

Sec. 20-7.6. - Use regulations: C-V—Commercial Village Zone.

Buildings and land shall be used, and buildings shall be designed, erected, occupied, altered, moved, or maintained in whole or in part in the Commercial Village Zone only for the uses set forth in the Table of Commercial Uses and the following regulations:

- (a) *Uses.*
 - (1) The uses allowed in the C-V Zone are as provided for in the Table of Commercial Uses of this division.
- (b) *Regulations.*
 - (1) Additional regulations concerning the location, size, and provisions for all buildings and structures in the C-V Zone are provided for in [Section 20-7.9](#), Land Coverage, [Section 20-7.12](#), Yard Regulations, Division 6, Parking and Loading Facilities, Division 7, Signs and Advertising Structures, Division [9](#), Exceptions and Supplements to Zone Regulations, Division [10](#), Special Exceptions and Division 15, Landscaping, Buffering, and Screening Regulations, of this article.

Sec. 20-7.8. - Table of commercial uses.

- (a) No use shall be allowed in the Commercial Zones, except as provided for in the Table of Commercial 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 Division 4, Board of Appeals of this article.
 - (3) The letter "A" indicates the use is permitted as an accessory building or use in the zone indicated.
 - (4) The letter "X" indicates that the use is prohibited.
 - (5) All uses not listed are prohibited.
 - (6) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by special exception (SE) or accessory (A) as accordingly listed in the zone in which it is allowed.

Table of Commercial Uses

| Use | C-N | C-C | C-G | C-SH | C-V | C-VAC |
|---|-----|-----|-----|------|-----|-------|
| Accessory uses. (a) | A | A | A | A | A | A |
| Agricultural uses, general. | X | SE | SE | X | X | X |
| Amusement and recreational service. (b) | X | SE | P | P | X | X |
| Animal boarding/veterinarian/animal hospital. | X | X | SE | X | SE | SE |
| Antiques, tobacco, jewelry, thrift, craft, book, or similar specialty stores, but not including adult bookstores. | P | P | P | P | P | P |
| Art supply store. | P | P | P | P | P | X |
| Assisted living facility. | X | SE | SE | X | SE | SE |
| Auction facility. (c) | X | X | SE | X | X | X |
| Automated teller machines, exterior. | X | SE | SE | SE | SE | SE |
| Automated teller machines, interior. | P | P | P | P | P | P |
| Automobile car wash at gas station. | X | X | X | X | X | SE |
| Automobile gas station. | X | X | SE | SE | X | SE(t) |

