL LAWS OF PRINCE GEORGE'S COUNTY

DIVISION 3. USES PERMITTED

Sec. 27-547. Uses permitted.

(a) No use shall be allowed in the Mixed Use Zones, except as provided for in the Table of Uses. In the table, the following applies:

(1) The letter "P" indicates that the use is permitted in the zone indicated.
(2) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.

(3) The letters "PA" indicate that the use is permitted, subject to the following:
(A) There shall be no entrances to the use directly from outside the building;
(B) No signs or other evidence indicating the existence of the use shall be visible from the outside of the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and

(C) The use is secondary to the primary use of the building;
(4) The letters "PB" indicate that the use is permitted, subject to the following:
(A) The use shall be related to, dependent on, and secondary to a principal use on the premises;

(B) The use shall be located on the same record lot as the principal use;
(C) The use shall not be located within a building not occupied by the principal use;

and

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.

(5) The letters "SP" indicate that the use is permitted subject to the approval of a Special Permit, in accordance with Section 27-239.02.

(6) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.

(7) All uses not listed are prohibited.

(8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-23-1988; CB-2-1994)

(b) TABLE OF USES.

USE	ZONE	
	M-X-T	M-X-C
(1) COMMERCIAL:		
All Types Offices and Research	P	P
Banks, savings and loan association, or other savings or lending institution	P	P
Bulk Retailing (CB-83-2006)	X ⁹	X

USE	ZONE	
	M-X-T	M-X-C
Check Cashing Business (CB-23-2009)	SE ¹¹	SE ¹¹
Data processing facilities	P	P
Eating or Drinking Establishments	P	P
Offices (may include a private spa in a medical practitioner's office or medical clinic)	P	P
Research, development, and testing laboratory (may include testing facilities and equipment), medical or dental laboratory	P	P ⁶
Services and Trade (Generally Retail):		
Barber or beauty shop	P	P
Blue printing, photostating, or other photocopying establishment	P	P
Book (except adult book store), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-63-1992)	P	P
Buying of items within guest rooms or vehicles, pursuant to Section 27-115(a)(2)	X	X
Department store	P	X
Pet grooming establishment (CB-63-1992)	P	P
Dry cleaning or laundry establishment	P	P
Drug paraphernalia display or sales, pursuant to Section 27-115(a)	X	X
Drug store	P	P
Food or beverage store (CB-63-1992)	P	P
Gas station:		
(A) With or without a service center for minor repairs (placed underground or in a wholly enclosed structure)	P	P
(B) With or without a service center, and may include a car wash (CB-63-1992)	X	P
Hardware store (CB-63-1992)	P	P
Hobby shop	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor (CB-63-1992)	P	P
Photographic supply store	P	P
Private Automobile and Other Motor Vehicle Auctions (CB-59-2010)	X ¹²	X
Seafood market (CB-49-1987)	P	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Studio for artistic practice	P	P

USE	ZONE	
	M-X-T	M-X-C
Repair shops for small items (such as bicycles, watches, clothing, and shoes) (CB-63-1992)	P	P
Valet shop	P	P
Variety or dry goods store	P	X
Vehicle Parts Store including minor installation services with no outdoor storage in accordance with Section 27-548.01.05 (CB-16-2014)	P	X
Veterinary clinic (CB-63-1992)	P	P
Waterfront Entertainment/Retail Complex (CB-44-1997)	P	X
(2) INDUSTRIAL:		
Manufacturing, fabrication, assembly or repair of the following, from materials or parts previously produced elsewhere:		
Artist's supplies and equipment	P	X
Business machines	P	X
Drafting supplies and equipment	P	X
Electrical and electronic equipment and component parts for radio, television, telephone, computer, and similar equipment	P	X
Flex Space (CB-28-2012)	P ¹³	X
Jewelry and silverware	P	X
Musical instruments	P	X
Optical equipment and supplies	P	X
Photographic developing and processing establishment	P	X
Photographic equipment and supplies	P	X
Scientific and precision instruments, devices, and supplies	P	X
Small electrical household appliances (including televisions, but excluding refrigerators and the like)	P	X
Surgical, medical, and dental instruments, devices, and supplies	P	X
Toys, sporting and athletic equipment (excluding ammunition, firearms, and fireworks)	P	X
Watches, clocks, and similar timing devices	P	X
Wearing apparel	P	X
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-6-2007)	P ¹⁰	X
(3) INSTITUTIONAL/EDUCATIONAL:		
Adult day care facility (CB-63-1992)	P	P

