



Evaluation and Recommendations Report

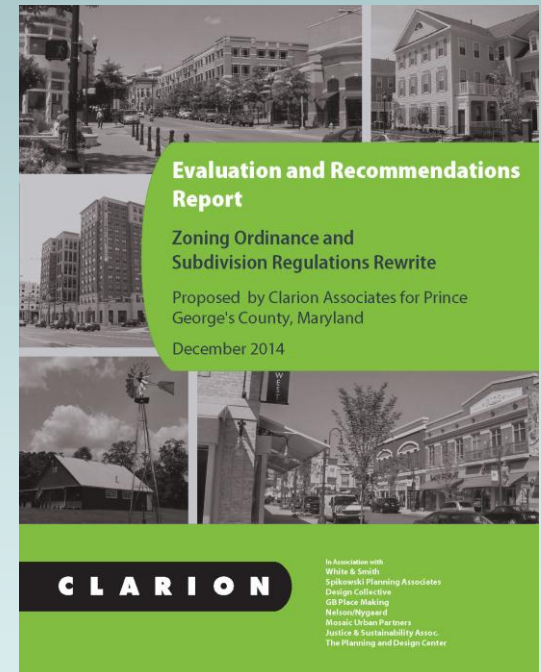
Zoning Ordinance and Subdivision Regulations Rewrite

Proposed by Clarion Associates for
Prince George's County, Maryland

December 2014

Overview of Presentation

- Work Program/Schedule
- The Report
- Annotated Outline
- Next Steps

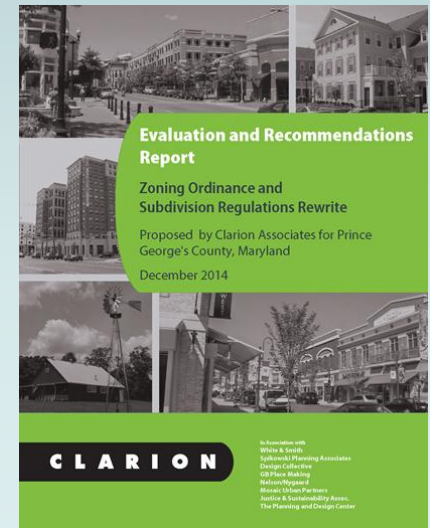


Work Program and Schedule

TASK	SCHEDULE
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations	2014
3. Drafting the new Zoning Ordinance and Subdivision Regulations	2015-2016
4. Implementing the new Ordinance and Regulations	2016-2017

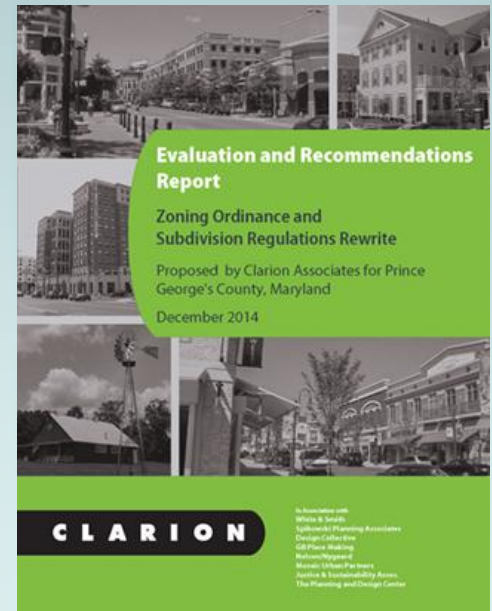
The Report- Introduction

- This Report is a first step on the County's road toward a 21st century Zoning Ordinance and Subdivision Regulations that will:
 - Promote high quality economic development.
 - Protect stable residential neighborhoods.
 - Implement *Plan Prince George's 2035*.
- Prince George's County has not been able to attract the types of development its citizens expect and deserve.
- There is a general consensus the current Zoning Ordinance and Subdivision Regulations are part of the problem.
- This Report is a starting point for an evaluation of how the current regulations perform, and what changes could be made to improve performance, support economic development, and implement *Plan 2035*.
- It should not be read as a criticism of the County's entire regulatory system, for there are things it does well.



The Report- Introduction

- Instead, the Report should be viewed as an important building block for the Prince George's future as envisioned in *Plan 2035*.
- It is a starting point -- not an ending point – for key discussions about the pros and cons of each recommended change.
- Many of the recommended changes would require dramatic changes in the way the County reviews and approves development.
- Not a single word of the new Zoning Ordinance and Subdivision Regulations has been drafted.
- They will not be drafted until discussions about the recommendations, and the County provides direction on the Report recommendations.
- For this reason it is important everyone review the Report, and participate in the discussions about how the structure of the new regulations.