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|---|----|----|------|-------|----|----|
| Automobile laundry (car wash). | X | X | SE | SE | X | SE |
| Automobile parking lot, public and private. | SE | SE | SE | SE | X | X |
| Automobile parts store, not to include service, repair, or filling stations. | X | X | P | P | P | X |
| Automobile rental agencies. | X | X | P(u) | SE(v) | X | P |
| Automobile sales and service. (d) | X | X | SE | X | X | X |
| Automobile service center for sale and installation of tires, wheels, batteries, shock absorbers, and similar items but not repair of vehicles. | X | SE | SE | X | X | X |
| Automobile service station. | X | X | SE | X | X | X |
| Automobile upholstery. (e) | X | X | SE | X | X | X |
| Bakery. | P | X | X | X | X | P |
| Bank/credit union/savings and loan association. | X | P | P | P | P | P |
| Bank/savings and loan associations, credit unions with exterior automated teller machines and drive through facilities. | X | SE | SE | SE | X | X |
| Bank/savings and loan assn., credit unions without exterior automated teller machines and drive through facilities but including interior automated teller machines. | X | P | P | P | P | P |
| Barber/beauty shop. | P | P | P | P | P | P |
| Bed and breakfast facility (Minimum lot area <u>10,000</u> square feet). | X | X | X | X | SE | X |
| Bicycles, sport, and athletic equipment. | X | X | P | P | X | P |
| Boat sales. | X | X | SE | X | X | X |
| Branch post office. | X | P | P | P | X | P |
| Building supply store. | X | X | P | P | P | X |
| Bus station, inter-City. | X | X | P | SE | P | X |
| Carnival, circus, fair not to exceed 15 days' duration (does not include adult entertainment uses defined in this article). | X | P | P | P | X | X |
| Child sitting services, professional. (f) | X | X | X | P | X | X |
| Children's rides, miniature amusements. | X | X | X | SE | X | X |
| Christmas tree sales. (g) | X | P | P | P | X | X |
| Cinema, legitimate theater, excluding adult motion picture theaters, adult motion picture theatres, adult motion picture arcades, or adult drive-in theaters. | X | X | X | P | P | P |
| Clothing store, millinery, and shoe shops. | P | P | P | P | P | P |
| Club or lodge, private. | X | P | P | P | X | X |
| Communication Tower. | SE | SE | SE | SE | SE | X |
| Community buildings, public. | P | P | P | P | P | P |
| Congregate living facilities. | X | SE | SE | X | SE | SE |
| Convention center. | X | X | X | X | X | X |
| Convenience store includes freestanding, or located within integrated commercial complexes or shopping centers. Gas pumps may be considered as part of the use subject to the criteria in Section 20-22 | X | X | X | SE | P | X |
| Convenience stores in commercial complexes of 50,000+ square feet. (h) | X | X | P | P | X | X |
| Convenience stores in commercial complexes of less than 50,000 square feet (Subject to criteria in Section 20-22.) (i) | X | X | SE | SE | X | X |

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| Day care, child. | SE | P | P | P | P | P |
| Day care, adult/elderly/handicapped. | SE | X | X | X | P | P |
| Directional sign (not located on primary place of business). | X | X | X | X | X | X |
| Dog grooming establishment. (Does not include animal hospital.) (j) | X | P | P | P | P | P |
| Dry cleaners, limited. | P | P | X | X | P | X |
| Dry cleaning, laundry pickup only. | X | P | P | P | P | P |
| Dry cleaning plant, retail. | X | SE | SE | SE | X | SE |
| Dry cleaning plant, retail and wholesale. | X | X | SE | X | P | X |
| Dwelling units (3 units maximum in permitted commercial buildings). | P | P | P | SE | P | X |
| Dwelling units (more than 3 units located in a commercial building). | SE | SE | SE | SE | SE | X |
| Dwelling units—One-family detached. (k) | P | P | P | SE | P | X |
| Dwelling units—One-family semi-detached. | P | X | X | X | P | X |
| Dwelling units, apartments for elderly and handicapped. | X | X | X | X | X | SE |
| Dwelling units, multi-family existing. | X | X | X | X | P | X |
| Electronics and/or computer store, retail. | X | X | X | X | P | P |
| Employment agency/recruitment firm. | P | P | P | P | P | P |
| Entertainment users: | | | | | | |
| • Amateur performance, open microphone venues. | X | X | P | P | P | P |
| • Disc Jockeys. | X | X | P | P | P | P |
| • Juke boxes that serve an entire establishment. | X | X | P | P | P | P |
| • Karaoke. | X | X | P | P | P | P |
| • Live performance by a band or other performing group, with dancing. (Subject to the criteria in Section 20-22.) | X | X | SE | SE | SE | SE |
| • Performances associated with meetings, wedding receptions, as well as bar mitzvahs and bat mitzvahs at hotels containing integral or detached banquet facilities, which may include a live band or performing ensembles and dancing. (Subject to the specific criteria in Section 20-22.) | X | X | SE | SE | SE | SE |
| • Poetry or dramatic readings. | X | X | P | P | P | P |
| • Professional comedic performance. | X | X | P | P | P | P |
| • Theatre or hall for the performing arts or symphony, community theater. | X | X | P | P | P | P |
| Equestrian supply store, hand manufacturing of leather goods. | X | X | X | X | P | X |
| Florist and/or plant shop. | P | X | X | X | X | X |
| Food or grocery store. | X | P | P | P | P(w) SE(x) | P |
| Funeral home (Funeral parlor). | X | X | P | X | X | P |
| Furniture store. | P | P | P | P | P | P |
| Garden supplies or horticultural nursery. (l) | X | SE | P | P | X | X |
| Garden supplies/nursery. | X | SE | P | P | X | P |
| Gas station complex. (m) | X | SE | SE | SE | SE | X |
| General contractor's office. (n) | X | SE | SE | X | P | X |
| Gun shop. (o) | X | X | X | SE | X | X |
| Hardware store. | P | P | P | P | X | P |

