



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #5
03/13/03

DATE: March 11, 2003
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief, Development Review
FROM: Greg Russ, Zoning Coordinator
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To add Zoning Ordinance definitions for certain dry cleaning and laundering terms and to allow certain dry cleaning and laundering operations by right in certain zones, subject to certain standards

TEXT AMENDMENT: No. 03-02
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: Councilmembers Subin and Silverman
INTRODUCED DATE: February 11, 2003

PLANNING BOARD REVIEW: March 6, 2003; March 13, 2003
PUBLIC HEARING: March 18, 2003; 1:30pm

STAFF RECOMMENDATION: APPROVAL with modifications

PURPOSE OF THE TEXT AMENDMENT

Councilmembers Subin and Silverman introduced the proposed text amendment to distinguish small retail dry cleaning operations from the larger dry cleaning operations, which tend to be more industrial in nature. The zoning text amendment is proposed to achieve the following:

- adding definitions for certain dry cleaning and laundering terms;
- allowing certain dry cleaning and laundering operations by right in certain zones, subject to certain floor area standards; and
- permitting certain existing dry cleaning and laundry operations to continue as conforming uses.

BACKGROUND

- The Zoning Ordinance currently identifies four types of garment cleaning land uses. They are as follows: 1) dry cleaning and laundry establishment; 2) dry cleaning and laundry pick-up station; 3) dry cleaning plant and: 4) laundry plant. A dry cleaning establishment cleans and launders garments on-site for retail customers. A pick-up station sends garments to other locations for cleaning. Dry cleaning and laundering plants are industrial operations. None of these operations is defined in the Zoning Ordinance.
- At the March 6, 2003 Planning Board meeting, the Board directed staff to provide further analysis on the proposed text amendment and to clarify its intent. Staff has since discussed the rationale issue with Council staff. The sponsors of the text amendment believe that the 3,000 square foot limitation on dry cleaning establishments ensures that large dry cleaning plants, which involve the use of equipment and processes on a scale that would more appropriately be considered industrial in nature, will not be located in a commercial or mixed-use district. The 3,000 square foot size limitation is based on the experience in other jurisdictions and information provided by the Department of Permitting Services that shows the relative size of a representative sample of dry cleaning establishments in the County. Of the 21 dry cleaning establishments included in the sample, only two were over 3,000 gross square feet in size. The other dry cleaning establishments were between 1,000 square feet and 2,700 square feet.

ANALYSIS

Currently, dry cleaning and laundry establishments are permitted by right, for local service only, in the C-1, C-2, C-4 and C-6 commercial zones, and in the CBD-0.5 and CBD-1 for local service and for one other similar establishment or pick-up station. Dry cleaning and laundry pick-up stations are permitted by right in the C-1, C-2, C-4, C-5, C-6 CBD-0.5 (standard and optional), CBD-R1 (optional only) and in the standard and optional methods in the CBD-1, CBD-2, CBD-3 and CBD-R2 zones and by special exception in the C-T zone, C-O and C-P zones in an office building and as an incidental use in multiple-family dwellings. Dry cleaning and laundry plants are permitted by right in the I-1, I-2 and I-4 zones. Therefore, dry cleaning and laundry establishments historically are limited primarily to serving the surrounding neighborhoods and on a limited basis, one other dry cleaning establishment.

The text amendment proposes to add definitions for the four terms as follows:

Dry cleaning and laundry establishment: *An establishment for the mechanical cleaning of garments, articles or goods of fabric for retail customers. A dry cleaning and laundry establishment does not include a laundry or laundromat which provides self-service type washing and drying for use of retail customers.*

Dry cleaning and laundry pick-up station: An establishment where customers drop-off and pick up garments or articles that are sent to another location for cleaning or laundering. A dry cleaning and laundry pick-up station does not include on-site dry cleaning or laundry facilities.

Dry cleaning and laundry plant: An establishment for the mechanical cleaning of garments, articles or goods of fabric, including a linen, diaper, or uniform laundering service, containing more than 3,000 square feet of gross floor area. A dry cleaning and laundering plant may perform work on the premises for other dry cleaning and laundry services and serve retail customers.