The Report: Key Themes

- I. Make the Regulations More User-Friendly and Streamlined**
- II. Modernize, Simplify, and Consolidate Zones and Zone Regulations**
- III. Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035***
- IV. Modernize the Regulations and Incorporate Best Practices**
- V. Annotated Outline**

Improve User-Friendliness

Suggestions:

- Reorganize the Code Structure

Subtitle 27: Suggested Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zone and Zone Regulations

Division 27-4 Use Regulations

Division 27-5 Development Standards

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Improve User-Friendliness

Suggestions:

- Reorganize the Code Structure

Subtitle 24: Proposed Subdivision Regulations

Division 24-1 General Provisions

Division 24-2 Administration

Division 24-3 Subdivision Standards

Sec. 24-3.100 Planning and Design

Sec. 24-3.200 Transportation, Pedestrian, Bikeway, Circulation Standards

Sec. 24-3.300 Environmental Standards

Sec. 24-3.400 Public Facility Requirements

Sec. 24-3.500 Public Facility Adequacy

Sec. 24-3.600 Road Adequacy

Sec. 24-3.700 School Facility Adequacy

Sec. 24-3.800 Parklands and Recreation Facilities

Division 24-4 Chesapeake Bay Critical Area Standards

Division 24-5 Enforcement

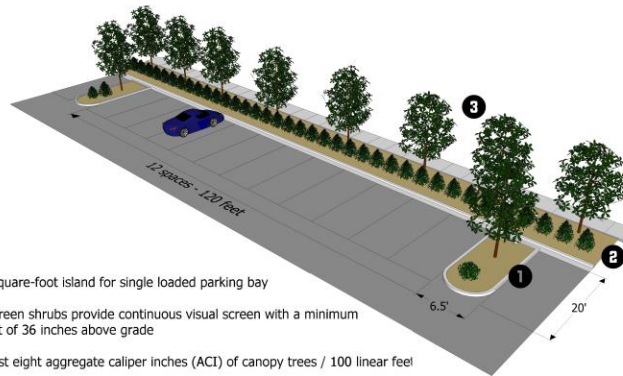
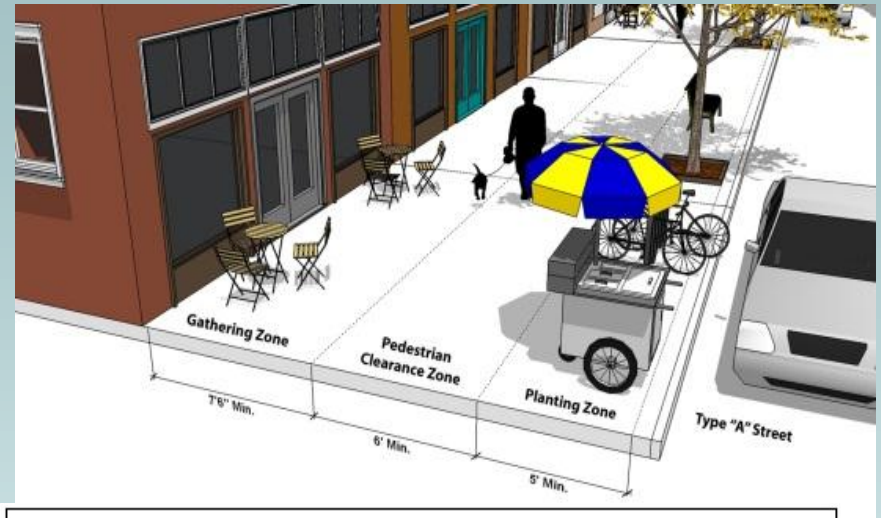
Division 24-6 Definitions

APPENDIX

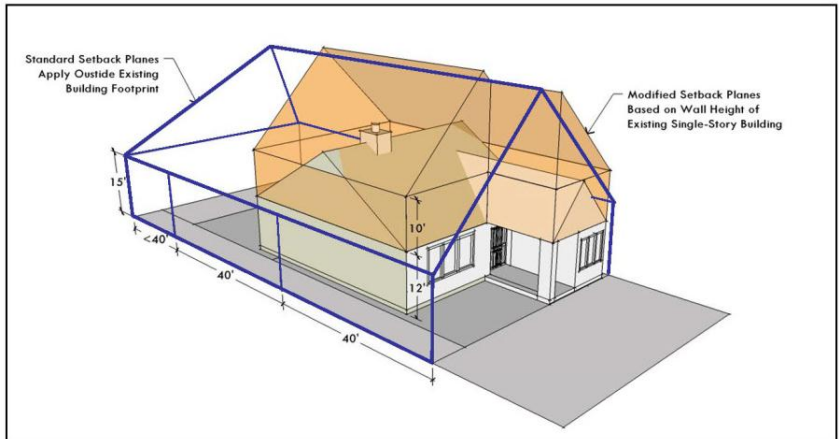
Improve User-Friendliness

Suggestions:

- More graphics and illustrations



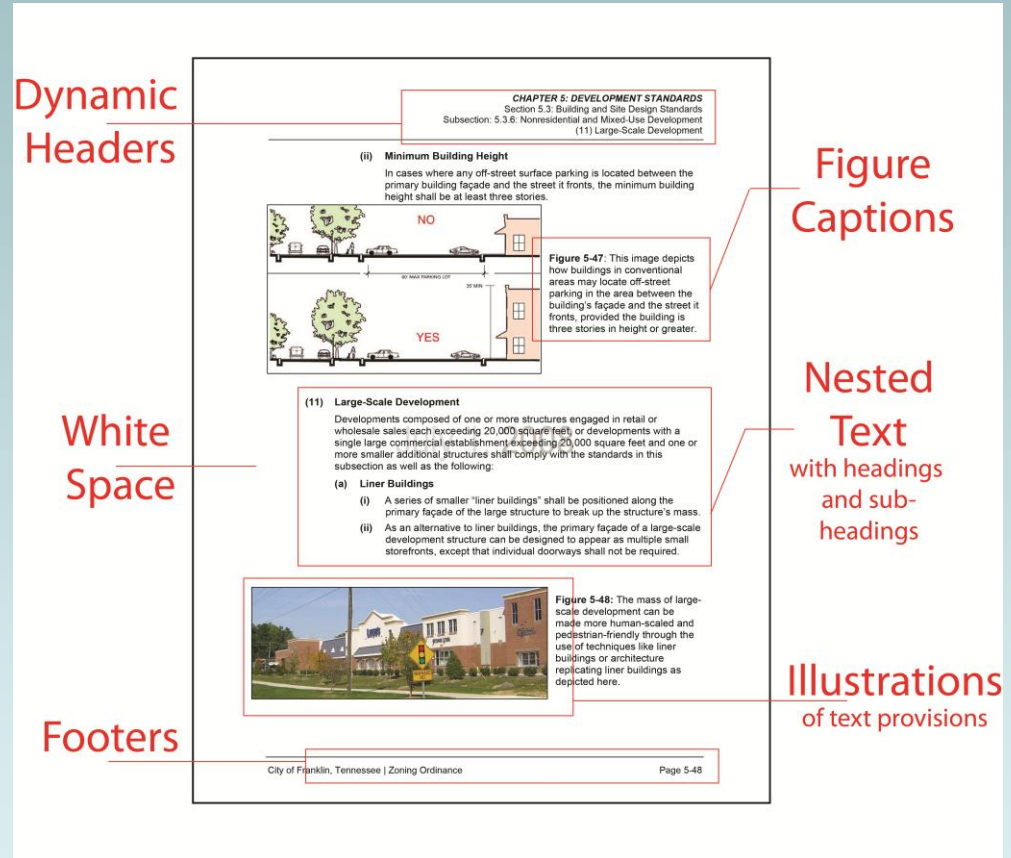
1. 130 square-foot island for single loaded parking bay
2. Evergreen shrubs provide continuous visual screen with a minimum height of 36 inches above grade
3. At least eight aggregate caliper inches (ACI) of canopy trees / 100 linear feet



Improve User-Friendliness

Suggestions:

- Improve document formatting
- Design for Electronic Use
- Make Language Clearer and More Precise

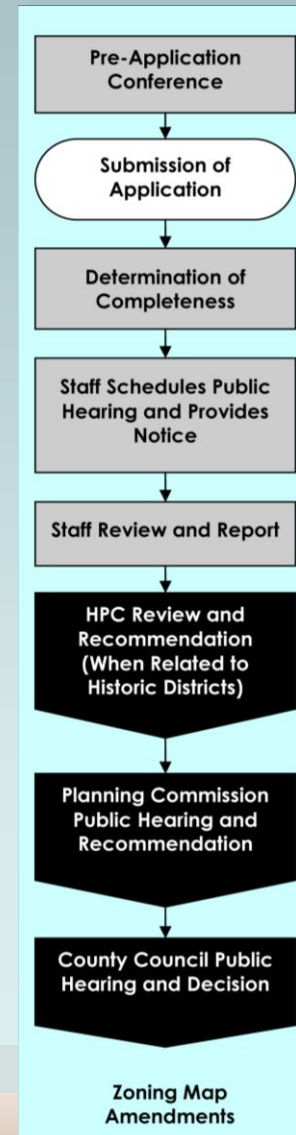


Improve User-Friendliness

Current Procedures -- too complex, time consuming and inefficient.

- Over 350 pages in length.
- Procedures are scattered.
- Complex array of rezoning procedures.
- Two different procedures for special uses.
- Two different site plan procedures.
- Scattered relief provisions with general standards.
- No procedure for formal interpretations.

Real estate professionals -- developing in Prince George's is much more difficult than other places in the region.



Improve User-Friendliness

Current Procedures -- too complex, time consuming, and inefficient

TABLE 1: CURRENT DEVELOPMENT REVIEW PROCEDURES, PRINCE GEORGE'S COUNTY

D = Decision R = Recommendation² C = Comment A = Appeal I = Initiation (if other than applicant)
< > = Public Hearing required > () = Call-Up available

Procedure	Review and Decision-Making Bodies									
	District Council	Planning Board	Zoning Hearing Examiner	Board of Zoning Appeals	Planning Director	Planning Staff ³	Historic Preservation Commission	Municipalities	DPIE ⁴	Subdivision and Development Review Committee
Amendments and Planned Developments										
Text Amendment	<D>	C								
Sectional Map Amendment	I - <D>	<R>				C				
Sectional Map Amendment (Regulating Plan)	<D>	<R>			C					
Zoning Map Amendment – Conventional ⁵	<D>	<R> ⁶	<R>			C	C ⁷			
Zoning Map Amendment – Mixed Use / CDZ (Basic Plan)	<D>	<R>	⁸				C ⁷			
Zoning Map Amendment – Chesapeake Bay C.A. Overlay	<D>	I <R>	<R>			C				
Architectural Conservation Overlay	I - <D>	<R>						C		
Zoning Map Amendment (Regulating Plan)	<D>		<R>		C					
Discretionary Review										
Special Exceptions	(<A>)		<D>			C	C	C		
Special Exception major change	<D>		<R>			C				
Special Exception revocation/modification	<D>	C	<R>		C				I	
Special Exception-minor changes assigned to Planning Board		<D>			C					
Special Exception-minor changes assigned to Planning Board		<A>			D					
Minor changes for gas station and fast food, health campus	(<A>)	<D>								
Special Permit		<D>				C			C	