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| Health club or spa, not including adult massage parlors. | X | X | X | P | P | P |
| Health, eleemosynary, philanthropic institutions. | X | SE | SE | X | SE | X |
| Home appliance repair store. | P | P | P | P | X | P |
| Home improvement stores. (p) | X | X | P | P | X | X |
| Hotel/motel. | X | X | SE | SE | SE | P |
| Household appliance store. | X | P | P | P | X | P |
| Household appliance sales and/or repair stores. | P | X | X | X | X | X |
| House of worship, convents, and monasteries: | | | | | | |
| • Located on a lot less than 1 acre in size. | SE | SE | X | X | SE | X |
| • Located in a building that was constructed on a lot less than 1 acre in size. | SE | SE | X | X | SE | X |
| • Located on a lot 1 acre or greater in size. | P(hh) | P(hh) | X | X | SE | P(hh) |
| Housing for senior and handicapped persons. | X | SE | SE | X | SE(y) | SE |
| Ice cream shop. | P | P | P | P | X | SE |
| Junior department or variety store. | X | P | P | P | X | P |
| Laboratory: testing, medical and blood analysis, or other technical facilities involving research, analysis, or other testing conducted within the interior premises only, and subject to sound insulation for confinement. | X | X | X | X | X | P |
| Laundromat, laundry and dry cleaning pickup. | P(z) | P | P | P | X | P |
| Library, museum, and similar noncommercial institutions. | X | X | X | X | P | X |
| Liquor store. (q) | X | X | SE | SE | SE | SE |
| Local public transit station. | X | X | P | P | X | X |
| Medical/dental clinic. | X | X | P | P | P | P |
| Motorcycle, boats sales, and repair. | X | X | SE | X | X | X |
| Newspaper and magazine stands. | P | P | P | P | A | P |
| Nursing and care homes, family day care residences, and child care facilities. | X | P | P | P | X | SE |
| Offices, business. | P | P | P | P | P | P |
| Offices, government. | P | P | P | P | P | P |
| Offices, professional. | P(aa) | P(bb) | P(bb) | P(bb) | P(cc) | P |
| Offices, wholesale, and showrooms. | X | X | SE | X | X | X |
| Parking, accessory off-street and loading facilities. | A | A | A | A | A | A |
| Parking lot or garage, commercial. | X | SE | SE | X | SE | X |
| Performances associated with meetings, weddings receptions, as well as bar mitzvahs and bat mitzvahs at hotels containing integral or detached banquet facilities, which may include dancing. (Subject to criteria in Section 20-22). | X | X | SE | SE | SE | SE |
| Personal services, including barber and beauty shops, tanning salons, nail salons, and other similar establishments. | X | X | P | P | P | P |
| Pet shop and pet grooming (no overnight boarding). | P | P | P | P | P | P |
| Pharmacy. | P | P | P | P | P | P |
| Pharmacy and orthopedic supply store. | X | X | X | X | P | X |
| Photo developing, photocopying, blue printing, etc. | X | SE | P | P | P | P |
| Photography and videographer studios. | P | P | P | P | P | P |
| Photo kiosks, photographic processing. (r) | X | P | P | P | X | X |
| Photographic processing plant. | X | X | P | P | X | X |
| Pizza shop, delivery service, or carryout. | X | X | P | P | X | P |