* * *

The proposed definitions for dry cleaning and laundry establishments and for pick-up stations reflects the existing retail uses and activities. A floor area limit of 3,000 square feet is proposed in the land use tables for these two categories. As mentioned above, dry cleaning and laundry establishments historically are limited primarily to serving the surrounding neighborhoods, even if located in commercial zones that typically serve a regional market. It is also reasonable to assume that the larger dry cleaning establishments allow for additional patrons, including comparative shopping (verses the intended local serving market) and require more parking to accommodate the additional floor area. The question of how large a retail establishment should be is currently addressed in the maximum floor area calculations for each zone. However, it is also reasonable to assume that dry cleaning establishments become more industrial in nature when they require increasingly more machinery and equipment to run the larger operations. Below is information regarding dry cleaning operations in several local jurisdictions.

Experience in Other Jurisdictions

In January 2002, *Fairfax County* revised its zoning ordinance similar to what is being proposed by ZTA 03-02. Dry cleaning establishments with a gross floor area larger than 3,000 square feet can operate only in industrial areas, while establishments with gross floor areas 3,000 square feet or less are permitted by right in commercial areas (Attachment 2). The Board of Supervisors considered, and rejected, a proposal by the county's planning commission that would have allowed large dry cleaners in some commercially zoned areas if the dry cleaning establishment obtained a special exception. The Board also grandfathered an existing drycleaner in Falls Church with more than 6,000 square feet of gross floor area.

In May 2002, *Prince George's County* placed limits on the size of drycleaners in commercial zones (Attachment 2). The Prince George's County Council amended the

commercial zones in a manner similar to Fairfax County's to reflect the location of dry cleaning establishments greater than 3,000 square feet of gross floor area. Existing dry cleaning stores or plants or laundry stores or plants that had validly issued permits, or had applied for permits as of July 1, 2002, were allowed to continue as conforming uses.

Anne Arundel County also differentiates dry cleaning and laundry establishments based on square footage. Dry cleaning and laundry establishments including pick-up stations, package plants, and coin operated facilities with less than 4,000 square feet of floor area are permitted in certain local commercial districts and mixed residential zones. Dry cleaning and laundry establishments are permitted in other commercial zones (office, general commercial, and highway commercial) without size restrictions.

Attachment 3 depicts 19 use and occupancy permits issued by the Department of Permitting Services (DPS) from the year 2000 through 2002 for dry cleaning and pick-up establishments. These figures indicate that 18 of 19 establishments were approved with a maximum floor area of less than 3,000 square feet. A modification to a footnote is also proposed (Footnote 28) that eliminates the "local service only" requirement since the amount of service would be limited by the capacity of the building. Staff has no objection with the proposed limitation in size since larger dry cleaning and laundering operations tend to accept heavier volumes of garments thereby requiring more machinery and equipment to handle the workload, typical of dry cleaning and laundering plants located in industrial zones. Additionally, the actual limit of 3,000 square feet for dry cleaning and laundering establishments appears consistent with the figure that surrounding jurisdictions are using. As such, floor areas greater than 3,000 square feet will be included in the definition of a dry cleaning and laundering plant. Staff, however, believes that the "local service only" footnote should remain since it provides the necessary language that ensures that dry cleaning and laundry establishments are of a neighborhood convenience orientation. In addition, any existing operation that encompasses more than 3,000 square feet in floor area will continue as a conforming use but without expansion capabilities.

Dry Cleaning and Laundering Pickup Stations

As introduced, the ZTA would place the same size limitation on pick-up stations as proposed for dry cleaning establishments. A dry cleaning and laundry pick-up station does not have on-site dry cleaning or laundry facilities. Pick-up stations are relatively small operations and are purely retail in character. Therefore, the same rationale for regulating dry cleaning establishments does not exist for dry cleaning and laundry pick-up stations. Staff recommends that the size limitation be deleted for pick-up stations.

RMX Zones

Dry cleaning establishments are permitted by right in RMX zones. The original intent was to place a size limitation on large dry cleaning establishments in all commercial, CBD, and mixed-use zones. Staff recommends that the text amendment be revised to include the size limitation for dry cleaning and laundry establishments in the RMX zones.

RECOMMENDATION

The staff recommends approval of the proposed text amendment to add Zoning Ordinance definitions for certain dry cleaning and laundering terms and to allow certain dry cleaning and laundering operations by right in certain zones, subject to certain standards subject to the text amendment recommended standards, as modified. Modifications include adding the 3,000 square foot requirement for the dry cleaning and laundering establishments in the RMX Zones, deletion of the requirement for pickup stations, retaining of the local service only footnote and several technical and plain language changes.