Improve User-Friendliness

Current Procedures --
too complex,
time
consuming,
and
inefficient

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Comprehensive Design Zone and Mixed-Use Zone Plans										
Basic Plans (see "Zoning Map Amendment – Mixed Use / CDZ" above)										
Basic Plan Amendments	<D>	<R>	<R>							
Comprehensive Design Plan	<A>	<D>				C				C
Specific Design Plan	<A>	<D>				C				C
Site Plans										
Conceptual Site Plan	<A>	<D>				C				C
Detailed Site Plan	<A>	<D>				C				C
Permit Site Plan	<A>	<A>			D					
- with deviation / variance	<A>		<D>		C					
Site Plan amendment	<A>		<R> ⁹			C/R				
Subdivisions										
Major Subdivision										C
Sketch Plan (Optional)										C
Preliminary Plan (Conventional)		<D>				C				C
Final Plat		D								
Minor Subdivision		<A>			D					
Conservation Subdivision										
Sketch Plan					C ¹⁰					C
Preliminary Plan		<D>				C				C
Final Plat		D								
Vacation of Plat		<D>				C				
Permits and Certificates										
Zoning Certification				<A>		D				
Buildable Lot Letter				<A>		D				
Use and Occupancy Permit				<A>					D	
Temporary use and occupancy permits				<A>		C			D	
Grading Permit				<A>		C			D	
Building Permit				<A>		C			D	
Chesapeake Bay Critical Area Conservation										

Improve User-Friendliness

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too complex,
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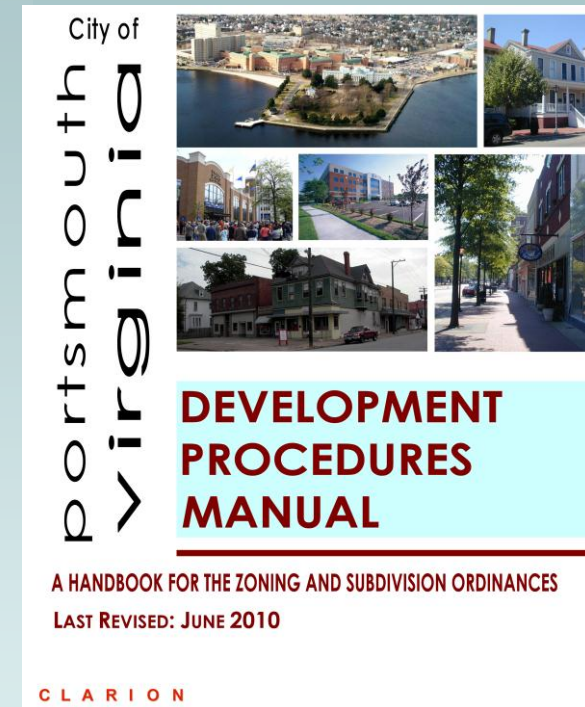
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	District Council	Planning Board	Zoning Hearing Examiner	Board of Zoning Appeals	Planning Director	Planning Staff ³	Historic Preservation Commission	Municipalities	DPIE ⁴	Subdivision and Development Review Committee
Plan										
Minor Plan					D	C				C
Major Plan		D				C				C
Relief Procedures										
Appeals				<D>		C				
Variance				<D>		C				
Variance (concurrent with Permit Site Plan) (Urban Centers-Corridor Nodes)			(D)							
Departure (Signs, Parking, Design, Landscaping)	<A>	<D>				C		C	C	
Deviations (concurrent with Permit Site Plan) (Urban Centers-Corridor Nodes)			(D)							
Certification of nonconforming use	<A>	<D>	<R>							
Validation of permits issued in error	<D>		<R>							
Fence waivers for nonconforming junk yards	<D>		<R>							
Reduction of the minimum area required for the construction of attached dwellings	<D>	C	<R>							
Parking waivers	<D>		<R>							
Nonconforming gas station	<A>	<D>								
Nonconforming drive-in or fast food restaurant	<A>	<D>								
ENFORCEMENT PROCEDURES										
Zoning enforcement, generally				<A>						I
Annulments of Map Amendment approvals for noncompliance with conditions	<D>	<R>	<R>							
Complaints regarding medical practitioners' offices in one-family dwellings	<D>		<R>							
Complaints regarding racetracks	<D>		<R>							
Revocation of certification of nonconforming use	<A>	<D>								I
Revocation of Special Exception		R	<D>			R				
OTHER PROCEDURES										
Construction of buildings within planned highways and transit routes	<D>		<R>							
Optional Parking Plans in the U-L-I Zone	<A>	<D>								

Improve User-Friendliness

Suggestions:

- Relocate all application requirements and administrative practices to a Procedures Manual.
- Establish standard procedures
 - Neighborhood Meetings
 - Pre-application Conference
 - Application Completeness Determination
 - Consolidate Public Notification
- Standardize procedure framework.
- Clarify and make review standards more precise.



Improve User-Friendliness

Suggestions:

- Reorganize Zoning Amendments into four types.
- Eliminate/consolidate special permits with special exceptions.
- Consolidate CSP and DSP into Major/Minor Site Plan (one step).
 - Major - Planning Board
 - Minor - Director
- Carry forward subdivision procedures (except Planning Director approves final plat).

