

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

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, excluding tobacco shops or electronic cigarette shops (CB-63-1992; CB-92-2015)	P	P
Buying of items within guest rooms or vehicles, pursuant to Section 27-115(a)(2)	X	X
Department store	P	X
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 Halls (CB-70-2020)	p ²¹	p ²¹
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 grooming establishment (CB-63-1992)	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to	P	P

control noise and odor (CB-63-1992)		
Photographic supply store	P	P
Private Automobile and Other Motor Vehicle Auctions (CB-59-2010)	X ¹²	X
Repair shops for small items (such as bicycles, watches, clothing, and shoes) (CB-63-1992)	P	P
Retail tobacco business (CB-15-2017)	SE	SE
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
Tobacco shop or electronic cigarette shop (CB-92-2015)	SE	SE
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
Vehicle or camping trailer rental (CB-95-2017)	p ²⁰	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; CB-85-2021)	p ^{13, 22}	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
Warehouse and Distribution (CB-51-2021)	p ²³	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
Assisted Living Facility:		
(A) Subject to the requirements of Section 27-464.04(a)(1), and (2)(A), (C), (D), and (E)	P	P
(B) All others (CB-26-2002; CB-56-2014; CB-26-2015)	p ^{14, 15, 16}	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P
Congregate Living Facility (CB-26-2015)	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; CB-26-2015)	P	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
Medical Cannabis Dispensary (CB-5-2016)	SE ¹⁸	X
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
Qualified data center in accordance with Section 27-548.01.07 (CB-1-2021)	P	X
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
(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)	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

Tennis, basketball, handball, or similar court (indoor or outdoor) commercial or noncommercial (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
Group residential facility (CB-19-2015)	p ¹⁷	X
Hotel or motel	P	P
Residential Revitalization in accordance with Section 27-445.10 (CB-95-2016)	p ¹⁹	X
Tourist home (CB-63-1992, CB-10-2018)	P	P
"Tourist Home" as an "Accessory Use" to a "Dwelling" in accordance with Section 27-548.01.06 (effective 10/1/2019) (CB-10-2018)	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
(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	The maximum number and type of dwelling units shall be determined at the time of the Conceptual Site Plan approval. (CB-56-1996; CB-40-2002; CB-78-2006; CB-27-2015)
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 70 dBA pursuant to an approved M-I-O (Military Installation Overlay) Zone. (CB-6-2007; CB-10-2019)
	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.

CR-38-2015 provides that the provisions of Chapter 50, 2013 Laws of Prince George's County, Maryland (CB-61-2013), shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) of this Subtitle, until July 1, 2016.

Pursuant to Section 2 of CB-48-2015, this Ordinance shall be abrogated and no longer effective after July 1, 2016, 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-53-2016 provides that the provisions of Chapter 33, 2015 Laws of Prince George's County, Maryland (CB-48-2015), shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) of this Subtitle, until July 1, 2018.

Pursuant to Section 2 of CB-53-2016, this Ordinance shall be abrogated and no longer effective after July 1, 2018, 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-46-2018 provides that the provisions of Chapter 42, 2016 Laws of Prince George's County, Maryland (CB-53-2016), shall remain in full force and effect, subject to the requirements set forth in Section 27-547(b), until July 1, 2019.

Pursuant to Section 2 of CB-49-2018, this Ordinance shall be abrogated and no longer effective after July 1, 2019, 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.

On June 18, 2019, the Council voted to enact CB-010-2019, being an Ordinance concerning the M-X-T Zone, to repeal an uncodified provision of law as to the expiration of the limited basis to permit industrial uses on land with a zoning classification in the M-X-T Zone. By way of that legislative action, the provisions of Chapter 15, 2018 Laws of Prince George's County, Maryland, was repealed, thereby deeming such limited

	industrial uses in the M-X-T Zone as permitted uses. CB-010-2019 is effective from August 5, 2019.
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)
17	Provided the site had a validly issued use and occupancy permit for a rehabilitation center or similar use prior to 1985 and was rezoned from the R-A Zone to the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation. (CB-19-2015; CB-66-2015; CB-107-2015)
18	Subject to conformance with Section 27-372.01 of this Subtitle. (CB-5-2016)

19	Dwelling units, or property on which they formerly existed, as described in (a)(1) of Section 27-445.01 of this Subtitle, may be replaced by proposed multifamily, attached one-family or two-family, or detached one-family dwelling units in a Residential Revitalization project. (CB-95-2016)
20	Provided that the use:
	(a) Is located on land included within an approved Conceptual Site Plan with a minimum of 20 acres;
	(b) Is located between the Capital Beltway (I-495) and the boundary of the District of Columbia; and
	(c) The gross weight of trucks shall not exceed twenty thousand (20,000) pounds each. (CB-95-2017)
21	If the use conducts business outdoors, said use shall comply with the life safety requirements of Section 27-261(j)(11)-(12) of this Subtitle. (CB-70-2020)
22	Notwithstanding any other provision of this Part, flex space is a permitted use, 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 has frontage on a roadway with a functional classification as a freeway pursuant to the 2009 Approved Countywide Master Plan of Transportation or any successor plans. (CB-85-2021)
23	(a) Provided the proposed Detailed Site Plan application property is at least 100 acres and is part of a previously approved Detailed Site Plan with residential and commercial development. The new Detailed Site Plan shall amend the previously approved Conceptual Site Plan for all uses pursuant to Section 27-282(g) of the Zoning Ordinance;
	(b) Industrial uses may not exceed 60% of the gross acreage of the land shown on the proposed Detailed Site Plan; and
	(c) Industrial development must be separated from any existing or proposed residential development by a minimum of 75 feet. (CB-51-2021)