USE	ZONE	
	M-X-T	M-X-C
Assisted Living Facility: (A) Subject to the requirements of Section 27-464.04 (B) All others (CB-26-2002, CB-56-2014)	X P ^{14, 15, 16}	P X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P
Day care center for children (CB-23-1988)	P	P
Eleemosynary or philanthropic institution (CB-99-2013)	P	P
Family day care	P	P
Hospital (CB-99-2013)	P	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P
Nursing or Care Home (CB-26-2002)	X	P
School, private or public, all types (which may include private spas)	P	P
Small group child care center (CB-131-1993)	P	P
(4) MISCELLANEOUS:		
Accessory structures and uses	P	P
Cemetery, accessory to a church, convent, or monastery ⁵ (CB-11-1991)	P	P
Home occupations (except in multifamily dwellings)	P	P
Metro Planned Community (CB-35-1998)	P	X
Mixed Use Planned Community; list of permitted uses is the same as in the M-X-T Zone (CB-13-2002)	P	X
Mobile home, with use for which amusement taxes collected ²	P	X
Other uses of appropriate size, which can be justified as similar to one of the uses listed in this Section	P	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Regional Urban Community (CB-29-2008)	P	X
Signs, in accordance with Part 12	P	P
Temporary contractor's office (must include sanitary facilities), construction yard, construction shed, or storage building, in connection with a construction project on the same property; provided no item stored or assembled there is offered for sale at the location, and in accordance with Sections 27-260 and 27-261	P	P

USE	ZONE	
	M-X-T	M-X-C
(5) PUBLIC/QUASI PUBLIC:		
Library	P	P
Post office	P	P
Public building and use, if not otherwise specified (CB-63-1992)	X	P
Sanitary Landfill or rubble fill (CB-63-1992)	X	X
Volunteer fire, ambulance, or rescue station ¹	P	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:		
Community building	P	P
Convention center	P	X
Exhibition halls and facilities	P	X
Golf course or country club (CB-63-1992)	P	P
Indoor theater or recital hall	P	P
Marina:		
(A) In accordance with Sections 27-371.01(a) and 27-548.01.01	P	SE
(B) All others (CB-72-1987; CB-34-1989)	SE	SE
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P
Outdoor exhibition, displays, entertainment, or performance	P	P
Park, playground, or other outdoor recreational area	P	P
Private club or service organization	P	P
Recreational or entertainment establishment (commercial or noncommercial)		
(A) In accordance with Section 27-548.01.04 (Recreational or Entertainment Establishment with Video Lottery Facility) (CB-6-2014)	P	X
(B) All others (CB-6-2014)	P	P
Reducing/exercise salon or health club	P	P
Skating facility (CB-89-1994)	P	P
Spa, community	P	P
Spa, private	P	P
Spa, public, accessory to hotel, motel, reducing/exercise salon, health club, or swimming pool	P	P
Swimming pool (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P	P

USE	ZONE	
	M-X-T	M-X-C
Tennis, basketball, handball, or similar court (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P	P
Tourist home (CB-63-1992)	P	P
(7) RESIDENTIAL/LODGING:		
Country inn (CB-63-1992)	P	P
Dwellings, all types (except mobile homes) (CB-56-1996)	P ⁷	P
Flag lot development, subject to the provisions of Section 24-138.01 of Subtitle 24 (CB-25-2002)	X	P
Group residential facility for up to 8 mentally handicapped dependent persons	P	P
Hotel or motel	P	P
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:		
Heliport	P	SE
Helistop (CB-63-1992)	P	SE
Parking lot or garage, or loading area, in accordance with Part 11	P	P
Parking of mobile home in public rights-of-way ³	X	X
Parking of mobile home not otherwise provided for	X	X
Passenger transportation station or depot (such as rapid transit station, bus stop, taxi or auto rental stand)	P	P
Public utility use or structure:		
(A) Railroad yard, round house, car barn, and freight station	X	X
(B) All others	P	P
Radio or television broadcasting studio	P	X
Satellite dish antenna, in accordance with Section 27-541.02:		
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	X
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	X
(C) All others (CB-19-1985)	P	X
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically authorized ⁴ (CB-4-1987)	X	X
Telegraph or messenger service	P	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a public utility structure or a satellite dish antenna: ⁸		
(A) Maximum of 150 feet	P	P