Attachment 1 depicts the proposed text amendment as modified by staff. Underlining indicates text that is added to existing laws by the original text amendment. [Single boldface brackets] indicate text that is deleted from existing law by the original text amendment. Double underlining indicates text that is added to the text amendment by amendment (staff's changes). [[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment (staff's changes).

GR

Attachments

1. Proposed Text Amendment 03-02 (as amended by staff)
2. Zoning Ordinance language from Fairfax, Prince George's and Anne Arundel Counties
3. DPS Use and Occupancy Table

ATTACHMENT 1

Zoning Text Amendment No: 03-02
Concerning: Dry cleaning and laundry establishments
Draft No. & Date: 1 – 2/5/03
Introduced: February 11, 2003
Public Hearing: March 18, 2003; 1:30 PM
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmembers Subin and Silverman

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- adding definitions for certain dry cleaning and laundering terms;
- allowing certain dry cleaning and laundering operations by right in certain zones, subject to certain standards; and
- permitting certain existing dry cleaning and laundry operations to continue as conforming uses.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

| | |
|-------------------|---|
| DIVISION 59-A-2 | “DEFINITIONS AND INTERPRETATION” |
| Section 59-A-2.1 | “Definitions” |
| DIVISION 59-C-4 | “COMMERCIAL ZONES” |
| Section 59-C-4.2 | “Land uses” |
| DIVISION 59-C-5 | “INDUSTRIAL ZONES” |
| Section 59-C-5.2 | “Land uses” |
| DIVISION 59-C-6 | “CENTRAL BUSINESS DISTRICT ZONES” |
| Section 59-C-6.22 | “Land uses” |
| [[DIVISION 59-G-2 | “SPECIAL EXCEPTIONS—STANDARDS AND REQUIREMENTS” |
| Section 59-G-2.46 | “Retail and service establishments. |
| Section 59-G-2.47 | “Retail establishments in a multiple-family dwelling” |
| Section 59-G-2.48 | “Retail establishments in an office building”]] |
| DIVISION 59-C-10 | “RMX ZONES-RESIDENTIAL MIXED USE DEVELOPMENT” |

*EXPLANATION: **Boldface** indicates a heading or a defined term.
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
* * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. Division 59-A-2 is amended as follows:**

2 **DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.**

3 * * *

4 **59-A-2.1. Definitions.**

5 * * *

6 **Dry cleaning and laundry establishment:** An establishment for the mechanical
7 cleaning of garments, articles or goods of fabric for retail customers. A dry
8 cleaning and laundry establishment does not include a laundry or laundromat
9 which provides self-service type washing and drying for use of retail customers.

10
11 **Dry cleaning and laundry pick-up station:** An establishment where customers
12 drop-off and pick up garments or articles that are sent to another location for
13 cleaning or laundering. A dry cleaning and laundry pick-up station does not
14 include on-site dry cleaning or laundry facilities.

15
16 **Dry cleaning and laundry plant:** An establishment for the mechanical cleaning
17 of garments, articles or goods of fabric, including a linen, diaper, or uniform
18 laundering service, containing more than 3,000 square feet of gross floor area. A
19 dry cleaning and laundering plant may perform work on the premises for other dry
20 cleaning and laundry services and serve retail customers.

21 * * *

22 **Sec. 2. Division 59-C-4 is amended as follows:**

23 **DIVISION 59-C-4. COMMERCIAL ZONES.**

24 * * *

25 **59-C-4.2. Land uses.**

26 * * *

27

| | C-T | O-M | C-O | C-P | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | H-M | Country Inn |
|---|------------------|-----|------------------|------------------|-----|-----|-----|-----|-----|-----|-----|-------------|
| (e) Services: | | | | | | | | | | | | |
| * * * | | | | | | | | | | | | |
| Dry cleaning and laundry establishments, <u>consisting of no more than 3,000 square feet of gross floor area.</u> ²⁸ | | | | | P | P | | P | | P | | |
| Dry cleaning and laundry pick-up station. <u>[[, consisting of no more than 3,000 square feet of gross floor area.</u> ²⁸]] | SE ¹⁵ | | SE ¹¹ | SE ¹¹ | P | P | | P | P | P | | |
| * * * | | | | | | | | | | | | |

28

29 * * *

30 ¹¹ See “Retail establishments in an office building,” section 59-G-2.48.

31 ¹⁵ See “Retail and service establishments,” section 59-G-2.46.