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| Print shop, mailing, postal, and shipping services. | X | X | P | P | P | P |
| Public building and uses by governmental agency. | P | P | P | P | P | P |
| Public utility structures and uses, not including multi-legged structures. | X | SE | SE | SE | SE | X |
| Publishing/printing establishment. | X | X | SE | X | P | P |
| Railroad tracks, not including rail yards. | X | P | P | P | X | X |
| Recreational equipment and supplies. | X | X | P | X | P | P |
| Recreational facilities (indoor), commercial, not an adult theater. | X | SE | P | P | X | P |
| Recreational facilities (outdoor), not an adult theater. | X | X | X | SE | X | X |
| Restaurant, fast food. | X | X | SE | SE | SE | SE |
| Restaurant, fast food, drive-in and carryout. | X | X | SE | SE(dd) | X | X |
| Restaurant, standard. | X | P(ee) | P | P | P | P |
| Restaurant, standard not to include drive-in or fast food restaurants, or any use included in the definitions of adult entertainment facilities. | X | X | P(ff) | X | P(gg) | X |
| Restaurant, standard with dancing and live entertainment. | X | X | SE | X | SE | X |
| Restaurant, standard with no entertainment allowed except for karaoke subject to the definition and regulations concerning such use. | X | X | X | P | X | P |
| Retail sale of furniture, business equipment and supplies, clothing, appliances, paint, wallpaper and floor covering, television, and radio, including accessory service and repair. | X | X | X | X | P | P |
| Retail or service establishments, drive-in. (s) | X | X | P | P | X | X |
| Rooming or boarding house. | X | X | SE | X | X | X |
| Sales yard (retail), including building supplies. | X | X | SE | X | X | X |
| Satellite dishes: | | | | | | |
| • Ground mounted receiving. | X | X | X | X | X | A |
| • Roof mounted, receiving. | X | X | X | X | X | SE |
| Satellite earth station antennas, in accordance with Section 20-15 , Satellite Earth Station Antennas. | A | A | A | A | A | A |
| School for business, art, music, and similar uses, excluding trade schools, adult modeling studios or private educational institutions. | X | X | X | X | P | P |
| School or studio for artistic or technical instruction and practice, not an adult model studio, or body paint studio. | X | P | P | P | P | P |
| Service establishment such as phone answering services or mail order establishments. | X | X | P | P | X | P |
| Shoe repair shop. | P | P | P | P | P | P |
| Shoe store. | P | P | P | P | P | P |
| Signs: business, professional nameplate, directional, real estate, and project. | A | A | A | A | A | A |
| Specialty stores such as book, camera, florist, jewelry, or gift stores, but not an adult bookstore or uses. | P | P | P | P | P | P |
| Sporting goods, toy, bicycle store. | X | X | X | X | P | P |
| Tailor or dressmaking shop. | P | P | P | P | P | P |
| Taxi station. | X | X | P | P | X | X |
| Telephone exchanges. | X | X | P | X | X | X |

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| Television station. | X | X | P | P | X | X |
| Theater, indoor, not an adult theater, adult motion picture theater, or arcade. | X | P | P | P | X | X |
| Tourist camp. | X | X | SE | SE | X | X |
| Trailer camp. | X | X | SE | X | X | X |
| Trailers for business use/office space. | X | X | SE | X | X | X |
| Transformer station. | X | X | P | X | X | X |
| Transmittal towers. | X | X | P | X | X | X |
| Upholstery shop (including incidental repair and refinishing). | X | X | P | P | P | X |
| Auto sales lot, used cars and trucks. | X | X | SE | X | X | X |
| Video store. | X | SE | SE | SE | SE | X |
| Wayside stand. | X | P | P | P | P | X |
| Wholesale offices and showrooms. | X | X | SE | X | SE | SE |

