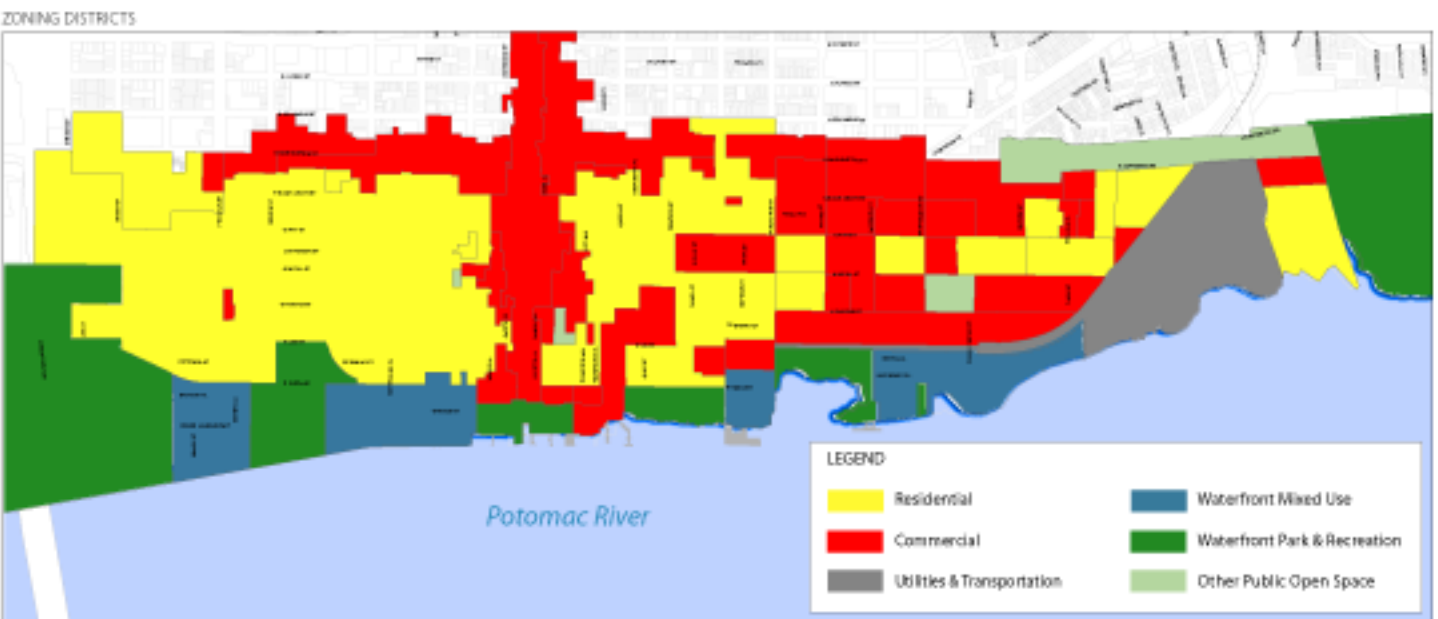


Land Use and Zoning



- Residential**
- Single-family dwelling
 - Public park
 - Accessory uses (Section 7-100)
 - Child or elder care home (Section 7-500)
 - Church
 - Home occupation (Section 7-300)
 - Multifamily dwelling
 - Public school
 - Townhouse dwelling
 - Two-family dwelling
 - Utilities (Section 7-1200)
 - The following commercial uses are permitted on the first floor or any floor below it in residential developments with at least 2,000 dwelling units:
 - Bank/financial institutions
 - Barber/hairstyle/beauty parlor
 - Cleaning, laundry or pressing agency with no actual operations on premises
 - Grocery store, where products are not prepared or consumed on the premises
 - Drug store
 - Gift or florist shop
 - Professional, business and medical office provided that no inventory, stock-in-trade, materials or supplies

- Commercial**
- Single-family dwelling
 - Two-family dwelling
 - Townhouse dwelling
 - Multifamily dwelling
 - Business and professional office
 - Cemetery
 - Church
 - Medical laboratory
 - City sponsored farmer's market
 - Motor vehicle parking or storage for 20 vehicles or fewer
 - Medical office
 - Personal service establishment
 - Pet supplies, grooming and training, with no overnight accommodation
 - Public school
 - Radio or TV broadcasting office and studio
 - Retail shopping establishment, up to 20,000 gross square feet
 - Seminary, convent or monastery

- Public Open Space (POS)**
- Recreational areas consisting of natural and unimproved geographic features such as woodland, meadowland or wetland areas, wildlife sanctuaries or preserves, water courses, streams, lakes and ponds, and similar geographic features
 - Improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities only, such as hiking and bicycle trails, squares, greens and commons, sitting areas, picnic areas and fishing sites, and like facilities, subject to approval of a site plan.
- Utilities/Transportation**
- Electrical substation and switching stations
 - Railroad, bus and rail transit passenger stations
 - Railroad switching yard
 - Railroad tracks
 - Telephone company dial center
 - Utilities (Section 7-1200)
 - Utility company office
 - Washington Metropolitan Area Transportation Authority stations and associated facilities and operations
 - Water pumping station, tower and reservoir

- Waterfront Parks & Recreation (WPR)**
- Public buildings
 - Public parks, playgrounds, athletic fields or other outdoor recreation facilities
 - Retail and/or service commercial when accessory to a permitted use, provided such retail and/or service commercial does not occupy more than ten percent of the land area of the lot, parcel or tract of land
- Waterfront Mixed Use (W-1)**
- Single-family dwelling
 - Two-family dwelling
 - Townhouse dwelling
 - Multifamily dwelling
 - Business and professional office
 - Public building
 - Public park, athletic field or other outdoor recreation facility
 - Public utility service yard and/or electrical receiving or transforming station, provided the use and/or structure was in existence prior to 1982 and the use has been continued thereafter
 - Accessory uses (Section 7-100)

Permitted Uses* Within the Waterfront Study Area

* Caltrans Special Uses