32 ²⁸ [For local service only; no work for other similar establishments is to be
 33 done.] For local service only; no work for other similar establishments is to
 34 be done. Any existing dry cleaning and laundry establishment [[or dry
 35 cleaning and laundry pick-up station]] consisting of more than 3,000 square
 36 feet of gross floor area is a conforming use and may be continued,
 37 structurally altered, repaired or reconstructed, so long as the floor area
 38 devoted to the use is not increased, extended or enlarged beyond the
 39 [[dimensions]] floor area devoted to the use which existed on (ZTA effective
 40 date).

41 **Sec. 3. Division 59-C-5 is amended as follows:**

42 **DIVISION 59-C-5. INDUSTRIAL ZONES.**

43 * * *

44 **59-C-5.2. Land uses.**

46

47

48

| | I-1 | I-2 | I-3 | I-4 | R&D | LSC |
|---|-----|-----|-----|-----|-----|-----|
| (b) Manufacturing and industrial. | | | | | | |
| I. Uses of a light industrial nature. | | | | | | |
| * * * | | | | | | |
| Dry cleaning and laundry plant[s]. | P | P | | P | | |
| Electroplating and manufacturing of small parts such as coils, condensers, transformers, and crystal holders. | P | P | P | P | P | |
| * * * | | | | | | |
| [Laundry plants. | P | P | | P] | | |

49

50 **Sec. 4. DIVISION 59-C-6 is amended as follows:**

51 **DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.**

52 * * *

53 **59-C-6.22. Land uses.**

| | CBD-0.5 | | CBD-R1 | | CBD-1 | | CBD-2 | | CBD-3 | | CBD-R2 | |
|---|-----------------|-----------------|--------|---|----------------|----------------|-------|---|-------|---|--------|---|
| | S | O | S | O | S | O | S | O | S | O | S | O |
| (e) Services. | | | | | | | | | | | | |
| * * * | | | | | | | | | | | | |
| Dry cleaning and laundry establishments, <u>consisting of no more than 3,000 square feet of gross floor area.*</u> | P ¹⁵ | P ¹⁵ | | | P ⁹ | P ⁹ | | | | | | |
| Dry cleaning and laundry pick-up stations[[, <u>consisting of no more than 3,000 square feet of gross floor area.*</u>]] | P | P | | P | P | P | P | P | P | P | P | P |
| * * * | | | | | | | | | | | | |

54

55 ⁹ Primarily intended for local service; however, work may be done on the
 56 premises for one other similar establishment or pick-up station.

57 15 Local service only, except that work may be done on the premises for other
58 establishments or pick-up stations on sites of 6,000 square feet or less which
59 were rezoned from the C-2 zone to the CBD-0.5 zone by sectional map
60 amendment, provided that:

61 (1) There is an existing building on the site which predates the sectional
62 map amendment;

63 (2) The dry cleaning establishment is no larger than 3,000 sq. ft. in size
64 and contains a retail counter; and

65 (3) No more than five (5) trucks are operated in connection with the
66 establishment.

67 * Any existing dry cleaning and laundry establishment [[or dry cleaning and
68 laundry pick-up station]] consisting of more than 3,000 square feet of gross
69 floor area is a conforming use and may be continued, structurally altered,
70 repaired or reconstructed, so long as the floor area devoted to the use is not
71 increased, extended or enlarged beyond the [[dimensions]] floor area
72 devoted to the use which existed on (ZTA effective date).

73
74 **Sec. 5. Division 59-G-2 is amended as follows:**

75 **DIVISION 59-G-2. SPECIAL EXCEPTIONS—STANDARDS AND**
76 **REQUIREMENTS.**

77 * * *

78 **59-G-2.46 Retail and service establishments.**

79 Small-scale retail sales and personal service establishments may be permitted,
80 provided the following requirements are met:

81 (a) The convenience goods and services provided are those usually
82 requiring frequent purchase and a minimum of travel by occupants of

83 the nearby commercial area and adjacent residential neighborhood;
84 they include only the following types of establishments:

- 85 (1) Barbershop;
- 86 (2) Beauty shop;
- 87 (3) Delicatessen;
- 88 (4) Drugstore;
- 89 (5) Dry cleaning and laundry pick-up station]], consisting of no
90 more than 3,000 square feet of gross floor area. Any dry
91 cleaning and laundry pick-up station consisting of more than
92 3,000 square feet of gross floor area is a conforming use and
93 may be continued, structurally altered, repaired or
94 reconstructed, so long as the use is not increased, extended or
95 enlarged beyond the dimensions which existed on (ZTA
96 effective date)]];
- 97 (6) Eating and drinking establishment, excluding a drive-in;
- 98 (7) Florist, provided, that a florist in existence in the C-T zone on
99 April 1, 1986, is not required to obtain a special exception and
100 is not a nonconforming use, subject to the special regulations of
101 section 59-C-4.307(a);
- 102 (8) Newsstand;