- (a) Any accessory use such as storage of goods which is clearly incidental to conducting a retail business, office or service establishment or other permitted main use shall be permitted provided such an accessory use has no injurious effect on the adjoining residential zone. Any such storage must be contained in an enclosed building; a trailer or any other type or vehicle with or without wheels, will not be an acceptable permitted accessory use for the storage of goods.
- (b) Amusement and recreational services such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, ice and roller rinks, and other sport or recreational establishments of a similar nature, provided that they are conducted within an enclosed building, sufficiently sound insulated to confine the noise to the premises; provided further that any "adult entertainment establishments" as those terms are defined in [Section 20-7.1](#), Definitions, of this article shall be prohibited.
- (c) (1) All storage and sale activities related to such facility shall occur, and be contained, within an enclosed building, except as otherwise provided herein.
- (2) Merchandise to be auctioned at such facility shall be limited to nonperishable items, the sale and purchase of which is permitted by applicable law; examples of such items including antiques, art work, coins, collectibles, furniture, household appliances, dishes, clothing, books, and other similar items. Additionally, motor vehicles may be auctioned at such facility provided that:
- Motor vehicles obtained by the operator of the auction facility as a portion of a decedent's estate may be auctioned at the facility.
 - Motor vehicles auctioned as part of the sale of all or a substantial portion of the household furniture, furnishings, and other personal property of a family moving from its personal residence may be auctioned at the facility.
 - Motor vehicles not obtained by the operator of the auction facility as provided herein shall not be auctioned at the facility.
 - Upon request of the Director of the Department of Community Planning and Business Services, or his or her designee, the operator of the auction facility shall provide documentation and/or certification, satisfactory to the Director, substantiating that the sale of any automobile at the facility complies with the provisions of this section. The Director may order that the automobile not be sold until this requirement has been complied with. Failure to comply with the provisions of this subsection shall be a municipal infraction, punishable pursuant to the provisions of this article.
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- Motor vehicles to be auctioned at the facility shall not be stored in any enclosed auction facility building. Motor vehicles to be auctioned shall be stored in the auction facility operator's parking area.
- f. The auction facility operator shall not store more than three (3) motor vehicles for auction, on the premises where the auction facility is located, at any time. All vehicles shall be removed from the facility no later than twenty-four (24) hours after the completion of the sale at which such vehicles were offered for sale. No vehicle to be offered for sale shall be placed on the lot more than twenty-four (24) hours prior to the sale.
- (3) The following types of merchandise shall be prohibited from sale at such facility: All perishable materials; foodstuffs generally, with the exception of beverages which are nonperishable and which are sealed in impermeable packaging; alcoholic beverages, except as expressly permitted pursuant to state law; all produce or harvested materials; plant or vegetable materials generally; all drugs or pharmaceuticals; livestock or animals of any kind; farm machinery, construction machinery, or machinery of any kind, except machinery and equipment normally used for household purposes; and all items the sale or purchase of which is prohibited by applicable law.
- (d) Automotive sales and service, new cars and trucks; repair and service garage and used automotive sales lots, only if accessory and immediately adjacent to buildings used for the sale of new motor vehicles.
- (1) Automotive sales of new and used motor vehicles may be permitted in open yards, provided the operation is in connection with a new car sales agency located on an immediately adjacent lot; that all vehicles and advertising are located behind a concrete curb or precast barrier at least ten (10) feet from the front lot line; and that the front yard between the aforesaid barrier and the front lot line is landscaped and maintained.
- (e) Automobile upholstery and under dash installation of air conditioning units, specifically including recharging of automobile air conditioning units, provided the operation be low keyed with a minimum of machine noise; that the storage of automobiles be restricted to the subject lot; that screening of the compound from adjacent properties be provided; and that the property be utilized in a manner which is consistent with the surrounding neighborhood.
- (f) Child sitting services, professional, subject to the following conditions:
- (1) That the use shall be solely for the convenience of shopping center patrons;
- (2) That the use shall not be conducted as or construed as a child care center; and
- (3) That the use shall be subject to the approval of the Prince George's County Department of Health and/or any other agency having jurisdiction in its placement or usage.
- (g) Sale of Christmas trees or other decorative plant materials between November 1 and January 1, provided that an application for a temporary use permit has been approved by the Department of Community Planning and Business Services, the site has adequate off-street parking, and it is determined by the Director of the Department that such a use would not cause traffic or safety problems. Land use must be set back a minimum of one hundred (100) feet from the nearest residency.
- (h) Convenience stores, if located in shopping centers, integrated commercial complexes larger than fifty thousand (50,000) square feet of gross leasable area and not including any gas pumps. Locations within integrated shopping centers and commercial complexes must provide parking at a ratio of ten (10) spaces per one thousand (1,000) square feet of floor area in freestanding locations on separate parcels, out parcels or pads within shopping centers or commercial complexes, or as an in line store located within such complexes. Locations not requiring a special exception must comply with the following criteria:
- (1)