USE	ZONE	
	M-X-T	M-X-C
(B) Exceeding 150 feet (CB-123-1994; CB-103-1997)	SE	SE

- 1 Provided the site is either:
 - (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
 - (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
 - (C) Is occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Permitting, Inspections, and Enforcement), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008; CB-29-2014)

- 2 Provided:
 - (A) The mobile home is located on a lot having a net area of at least five (5) acres;
 - (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax.
 - (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
 - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 3 Except in an emergency. In this case the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 4 This shall not apply to:
 - (A) Storage accessory (and related) to an allowed use; or
 - (B) One (1) such vehicle stored in a wholly enclosed garage.
- 5 Provided both uses were existing as of January 1, 1991.
(CB-11-1991)
- 6 Accessory uses such as light manufacturing, assembly service, repair, or warehousing associated with this use are permitted.
(CB-63-1992)

- 7 Except as provided in Section 27-544(b), for development pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, the number of townhouses shall not exceed 20% of the total number of dwelling units in the total development. This townhouse restriction shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. (CB-56-1996; CB-40-2002; CB-78-2006)
- 8 Any related telecommunications equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity. (CB-103-1997)
- 9 Bulk retailing may be permitted as part of a Detailed Site Plan for a planned mixed use development which, at a minimum, includes other commercial retail uses (at least one (1) of which shall be a freestanding use consisting of a minimum of seventy-five thousand (75,000) square feet) as well as commercial office uses. (CB-83-2006)
- 10 Provided:
- (A) The property was rezoned from the I-1 Zone to the M-X-T Zone through a Sectional Map Amendment approved after January 1, 2007; and
 - (B) All or part of the property is located within an airport noise zone subject to noise measuring a minimum of seventy (70) dBA at the time the property was zoned M-X-T.
- (CB-6-2007)
- Editor's Notes:**
- Pursuant to Section 2 of CB-5-2010, this Ordinance shall be abrogated and no longer effective after July 9, 2012, at which time, the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming.
- Pursuant to CR-54-2012, the provisions of Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2013.
- Pursuant to Section 2 of CB-61-2012, this Ordinance shall be abrogated and no longer effective after July 1, 2013, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.
- CR-67-2013 provides that the provisions of CB-61-2012 amending Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2014.
- Pursuant to Section 2 of CB-61-2013, this Ordinance shall be abrogated and no longer effective after July 1, 2015, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.
- 11 Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business. (CB-23-2009; CB-106-2012)
- 12 Any private automobile and other motor vehicle auction operating in the M-X-T Zone prior to January 1, 2011, shall have until January 1, 2013, to cease all auction operations on the property. (CB-59-2010)
- 13 Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. (CB-28-2012)

- 14** Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. Permitted subject to the guidelines for development set forth in Section 27-464.04 (a)(1)(A)(i) through (v), and the requirements set forth in 27-464.04 (a)(2)(A) and (E). The facility shall not be more than six (6) stories in height and may be placed above podium parking.
(CB-56-2014)
- 15** Subject to Detailed Site Plan approval pursuant to Part 3, Division 9 of this Code. Notwithstanding any other provision of this Code, a Conceptual Site Plan shall not be required and any previously approved Conceptual Site Plan shall not be of any force or effect where the subject property on which the use is located was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012.
(CB-56-2014)
- 16** An assisted living facility located on property rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012 may also include semi-independent living units which may include permanent provisions for living, sleeping, eating, cooking and sanitation.
(CB-56-2014)

(c) TABLE OF USES FOR M-U-TC ZONE.

	ZONE
USE	M-U-TC
(1) COMMERCIAL:	
(A) Eating or Drinking Establishments:	
Drive-in restaurant	SE
Fast-food restaurant:	
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P
(ii) Within an office building	P
(iii) Within a hotel	P
(iv) All others	SE
Other than a drive-in or fast-food restaurant (which may include incidental carry out service, except where specifically prohibited):	
(i) Without entertainment (of any sort) other than music, and no patron dancing	P
(ii) Within an office building	P
(iii) Accessory to an allowed use	P
(iv) All others	SE
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:	
Gas station	SE
Incidental automobile service in a parking garage	SE
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE

	ZONE
USE	M-U-TC
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair ² (CB-26-2002)	SE
Vehicle, boat, or camping trailer rental:	
(i) If existing prior to the adoption date of the M-U-TC Zone	SP
(ii) All others	SE
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE
Vehicle parts or tire store without installation facilities	P
(C) Offices:	
Bank, savings and loan association, or other savings or lending institution:	
(i) Automatic teller machine, only	SP
(ii) All others	P
Check cashing business (CB-23-2009)	SE ⁴
Office accessory to an allowed use	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P
Office, except as otherwise provided	P
(D) Services:	
Animal hospital, animal training, kennel	SE
Artist's studio	P
Barber or beauty shop	P
Bicycle repair shop:	
(i) Nonmotorized only	P
(ii) All others	SE
Blacksmith shop	P
Blueprinting, photostating, or other photocopy establishment	P
Catering establishment:	
(i) Accessory to an allowed use	P
(ii) With a retail component	P
(iii) All others	SE
Data processing	P
Dry cleaning or laundry pickup station	P
Dry cleaning store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X

	ZONE
USE	M-U-TC
Electric or gas appliances, radio, or television repair shop	P
Employment agency	P
Fortune telling	SE
Funeral parlor, undertaking establishment	SP
Household appliance or furniture repair shop	P
Key or locksmith shop	P
Laboratory	P
Laundromat	SP
Laundry store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X
Lawn mower repair shop, provided all repairs are performed within a wholly enclosed building	SP
Machine shop accessory to an allowed use	SP ¹
Massage establishment	SE
Newspaper publishing establishment	SE
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P
Photography studio or darkroom	P
Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service	P
Printing shop:	
(i) Less than 2,000 square feet	P
(ii) 2,000 square feet or greater	SP
Sauna or steam bath	PB
Shoe repair shop	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P
Travel bureau	P
Upholstery shop	P
Veterinarian's office:	
(i) Outpatient	P
(ii) Inpatient	PB
Watch or jewelry repair shop	P
(E) Trade (Generally Retail):	
Arts, crafts, and hobby supply store	P
Bakery products, wholesale (must include retail sales)	P
Bicycle (sales) shop:	

	ZONE
USE	M-U-TC
(i) Nonmotorized, only	P
(ii) All others	SE
Book (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed	P
Bottled gas sales:	
(i) Accessory to an allowed use	P
(ii) All others	SE
Building supply store:	
(i) Wholly enclosed, except for nursery stock	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	SE
Bulk retailing of products allowed to be sold in a M-U-TC Zone	P
Carpet or floor covering store	P
Clothing, dry goods, millinery, or shoe store	P
Confectioner:	
(i) Retail	P
(ii) Wholesale	PB
Department or variety store	P
Drug store	P
Florist shop	P
Food or beverage goods preparation on the premises of a food or beverage store for retail or wholesale sales	PB
Food or beverage store, excluding liquor stores	P
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
Hardware store	P
Household appliance or furniture store	P
Lawn mower (sales) store	P
Liquor stores	SP
Newspaper, magazine, or tobacco shop	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed:	

	ZONE
USE	M-U-TC
(i) Not more than 6 feet from main building (subject to Section 27-388)	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	SE
Paint or wall covering store	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	P
Retail shop or store (not listed) similar to one permitted (P)	P
Seafood market	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Sporting goods shop, which may include marine equipment and supplies	P
Stationery or office supply store which may include the sale of furniture or business machines	P
Swimming pool or spa sales and service (excluding outdoor display)	P
Toy store	P
Video game or tape store	P
(2) INSTITUTIONAL/EDUCATIONAL:	
Adult day care center	SP
Church or similar place of worship, convent, or monastery	SP
Day care center for children:	
(A) In accordance with Section 27-464.02(a)(1)(A)	P
(B) All others	SP
Hospital (may include a private spa)	SE
Nursing or care home (may include a private spa)	SE
School, Private:	
(A) Driving school, automobile only	P
(B) For artistic instruction (including a studio)	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE
(E) Tutoring establishment	P
(F) Private schools, subject to Section 27-463	P
(G) All others	SE
(3) MISCELLANEOUS:	
Accessory structures and uses, except as otherwise provided	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE
Adaptive use of a Historic Site, when not otherwise allowed	SE