TABLE 2: SUGGESTED DEVELOPMENT REVIEW PROCEDURES, PRINCE GEORGE'S COUNTY D = Decision R = Recommendation ¹² C = Comment A = Appeal ¹³ I = Initiation (If Other Than Applicant) < > = Public Hearing Required											
Procedure	Review and Decision-Making Bodies										
	District Council	Planning Board	Zoning Hearing Examiner	Board of Zoning Appeals	Planning Director	Planning Staff ¹⁴	Historic Preservation Commission	Municipalities	DPIE ¹⁵	Subdivision and Development Review Committee	
Master Plans or Sector Plans											
Master Plan or Sector Plan	I <D> [2]	<R> [1]				C					
Amendments and Planned Developments											
Comprehensive Map Amendment and Text Amendments											
Text Amendment	<D>	<R>				C	C ¹⁶				
Countywide Map Amendment											
Sectional Map Amendment											
Parcel Specific Map Amendment	<D>	<R>	<R>			C	C ¹⁶				
Planned Developments – with Basic Plan [3][5]	<D>	<R>	<R>			C	C ¹⁶				
Zoning Map Amendment – Chesapeake Bay Critical Area Overlay Zone	<D>	I <R>	<R>			C					
Use Permits											
Special Exceptions [4][6]			<D>								C
Site Plans											
Major Site Plan	<A>	<D>				C					C
Minor Site Plan		<A>			<D>	C					C
Subdivisions											
Major Subdivision											C
Preliminary Plan (Conventional)		<D>				C					C
Final Plat					D						
Minor Subdivision		<A>			D						C
Conservation Subdivision											
Sketch Plan					C ¹⁹						
Preliminary Plan		<D>				C					C
Final Plat					D						
Vacation of Plat		<D>				C					

Improve User-Friendliness

Suggestions:

- Add formal interpretation by Planning Director.
- Allow adjustments for pkg., landscape, signs, buffers, dimensional/design standards.
- Minor Adjustments - Planning Director decides.
- Major Adjustments- Planning Board decides.
- Carry forward adjustments for municipalities (pkg., signs, landscape, screening/buffers).
- Add contextual compatibility standards.

TABLE 2: SUGGESTED DEVELOPMENT REVIEW PROCEDURES, PRINCE GEORGE'S COUNTY
D = Decision R = Recommendation¹² C = Comment A = Appeal¹³ I = Initiation (If Other Than Applicant)
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Procedure	Review and Decision-Making Bodies									
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Permits and Certificates										
Zoning Certification				<A>		D				
Buildable Lot Letter				<A>		D				
Use and Occupancy Permit				<A>					D	
Temporary Use and Occupancy Permits				<A>					D	
Grading Permit				<A>					D	
Building Permit				<A>					D	
Chesapeake Bay Critical Area Conservation Plan										
Minor Plan					D	C				C
Major Plan		D				C				C
Relief Procedures [9]										
Interpretations (Text, Uses, and Zone Map)				<A>	D					
Variances				<D>		C				
Adjustments (Departures)										
Minor Adjustments [7]		<A>			D					
Major Adjustments [8]		<D>								
Validation of Permits Issued in Error	<D>		<R>							
Appeals				<D>		C				
Enforcement Procedures										
Zoning Enforcement, Generally				<A>					I	
Annulments of Map Amendment for Noncompliance with Conditions	<D>		<R>							
Other Procedures										
Construction of Buildings within Planned Highways and Transit Routes	<D>		<R>							

Improve User-Friendliness

QUESTIONS AND COMMENTS



Key Plan 2035 Goals

Protect the Character of Stable Neighborhoods from Incompatible Development

Three tools are recommended.

1. Neighborhood Compatibility Standards.
2. Mandatory Neighborhood Meetings.
3. A Neighborhood Conservation Overlay Zone.



TABLE 13: POTENTIAL NEIGHBORHOOD COMPATIBILITY STANDARDS

Site Layout	Require structures to maintain consistent façade directions and building orientations as existing homes along the same block face.
	Require the primary entrance of a new building or renovated structures with construction affecting the primary entrance to face the street from which the building obtains its street address or mailing address.
	Require that driveways maintain a maximum width of ___ feet or less between the driveway apron and the front façade plane of the building. In the event the existing driveway is to be retained, then it may not be widened except to obtain a width of 12 feet.
Building Façade Standards	Require construction of a similar roof type as single-family development in terms of slope and arrangement to prevent abrupt changes in roof form
	Orient porches, balconies, outdoor space, and other site attributes such as vending machines associated with multifamily and nonresidential development away from adjacent single-family residential development
	Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations as that included on adjacent single-family development