- All stores must provide customer parking at a ratio of ten (10) spaces per one thousand (1,000) square feet of floor space used by customers.
- (2) The parking must be provided specifically for the use, regardless of whether the location is freestanding or in a multi-use building or complex, even if joint parking is provided.
 - (3) The plans for gasoline pumps for freestanding locations on separate parcel or lots must describe the exact location and number of pumps. Gas pumps at convenience stores cannot exceed four (4) pumps (dispensing) and shall be located within one (1) island. All others shall be considered gas or filling stations permitted by special exception that could include convenience stores as part of the application.
 - (4) The application must include normal days and hours of operation.
 - (5) A circulation and traffic analysis is required of all applications.
 - (6) Specific details for lighting, receptacles for trash, and a policy for litter control must be submitted with the application.
 - (7) The windows of the establishment cannot contain more than ten (10) percent coverage by signs and advertising.
 - (8) The application must also include a detailed landscaping plan including all loading areas, expected delivery times, dumpster location, and screening details.
 - (9) The facility shall include the installation of security cameras, to include video, both interior and exterior. The exterior cameras shall be high resolution, with low lux, or similar night vision capability. Video must be maintained on site and secured for forty-five (45) days.
- (i) Convenience stores, includes freestanding facilities on separate lots, or locations within integrated commercial complexes or shopping centers of less than fifty thousand (50,000) square feet. Gas pumps may not be considered as part of the application except freestanding locations on separate parcels, and subject to provisions within [Section 20-22](#). Locations within integrated shopping centers and commercial complexes must provide parking at a ratio of ten (10) spaces per one thousand (1,000) square feet of floor area in freestanding locations on separate parcels, out parcels or pads within shopping centers or commercial complexes, or as an in line store located within such complexes.
- (1) All stores must provide customer parking at a ratio of ten (10) spaces per one thousand (1,000) square feet of floor space used by customers.
 - (2) The parking must be provided specifically for the use, regardless of whether the location is freestanding or in a multi-use building or complex, even if joint parking is provided.
 - (3) The plans for gasoline pumps for freestanding locations on separate parcel or lots must describe the exact location and number of pumps. Gas pumps at convenience stores cannot exceed four (4) pumps (dispensing) and shall be located within one (1) island. All others shall be considered gas or filling stations permitted by special exception that could include convenience stores as part of the application.
 - (4) The application must include normal days and hours of operation.
 - (5) A circulation and traffic analysis is required of all applications.
 - (6) Specific details for lighting, receptacles for trash, and a policy for litter control must be submitted with the application.
 - (7) The windows of the establishment cannot contain more than ten (10) percent coverage by signs and advertising.
 - (8) The application must also include a detailed landscaping plan including all loading areas, expected delivery times, dumpster location, and screening details.
 - (9) The facility shall include the installation of security cameras, to include video, both

interior and exterior. The exterior cameras shall be high resolution, with low lux, or similar night vision capability. Video must be maintained on site and secured for forty-five (45) days.