	ZONE
USE	M-U-TC
Auction house	SP
Carpentry, cabinet making, or other woodworking shop:	
(A) Accessory to an allowed use	P
(B) All others	SP
Cemetery or crematory:	
(A) Cemetery, accessory to a church, convent, or monastery	SP
(B) All others	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	
(A) With no outdoor storage of materials or equipment	P
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 8 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site	X
Contractor's office (must include sanitary facilities, construction yard or shed, or storage building (in connection with a construction project) as a temporary use:	
(A) In accordance with Sections 27-260 and 27-261	P
(B) All others	X
Rental of any merchandise allowed to be sold in the zone:	
(A) If the merchandise sold is permitted by SP	SP
(B) If the merchandise sold is permitted by SE	SE
(C) If the merchandise sold is permitted by right	P
Sign, in accordance with an approved Development Plan	P
Storage, wholly enclosed, accessory to an allowed use	P
Wholesaling of products incidental to the retail sales of the products on the premises	PB
(4) PUBLIC/QUASI PUBLIC:	
Community building, except as otherwise provided	P
Library, private	P
Post Office	P
Public building and use, except as otherwise prohibited	P
Voluntary fire, ambulance, or rescue station ³ (CB-70-2008)	P
(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:	
Amusement arcade	SE
Archery or baseball batting range	SP
Auditorium	P

	ZONE
USE	M-U-TC
Billiard or pool parlor	SE
Bowling alley	SE
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	SP
Club or lodge (private, nonprofit) except as otherwise provided	SP
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P
Miniature golf course	SP
Museum, aquarium, art gallery, cultural center, or similar facility	P
Park or playground	P
Performance arts center, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SE
Reducing/exercise salon or health club	P
Rifle, pistol, or skeet shooting range:	
(A) Indoor	SE
(B) Outdoor	X
Skating rink	SP
Spa (community)	PB
Spa (private), accessory to an allowed dwelling unit	P
Spa (public):	
(A) Accessory to a hotel or motel	P
(B) Accessory to a reducing/exercise salon or health club	PB
(C) Accessory to a commercial swimming pool	PB
(D) Unrestricted	SE
Swimming pool:	
(A) Accessory to a hotel or motel	P
(B) Community	SP
(C) Indoor	SP
(D) Private, accessory to an allowed one-family detached dwelling	P
(E) All others	SE
Tennis, basketball, handball, or similar court:	
(A) Indoor (within a permanent wholly enclosed building)	P
(B) Outdoor	SP
(C) With a temporary removable cover (bubble)	SP
Theatre:	
(A) Indoor	P

	ZONE
USE	M-U-TC
(B) Outdoor	SE
(C) Drive-in	X
(6) RESIDENTIAL/LODGING:	
Apartment housing for the elderly or physically handicapped	SP
Artists' residential studios, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Country Inn	SP
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations	P
Dwelling unit:	
(A) Within a building containing commercial uses on the first floor	P
(B) All others	SP
Hotel or motel	SE
Tourist Home	SP
(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:	
Helistop	SE
Broadcasting studio (without tower)	P
Bus station or terminal	SE
Parking garage, commercial	SP
Parking lot, commercial:	
(A) With shuttle service to Metro, MARC, or similar mass transit service	SP
(B) All others	SE
Parking of vehicles accessory to an allowed use	P
Public utility use or structure	P
Satellite dish antenna, in accordance with Section 27-541.02:	
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE
(C) All others	P
Taxicab dispatching station:	
(A) Without cab storage, repair, or servicing	P
(B) With cab storage	SE
(C) With cab repair or servicing within a wholly enclosed building	X
Taxicab stand	P
Telegraph or messenger service	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:	

	ZONE
USE	M-U-TC
(A) Freestanding for commercial or noncommercial purposes, not exceeding 100 feet above ground level	P
(B) Freestanding for commercial or noncommercial purposes, exceeding 100 feet above ground level	SE
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P
(D) Attached to a roof for commercial purposes, exceeding 40 feet above the height of the building (CB-123-1994)	SP

- 1** The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.
- 2** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)
- 3** The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Permitting, Inspections, and Enforcement), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.
(CB-70-2008)

- 4** Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business.
(CB-23-2009; CB-106-2012)

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;

- (2) Office, research, or industrial uses;
- (3) Dwellings, hotel, or motel.

(e) For property placed in the M-X-T Zone by a Sectional Map Amendment approved after October 1, 2006, and recommended for mixed-use development in the General Plan, and a Master Plan, or Sector Plan for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, a Conceptual Site Plan submitted for any property located in the M-X-T Zone may include only one (1) of the above categories, provided that it conforms to the visions, goals, policies, and recommendations of the plan for that specific portion of the M-X-T Zone. (CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-54-1993; CB-2-1994; CB-7-1995; CB-15-1997; CB-78-2006)