Key Plan 2035 Goals

Protect the Character of Stable Neighborhoods from Incompatible Development

TABLE 13: POTENTIAL NEIGHBORHOOD COMPATIBILITY STANDARDS

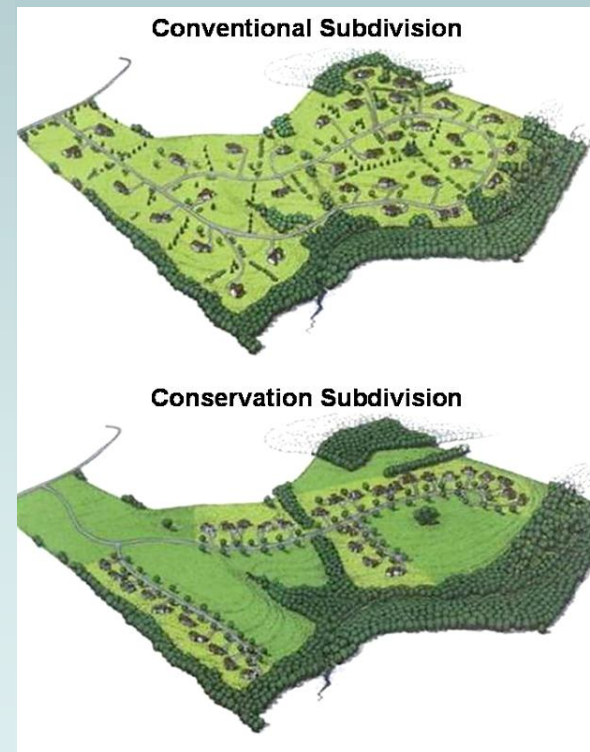
Building Dimension Standards	Require that no building be higher than ___ feet within 100 feet of a single-family lot or zone, and that buildings over ___ feet in height be stepped back in height, so that the tallest part of the structure is the furthest from the single-family residential area
	Require massing standards for building facades visible from a public street that require articulation of the façade in the form of projections or recesses with a minimum depth of 12 inches located so that no single wall plane extends for more than 12 linear feet without some form of projection or recess. Covered porches, building wings, bay windows, pilasters, masonry chimneys, and cantilevered bump-outs would meet these requirements.
Site Design Standards	Require when dealing with multi-building development on one or more lots, a continuum be established of use intensity where uses of moderate intensity are sited between high-intensity uses and low-intensity uses (e.g., office uses between retail and detached residential), as they relate to adjacent single-family development
Parking and Driveway Area Standards	Require parking spaces be oriented away from (or parallel to) single-family residences so that headlights do not project directly into yards
	Require a fully-opaque vegetated buffer or fence, or a comparable buffer between single-family residences and non-residential and multifamily lots
	Limit the width of driveways to parking areas to 24 feet (two lanes) or 12 feet in width (one lane) except those with turn lanes, to maintain pedestrian comfort and calm the speed of entering traffic
Loading and Refuse Storage Area Standards	Require parking structure facades adjacent to single-family residences receive enhanced design treatment to soften their visual impact
	Require loading and refuse storage areas be located beyond a certain distance from single-family development
	Require loading and refuse storage areas be located away from and screened from view of single-family development and zones using materials that are the same as, or of equal quality to, the materials used for the principal building, which are compatible with the materials used for single-family development
Lighting Standards	Require loading and refuse storage areas be incorporated into the overall design of the building and landscaped so that their visual and acoustic impacts are fully contained and out of view from adjacent single-family development
	Reduce foot-candle values by 1/3 at lot lines and require full cut-off fixtures
Signage Standards	Limit the sign area and maximum height of all signs in transition areas by 25 percent of that normally allowed
Open Space Set-Aside Standards	When open space is required, locate it in the transition area between the nonresidential, mixed-use, or multi-family development and the single-family area, unless there is a compelling reason for it to be located elsewhere on the site
Operational Standards	Locate outdoor dining a minimum distance from the property line adjacent to single-family development (e.g., 100 feet). Curtail outdoor dining or other activities after 9:00 PM on weeknights and 11:00 PM on weekends
	Limit trash collection or other service functions to only between the hours of 7:00 AM and 7:00 PM
	Require amplified music, singing, or other forms of noise audible at the property line be extinguished (including noise from the typical production process associated with the use) after 9:00 PM Sunday through Thursday nights and 11 PM Friday and Saturday nights

Key *Plan 2035* Goals

Support Preservation of Rural and Agricultural Lands

Plan 2035 Policy Direction:

- Direct growth within the Growth Boundary and outside Rural and Agricultural Areas.
- Continue implementing Priority Preservation Area Plan.
- Amend regulations to support agricultural production and forest preservation in the Rural and Agricultural Areas.



Key Plan 2035 Goals

Support Preservation of Rural and Agricultural Lands

Recommended changes:

- Refine the conservation subdivision regulations.
- Broaden the range of agricultural support uses.
- Enhance farmland compatibility standards to protect farms from encroaching development.