103 * * *

104 **59-G-2.47. Retail establishments in a multiple-family dwelling.**

105 Retail sales and personal service establishments in a multiple-family dwelling or
106 group of dwellings may be permitted subject to the following requirements:

- 107 (a) Only the following types of establishments shall be permitted:

108 Banks or savings and loan offices.

109 Barber and beauty shops.

- 110 Book stores.
- 111 Drug stores.
- 112 Dry cleaning and laundry pick-up stations[[, consisting of no more than
- 113 3,000 square feet of gross floor area. Any existing dry cleaning and
- 114 laundry pick-up station consisting of more than 3,000 square feet of gross
- 115 floor area is a conforming use and may be continued, structurally altered,
- 116 repaired or reconstructed, so long as the use is not increased, extended or
- 117 enlarged beyond the dimensions which existed on (ZTA effective date)]].
- 118 Florists.
- 119 Food and beverage stores.
- 120 Gift shops.
- 121 Jewelry stores.
- 122 Laundromats.
- 123 Newsstands.
- 124 Offices, banking.
- 125 Restaurants.
- 126 Variety and dry goods stores.
- 127 * * *

- 128
- 129 **59-G-2.48. Retail establishments in an office building.**
- 130 Retail sales and personal service establishments in an office building may be
- 131 permitted subject to the following requirements:
- 132 Retail sales and personal service establishments in an office building may be
- 133 permitted subject to the following requirements:
- 134 (a) Only the following types of establishments shall be permitted:
- 135 Barber and beauty shops.
- 136 Delicatessens.

- 137 Drug stores.
- 138 Dry cleaning and laundry pick-up stations~~[[, consisting of no more~~
- 139 ~~than 3,000 square feet of gross floor area. Any dry cleaning and~~
- 140 ~~laundry pick-up station consisting of more than 3,000 square feet of~~
- 141 ~~gross floor area is a conforming use and may be continued,~~
- 142 ~~structurally altered, repaired or reconstructed, so long as the use is not~~
- 143 ~~increased, extended or enlarged beyond the dimensions which existed~~
- 144 ~~on (ZTA effective date)]].~~
- 145 Newsstands.
- 146 Restaurants.
- 147 Specialty shops.

148 * * *

149 **Sec. 6. DIVISION 59-C-10 is amended as follows:**

150 **DIVISION 59-C-10. RMX ZONES-RESIDENTIAL MIXED USE**
 151 **DEVELOPMENT**

152 * * *

153 **59-C-10.3.2. Land uses.**
 154

| | RMX-1 RMX-1/TDR | RMX-2 RMX-2/TDR | RMX-2C | RMX-3 RMX-3/TDR | RMX-3C |
|--|--------------------|--------------------|--------|--------------------|--------|
| (d) Services: | | | | | |
| * * * | | | | | |
| Dry cleaning and laundry establishments, <u>consisting of no more than 3,000 square feet of gross floor area.</u> ⁵ | P | P | P | | P |
| * * * | | | | | |

155
 156 ⁵ For local service only; no work for other similar establishments is to be
 157 done. Any existing dry cleaning and laundry establishment consisting of
 158 more than 3,000 square feet of gross floor area is a conforming use and may
 159 be continued, structurally altered, repaired or reconstructed, so long as the

160 floor area devoted to the use is not increased, extended or enlarged beyond
161 the floor area devoted to the use which existed on (ZTA effective date).

162 * * *

163
164 **Sec. [[6]] 7. Effective date.** This ordinance becomes effective 20 days after
165 the date of Council adoption.

166
167 This is a correct copy of Council action.

168

169

170

171

172 Mary A. Edgar, CMC

173 Clerk of the Council

ZO-02-340

**ADOPTION OF AN AMENDMENT TO CHAPTER 112
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, January 28, 2002, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, by adding a new definition of Garment Cleaning Establishment in its correct alphabetical order and by revising the definition of Personal Service Establishment, all to read as follows:

GARMENT CLEANING ESTABLISHMENT: Any establishment for the mechanical cleaning of garments, articles or goods of fabric for retail customers, containing no more than 3000 square feet of gross floor area. Such a use may include services for cleaning pickup stations. Such a use shall not include laundries/laundromats which provide self-service type washing, drying and ironing facilities for the use of retail customers or a cleaning pickup station where there is no on-site cleaning and the use consists solely of drop off and pickup by customers of garments or articles that are sent to another location for cleaning, as such uses are deemed **PERSONAL SERVICE ESTABLISHMENTS**. An establishment for the mechanical cleaning of garments, articles or goods of fabric, containing more than 3000 square feet of gross floor area, or a linen or diaper cleaning service establishment shall be deemed an establishment for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products.