- (j) Dog grooming establishment provided that:
 - (1) Appropriate measures are taken to control noise and odor.
 - (2) All animals and services are confined to the interior of the building.
 - (3) The structure is located at least one hundred (100) feet from a lot in any residential zone.
 - (4) No animals are kept for boarding or breeding
- (k) Dwellings, one-family detached provided that:
 - (1) Any such structure is pre-existing, and that such structure has not been modified in such a way that its essential character as a one-family detached structure has been lost. Nothing in this subsection shall be construed to permit the construction of new dwellings in this zone, unless otherwise expressly provided herein.
 - (2) Any such dwelling is a newly constructed replacement of an existing single-family detached dwelling unit.
- (l) Garden equipment and supplies, garden furniture, nursery stock, and monuments may be sold on an open lot provided the operation is in connection with an established related business conducted within a store, building, or retail greenhouse, not more than one hundred fifty (150) feet therefrom and provided the sales in open yards comply with the setbacks established in Subsection [20-7.10.b](#).
- (m) Subject to the provisions of Division [10](#), Special exceptions. Generally and specifically Sections [20-21.1](#), [20-22.1](#) and [20-22.41](#). When such use includes a fast food restaurant or carryout, no drive thru shall be allowed. In addition to this, garages and repair stations are also prohibited with a gas station complex.
- (n) General contractors' office shall not exceed five thousand (5,000) square feet and no outdoor storage of materials or equipment is permitted; accessory storage allowed in enclosed building, not to exceed five hundred (500) square feet. Stored materials shall not be hazardous or highly flammable in nature. All accessory storage buildings shall be sprinkled per NFPA [13](#), as amended.
- (o) Gun shops subject to the following conditions:
 - (1) That sale of firearms of any type shall not be made to minors.
 - (2) That no gun shop shall be allowed within one hundred (100) yards of a park, church, or school.
- (p) Establishments selling hardware, tools, paint, garden supplies, appliances, furniture, floor and wall covering, etc.
- (q) No on premises consumption permitted.
- (r) Photo kiosks provided that:
 - (1) Services are limited to the sale of film, flash bulbs, and minor camera accessories, and to the processing of film.
 - (2) If freestanding, such kiosk is located so as to create a traffic pattern which causes a minimal disruption to pedestrian and vehicular travelers.
- (s) Establishments as defined in [Section 20-1.7](#) shall be allowed in an integrated shopping center within this zone subject to site plan review and approval by the Planning Commission upon a showing:
 - (1) That the proposed use will not create a traffic hazard or traffic nuisance because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads and intersections, or its location in relation to other buildings or proposed buildings on or near the site and the traffic patterns from such buildings or

- cause frequent turning movements across sidewalks and pedestrian ways, thereby disrupting pedestrian circulation within a concentration of retail activity.
- (2) Pre-empt frontage on any highway or public road in such manner so as to substantially reduce the visibility and accessibility of an interior commercial area zoned or proposed for commercial use which is oriented to the same highway or public road.
 - (3) When such use abuts a residential zone or institutional premises not recommended for reclassification to commercial or industrial zone on an adopted Master Plan and is not effectively screened by a natural terrain feature, the use shall be screened by a solid wall or a substantial, slightly, solid fence, not less than five (5) feet in height, together with a planting strip on the outside of such wall or fence, planted in shrubs and evergreen trees three (3) feet high at the time of original planting and which shall be maintained in good condition. Location, maintenance, vehicle sight distance provisions, advertising, and parking areas pertaining to screening shall be as provided for in other sections of this article.
 - (4) Signs, if erected, shall be in conformance with Division 7, Signs and Advertising Structures, and such signs, product displays, parked vehicles and other obstructions which adversely affect visibility at intersections or at entrances and exits to and from such use shall be permitted.
 - (5) Lighting, included permitted illuminated signs shall be arranged so as to not reflect or cause glare into any residential zone.
 - (6) When such use occupies a corner lot, the ingress or egress driveways shall be located at least twenty (20) feet from the intersection of the front and side street lines of the lot, as defined by [Section 20-1.7](#)
 - (7) This permitted use shall apply only in integrated shopping centers containing at least fifty thousand (50,000) square feet of gross leasable area.
- (t) Subject to approval of site plan by Planning Commission with the following criteria:
- (1) Located within a comprehensively planned professional or retail park.
 - (2) The subject property shall have at least one hundred fifty (150) feet of frontage on and vehicular access to a public street with a right-of-way of at least seventy (70) feet.
 - (3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses.
 - (4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
 - (5) Access driveways shall be defined by curbing.
 - (6) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line.
- (u) Automobile rental only may be permitted in open yards provided that all vehicles and advertising are located behind a concrete curb or precast barrier at least ten (10) feet from the front lot line, and that the front yard between the aforesaid barrier and front lot line is landscaped and maintained.
- (v) Automobile rental agencies, subject to the following conditions:
- (1) Only passenger cars, pick-up trucks or vans which do not exceed fifteen (15) feet in bed length, may be rented at such locations. All other types of motor vehicles, including but not limited to trucks, are expressly prohibited. The terms "passenger car," "motor vehicle" and "truck" shall have the same definitions for purposes of this Subsection as in Section 11-144.1 of the Transportation Article of the Annotated Code of Maryland as amended from time to time;
 - (2) Automobile rental agencies be allowed only in conjunction with an automobile service facility at the shopping center; and
 - (3) No advertising shall appear on the rental vehicles.