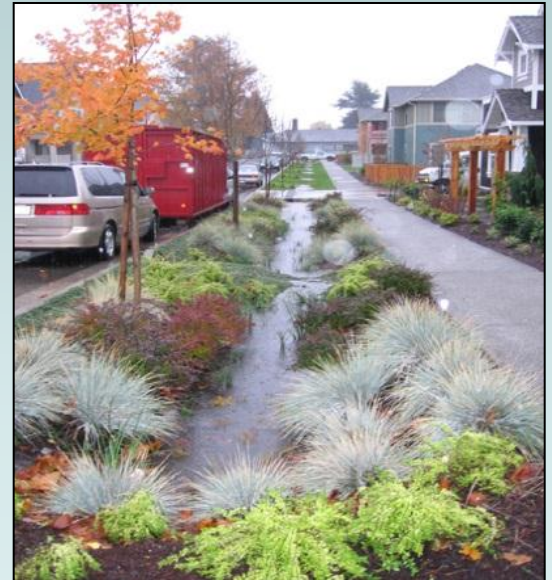
TABLE 14: SUGGESTED CONSERVATION SUBDIVISION CHANGES

Zone/Plan Classification	Applicability	Basic Standards
Open Space (OS) and Agricultural-Residential (AR) zones	Mandatory (for all subdivisions over 7 lots)	<ul style="list-style-type: none">• Minimum open space percentage: retain at 60% for OS zones, 50% for AR zones, and 40% for RE and RR zones; allow a range of density bonuses for additional open space, possibly for amount of open space in active agricultural use• Open space use: establish priorities or prioritization guidelines, with a focus on preservation of agricultural lands, woodlands, and viewsheds; allow agricultural and silvicultural activities in open space; discourage or prohibit competing active recreational activities• Use a single set of minimum lot size, lot coverage, and yard depth standards consistent with septic system use; add transitional standards where lots abut residential zones with greater minimum lot sizes
Rural-Estate(RE) and Rural-Residential (RR) zones in Rural and Agricultural Areas		
Rural-Estate(RE) and Rural-Residential (RR) zones outside Rural and Agricultural Areas	Voluntary	<ul style="list-style-type: none">• Minimum open space percentage: retain 40% for RE and RR zones; allow a range of density bonuses for additional open space• Open space use: establish priorities or prioritization guidelines, with a focus on preservation of woodlands, environmentally-sensitive areas, recreation lands, or viewsheds; encourage active recreational activities and passive recreational activities where these activities would not require disturbance or impacts to protected areas• Use a single set of minimum lot size, lot coverage, and yard depth standards consistent with septic system use; add transitional standards where lots abut residential zones with greater minimum lot sizes

Key *Plan 2035* Goals

Support Sustainable/Green Building Practices

- Current regulations lack serious standards or incentives for green building practices, or procedures to implement.
- *Plan 2035* calls for green building practices to reduce energy use, improve air quality, reduce heat island, and reduce negative impacts from stormwater and increase opportunities for reuse and recycling....to be implemented in the regulations.



Key Plan 2035 Goals

Support Sustainable/Green Building Practices

- **Recommended green building regulations:**
 - **Include provisions allowing for green building practices.**
 - **Remove barriers to market driven innovations.**
 - **Create meaningful incentives for practices that are most expensive and hardest to achieve.**
 - **Include reasonable, objective, and enforceable standards that can be achieved at low or moderate costs during early phases of site/building design.**
 - **Coordinate these provisions with the building, energy, and plumbing codes.**



Key Plan 2035 Goals

Support Sustainable/Green Building Practices

- **Zoning Ordinance should define terms, remove barriers, and adopt reasonable regs. following principles on previous slide, for:**
 - **Alternative energy systems.**
 - **Energy conservation.**
 - **Water conservation.**
 - **Low impact development/environmental site design standards for stormwater.**
 - **Conservation of green infrastructure.**
 - **Urban agriculture.**
 - **Compact, walkable urbanism.**
 - **Housing diversity and affordability.**
 - **Recycling.**
- **Provide incentives for these practices and for buildings rated LEED or an equivalent.**



Key Plan 2035 Goals

QUESTIONS AND COMMENTS



Zones

Current Zones

Numerous concerns and issues, including:

- Zone structure too complex – too many zones.
- Zone standards too suburban and don't recognize different development contexts.
- There is no true agricultural zone.
- Zones do not adequately support TOD.
- Use tables are complex, inconsistent, with too many footnotes.
- Big gap between character of current zones and policy direction in *Plan Prince George's 2035*.

Zones

Current Zones

Current Zoning Ordinance establishes 73 zones – a large number even for a County as large and complex as Prince George's:

33 conventional base zones

- 17 Residential Zones
- 11 Commercial Zones
- 5 Industrial Zones

TABLE 4: CURRENT CONVENTIONAL BASE ZONES, PRINCE GEORGE'S COUNTY

Zone Name	General Description
R-18C: Multifamily Medium Density Residential-Condominium	Same as R-18 Zone except dwelling units must be condominiums, or developed in accordance with R-T Zone regulations; requires detailed site plan approval for multifamily and attached dwellings. Standard lot size – 1 ac for apartments; 1,500 sf for two-family dwellings; 1,800 sf for other attached. Max. density – 14 du/ac for garden apartments; 20 du/ac for mid-rise apartments; 9 du/ac for three-family; 8 du/ac for two-family; 6 du/ac for other attached.
R-10A: Multifamily, High Density Residential-Efficiency	Provides for a multifamily development designed for the elderly, singles, and small family groups; requires detailed site plan approval for buildings 110 feet in height or less and a special exception for higher buildings. Min. lot size - 2 ac; Max. density - 48 du/ac + 1 du/ac for each 1,000 sq. ft. of indoor common area.
R-10: Multifamily High Density Residential	Provides for high-density residential close to commercial and cultural centers; requires detailed site plan approval for buildings 110 feet in height or less and a special exception higher buildings. Min. lot size - 20,000 sf; Max. density – 48 du/ac.
R-H: Multifamily High-Rise Residential	Provides for high-density, vertical residential development; requires detailed site plan approval for multifamily dwellings. Min. lot size - 5 ac; Max. density - 48.4 du/ac.
Commercial Zones	
C-O: Commercial Office	Provides for uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, and related administrative services.
C-A: Ancillary Commercial	Provides for certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to, and supply necessities in frequent demand by, the daily needs of an area with a minimum of consumer travel. Max. zone size: 3 ac.
C-S-C: Commercial Shopping Center	Provides for retail and service commercial activities generally located within shopping center facilities.
C-1: Local Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-2: General Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-C: Community Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-G: General Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-S-C Zone.
C-H: Highway Commercial, Existing	Subject to the same use, intensity, and dimensional regulations as the C-M Zone.
C-M: Commercial Miscellaneous	Provides for varied commercial uses, including office and highway-oriented uses, that may be disruptive to the compactness and homogeneity of retail shopping centers.
C-W: Commercial Waterfront	Provides for marine activities related to tourism, vacationing, boating, and water-oriented recreation, as well as limited employment areas that cater to marine activities along a waterfront.
C-R-C: Commercial Regional Center	Provides for major regional shopping malls and related uses that are consistent with the concept of an upscale mall; requires detailed site plan approval. Min. tract area – 100 ac; Max. FAR - .75; Max. building coverage: 50%; Max. building height – 75 ft.
Industrial Zones	
I-1: Light Industrial	Provides for light manufacturing, warehousing, and distribution uses; Min. green space – 10%.
I-2: Heavy Industrial	Provides for highly intensive industrial and manufacturing uses; Min. green space – 10%.
I-3: Planned Industrial/Employment Park	Provides for a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses will retain the dominant industrial/employment character of the zone and have minimal detrimental effects on residential and other adjacent areas; restricts outdoor uses and limits warehousing and wholesaling uses; requires conceptual and detailed site plan approvals. Min. tract size - 25 ac; Min. lot size – 2ac; Min. green space – 25%.
I-4: Limited Intensity Industrial	Provides for limited intensity manufacturing, warehousing, distribution, and commercial uses that are compatible with surrounding zoning and uses. Max. commercial FAR – 0.3; Min. green space – 25%.
U-L-I: Urban Light Industrial	Provides for a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; applies a flexible regulatory process with standards to promote compatible reinvestment in, and redevelopment of, older urban industrial areas as employment centers.