PERSONAL SERVICE ESTABLISHMENT: Any building wherein the primary occupation is the repair, care of, maintenance or customizing of personal properties that are worn or carried about the person or are a physical component of the person. For the purpose of this Ordinance, personal service establishments shall include, but need not be limited to, the following:

1. Barber shops and beauty salons, which may include a massage establishment in accordance with Chapter 28.1 of The Code.
2. Establishments in which massage is administered to the upper body of a fully clothed client while seated in a chair and or to the scalp, face, neck, shoulders, arms, hands and or feet.
3. Laundries/laundromats which provide self-service type washing, drying and ironing facilities for the use of retail customers.
4. Cleaning pickup stations, which are establishments where there is no on-site cleaning of garments, articles or goods of fabric and the use consists of drop off and pickup by customers of such articles that are sent to another location for cleaning.
5. Pet grooming establishments.
6. Tailors, dressmaking shops, shoe cleaning or repair shops, and other similar places of business.

Personal service establishments shall not include offices of physicians, dentists, and veterinarians, garment cleaning establishments or linen or diaper cleaning service establishments.

Amend Article 4, Commercial District Regulations, C-5 Neighborhood Retail Commercial District, C-6 Community Retail Commercial District, C-7 Regional Retail Commercial District, C-8 Highway Commercial District and C-9 Super-Regional Retail Commercial District, as follows:

Amend Sections 4-502, 4-602, 4-702, 4-802 and 4-902, Permitted Uses, by adding a new Par. 14 to Sections 4-502 and 4-602, a new Par. 17 to Sections 4-702 and 4-802 and a new Par. 11 to Sect. 4-902, all to read as follows, and by renumbering the subsequent paragraphs accordingly.

11, 14 or 17. Garment cleaning establishments.

Amend Article 6, Planned Development District Regulations, PDH Planned Development Housing District, PDC Planned Development Commercial District, PRC Planned Residential Community District and PRM Planned Residential Mixed Use District, as follows:

Amend Sections 6-103 and 6-403, Secondary Uses Permitted, by adding a new Par. 9 to Sect. 6-103 and a new Par. 10 to Sect. 6-403, to read as follows, and by renumbering the subsequent paragraphs accordingly.

9 or 10. Garment cleaning establishments.

Amend Sect. 6-202, Principal Uses Permitted, by adding a new Par. 6 to read as follows, and by renumbering the subsequent paragraphs accordingly.

6. Garment cleaning establishments.

Amend Sect. 6-302, Permitted Uses, by adding a new Par. B(7) [Neighborhood Convenience Center], a new Par. C(10) [Village Center] and a new Par. E(9) [Convention/Conference Center], all to read as follows and by renumbering the subsequent paragraphs accordingly.

B(7), C(10) or E(9). Garment cleaning establishments.

Amend Article 7, Overlay and Commercial Revitalization District Regulations, Part 4, Airport Noise Impact Overlay District, Noise Compatibility Table, by adding a new use in its correct alphabetical order, to read as follows:

| Uses | Noise Impact Areas (DNL dBA) | | |
|---------------------------------|---------------------------------|-------|-------|
| | 75+ | 70-75 | 65-70 |
| Garment cleaning establishments | P2 | P3 | P |

Amend Article 10, Accessory Uses, Accessory Service Uses and Home Occupations, Part 2, Accessory Service Uses, Sect. 10-202, Permitted Accessory Service Uses, by adding new Paragraphs 1C and 2D to read as follows, and by relettering the subsequent paragraphs accordingly.

1. Accessory to a principal use of a multiple family dwellings in the R-12, R-16, R-20, R-30 and in the PDH, PDC and PRC Districts when such dwelling or dwelling complex has a minimum of 250 dwelling units:

C. Garment cleaning establishments.

2. Accessory to a principal use of offices, industrial establishments, or institutional buildings in the C-1, C-2, C-3, C-4, I-1, I-2, I-3, I-4, I-5 and I-6 Districts:

D. Garment cleaning establishments.

Amend Article 11, Off-Street Parking and Loading, Private Streets, Part 1, Off-Street Parking, Sect. 11-104, Minimum Required Spaces for Commercial and Related Uses, by adding a new Par. 12 to read as follows and renumbering the subsequent paragraphs accordingly.