- (w) Food or grocery store, limited to five thousand (5,000) square feet, including bakery and delicatessen uses.
- (x) Over five thousand (5,000) square feet, including bakery and delicatessen uses.
- (y) With waiver for area, yard, and parking requirements.
- (z) Laundromat hours of operation limited to 6:00 a.m. to 8:00 p.m.
- (aa) Buildings and offices for professional persons such as doctors, lawyers, architects, engineers and accountants and general business uses including insurance companies, trade associations, executive and administrative offices, real estate companies, and sales offices, provided only samples are displayed or stored on the lot and no goods are distributed from there.
- (bb) Professional offices such as doctor, dentist, lawyer, and architect. Such offices shall be limited to a total of ten thousand (10,000) square feet.
- (cc) Professional offices such as doctor, dentist, lawyer, and architect, insurance, real estate and general sales offices, including financial concerns and travel agencies.
- (dd) Restaurant shall be a permitted use in either of the following situations:
 - (1) If it is located in the interior court of an enclosed mall; or
 - (2) If it is located in the interior court of an unenclosed mall, providing that it does not face directly on a parking lot or other external roadway.
 - (3) The permitted use allowed in Subsections (1) and (2) above shall be limited, however, so that the total area in a shopping center of all fast food restaurants shall not exceed fifteen (15) percent of the gross leasable area of the shopping center. Any fast food restaurant which will result in an excess of fifteen (15) percent of the gross leasable area shall be permitted only pursuant to the granting of a standard special exception but shall not be subject to the provisions of [Section 20-22.31](#) of this article.
- (ee) Does not include an adult cabaret.
- (ff) Fast food restaurant may be permitted in the following situations:
 - (1) If it is located in the interior court of an enclosed mall; or
 - (2) If it is located in the interior court of an unenclosed mall, providing that it does not face directly on a parking lot or other external roadway.
 - (3) Karaoke establishments, subject to the definitions and restrictions governing such use.
- (gg) Standard restaurant in C-V Zone:
 - (1) Karaoke establishments, as defined herein.
 - (2) Dancing and all other live entertainment is permitted by special exception.
- (hh) A house of worship shall comply with the following:
 - (1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
 - (2) Ingress and egress shall be located so as to direct traffic away from streets that are internal to a residential subdivision;
 - (3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;
 - (4) Parking spaces or loading areas shall not be located in the front yard; and
 - (5) The maximum allowable lot coverage for the zone in which the use is proposed shall not exceed fifty (50) percent.

(Ord. No. 1720, 7-25-2011; Ord. No. 1738, 2-27-2012)