12. Garment Cleaning Establishment:

One (1) space per 200 square feet of gross floor area

Amend Article 13, Landscaping and Screening, Part 3, Transitional Screening and Barriers, by revising the Transitional Screening and Barrier Matrix, Par. 8 by adding in proper alphabetical order a new use to read as follows:

8. Garment cleaning establishments

This amendment shall become effective on January 29, 2002 at 12:01 a.m.

GIVEN under my hand this 28th day of January, 2002.



NANCY VEHRS
Clerk to the Board of Supervisors

DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2002 Legislative Session

Bill No. CB-55-2002
Chapter No. 38
Proposed and Presented by Council Member Scott
Introduced by Council Members Scott, Shapiro and Hendershot
Co-Sponsors _____
Date of Introduction May 21, 2002

ZONING BILL

1 AN ORDINANCE concerning

2 Dry Cleaning and Laundry Stores or Plants

3 For the purpose of limiting the size of dry cleaning and laundry stores or plants permitted in the
4 C-A and C-S-C Zones.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (1999 Edition, 2001 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2002 Legislative Session

Bill No. CB-55-2002
 Chapter No. 38
 Proposed and Presented by Council Member Scott
 Introduced by Council Members Scott, Shapiro and Hendershot
 Co-Sponsors _____
 Date of Introduction May 21, 2002

ZONING BILL

1 AN ORDINANCE concerning
 2 Dry Cleaning and Laundry Stores or Plants
 3 For the purpose of limiting the size of dry cleaning and laundry stores or plants permitted in the
 4 C-A and C-S-C Zones.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),
 7 The Zoning Ordinance of Prince George's County, Maryland,
 8 being also
 9 SUBTITLE 27. ZONING.
 10 The Prince George's County Code
 11 (1999 Edition, 2001 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 14 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of
 15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
 16 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

**PART 6. COMMERCIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-461. Uses permitted.

(b) TABLE OF USES I.

| USE | ZONE | | | | | |
|--|------|-----|-------|-----|------|-------|
| | C-O | C-A | C-S-C | C-W | C-M | C-R-C |
| (1) COMMERCIAL: | | | | | | |
| * * * * | * | * | * | * | * | * |
| (D) Services: | | | | | | |
| * * * * | * | * | * | * | * | * |
| Dry cleaning or laundry pickup station | X | P | P | X | SE | X |
| Dry cleaning store or plant: ³⁹ | | | | | | |
| (i) Retail, gross floor area under 3,000 square feet | X | P | P | X | IXIP | X |
| (ii) Retail, unrestricted | X | X | X | X | P | X |
| (iii) Wholesale (may include retail service) | X | X | X | X | P | X |
| * * * * | * | * | * | * | * | * |
| Laundromat: | | | | | | |
| Laundry store or plant: ³⁹ | | | | | | |
| (i) Retail, gross floor area under 3,000 square feet | X | P | P | X | P | X |
| (ii) Retail, unrestricted | X | X | X | X | P | X |
| (iii) Wholesale (may include retail service) | X | X | X | X | P | X |
| * * * * | * | * | * | * | * | * |

39 All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended.

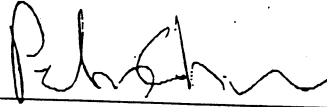
CB-55-2002 (DR-2)

1
2

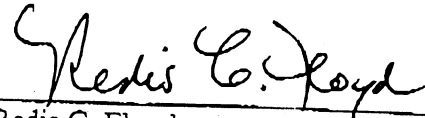
SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 18th day of June, 2002.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: 
Peter A. Shapiro
Chair

ATTEST:


Redis C. Floyd
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

§ 3-103. Permitted uses; conditional uses.

(a) The following uses and the accessory structures or uses customarily incidental to them are permitted as permitted uses in a C1-Local Commercial District:

- (1) adult day care;
- (2) alcoholic beverage sales and uses in accordance with § 10-118 of this article;
- (3) antique shops;
- (5) art galleries;
- (6) bakeries, provided all goods are prepared and offered for sale on the premises;
- (7) banks;
- (8) barbershops;
- (9) beauty shops;
- (10) bicycle, skateboard, and roller blade sales and service;
- (11) bookstores, except adult bookstores;
- (12) candy stores;
- (13) churches;
- (14) clothing stores;
- (15) community centers;
- (16) convenience stores;
- (17) delicatessens;
- (18) driving schools, limited to automobile classroom instruction only;
- (19) drugstores;
- * (20) dry cleaning and laundry establishments, including pick-up stations, package plants, and coin operated facilities, limited to establishments with less than 4,000 square feet of floor area;
- (21) florist shops;
- (22) gift shops;
- (23) grocery stores;
- (24) hardware stores without outside storage;
- (25) ice cream stores;
- (26) jewelry stores;
- (27) meat, seafood, and poultry markets, except live poultry markets;
- (28) messenger services;
- (29) offices, professional and general;

| <u>APNO</u> | <u>APDESC</u> | <u>ISSDTM</u> | <u>ZCATE</u> | <u>BLDGAREA</u> | <u>ADDRESS</u> |
|-------------|---------------|---------------|--|-----------------|-----------------------------|
| 201734 | USE & OCCU | 4/27/00 | DRYCLEAN & LAUNDRY ESTABLISHMENT | 2,665.00 | 26067 RIDGE RD |
| 202706 | USE & OCCU | | DRYCLEANING PLANT | 6,300.00 | 2447 LINDEN LA |
| 204719 | USE & OCCU | 5/3/00 | DRYCLEANING ESTABLISHMENT | 2,085.00 | 13402 KINGSVIEW VILLAGE AVE |
| 205557 | USE & OCCU | 8/28/00 | DRY CLEANING AND LAUNDRY | 1,000.00 | 807 OLNEY-SANDY SPRING RD |
| 208035 | USE & OCCU | 9/8/00 | DRY/CLEAN/LAUNDRY/DYE SERVICES | 2,736.00 | 1119 UNIVERSITY BLV |
| 209015 | USE & OCCU | | DRY CLEANING AND LAUNDRY ESTABLISHMENT | 1,800.00 | 10119 COLESVILLE RD |
| 209825 | USE & OCCU | | DRY CLEAN AND LAUNDRY PICK-UP | 1,000.00 | 19730 GERMANTOWN RD |
| 209990 | USE & OCCU | | DRY CLEANING AND LAUNDRY ESTABLISHMENT | 1,200.00 | 5522 BAUER DR |
| 210873 | USE & OCCU | 4/2/01 | DRYCLEANING AND LAUNDRY PICK-UP STATION | 1,378.00 | 823 WAYNE AVE |
| 212840 | USE & OCCU | | DRYCLEAN AND LAUNDRY PICK-UP STATION | 1,473.00 | 4611 SANGAMORE RD |
| 213018 | USE & OCCU | | DRY CLEANING ESTABLISHMENT | 1,473.00 | 4701 SANGAMORE RD |
| 213879 | USE & OCCU | | DRY CLEANING AND LAUNDRY PICK-UP STATION | 1,560.00 | 15446 OLD COLUMBIA PIK |
| 215496 | USE & OCCU | | DRY CLEANING AND LAUNDRY PICK-UP STATION | 100.00 | 8627 16TH ST |
| 215597 | USE & OCCU | | DRY CLEANING AND LAUNDRY PICK-UP STATION | 862.00 | 9900 KEY WEST AVE |
| 216718 | USE & OCCU | | DRY CLEANING PLANT | 1,500.00 | 8407 SNOUFFER SCHOOL RD |
| 217939 | USE & OCCU | | DRY CLEANING AND LAUNDRY PICK-UP STATION | 1,400.00 | 7607 MAC ARTHUR BLV |
| 218184 | USE & OCCU | | DRY CLEANING AND LAUNDRY ESTABLISHMENT | 2,527.00 | 18114 VILLAGE MART DR |
| 218251 | USE & OCCU | | DRY CLEAN & LAUNDRY PICK-UP STATION | 915.00 | 4463 WILLARD AVE |
| 218733 | USE & OCCU | 12/10/02 | DRYCLEANING ESTABLISHMENT | 1,035.00 | 9035 GAITHER RD |
| 219083 | USE & OCCU | | DRY CLEANING AND LAUNDRY ESTABLISHMENT | 6,576.00 | 9315 GEORGIA AVE |
| 2017540 | USE & OCCU | 4/27/00 | DRYCLEANING ESTABLISHMENT | 2,085.00 | 13402 KINGSVIEW VILLAGE AVE |