Zones

Current Zones

26 floating zones

- 16 Comprehensive Design zones
- 2 Planned Community Zones
- 8 Mixed Use Zones

14 overlay zones

TABLE 5: CURRENT FLOATING ZONES, PRINCE GEORGE'S COUNTY

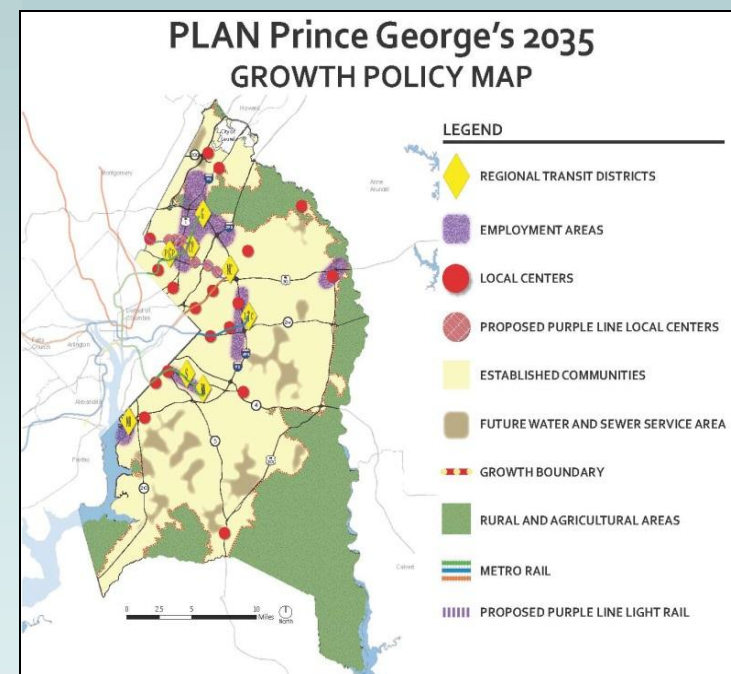
Zone Name	General Description
Comprehensive Design Zones	
R-L: Residential Low Development – 0.5	Min. tract size - Generally 100 ac Density: Base - 0.5 du/ac; Max. - 0.9 du/ac
R-L: Residential Low Development – 1.0	Min. tract size - Generally 100 ac Density: Base - 1.0 du/ac; Max. - 1.5 du/ac
R-S: Residential Suburban Development – 1.6	Min. tract size - Generally 25 ac Density: Base - 1.6 du/ac; Max. - 2.6 du/ac
R-S: Residential Suburban Development – 2.7	Min. tract size - Generally 25 ac Density: Base - 2.7 du/ac; Max. - 3.5 du/ac
R-M: Residential Medium Development – 3.6	Min. tract size - Generally 10 ac Density: Base - 3.6 du/ac; Max. - 5.7 du/ac
R-M: Residential Medium Development – 5.8	Min. tract size - Generally 10 ac Density: Base - 5.8 du/ac; Max. - 7.9 du/ac
R-U: Residential Urban Development – 8.0	Min. tract size - Generally 5 ac Density: Base - 8.0 du/ac; Max. - 11.9 du/ac
R-U: Residential Urban Development- 12.0	Min. tract size - Generally 5 ac Density: Base - 12.0 du/ac; Max. - 16.9 du/ac
L-A-C: Local Activity Center - Neighborhood	Min. tract size - 4 ac Density: Base - 8 du/ ac; Max. - 12.1 du/ ac FAR: Base - 0.16; Max. - 0.31
L-A-C: Local Activity Center- Village	Min. tract size - 10 ac. Density: Base -10 du/ac; Max. - 15 du/ ac FAR: Base - 0.2; Max. - 0.64
L-A-C: Local Activity Center – Community	Min. tract size - 20 ac Density: Base - 10 du/ac; Max. - 20 du/ ac FAR: Base - 0.2; Max. - 0.68

Zones

Policy Direction in *Plan 2035*: Growth Policy Map

Zones should align with Map designations.

- Regional Transit Centers (3 primary, 2 secondary, and 3 other)
- Local Centers (26)
 - Local Transit Centers
 - Neighborhood Centers
 - Campus Centers
 - Town Centers
- Employment Areas (5)
- Established Communities
- Future Water and Sewer Service Areas
- Rural and Agricultural Areas

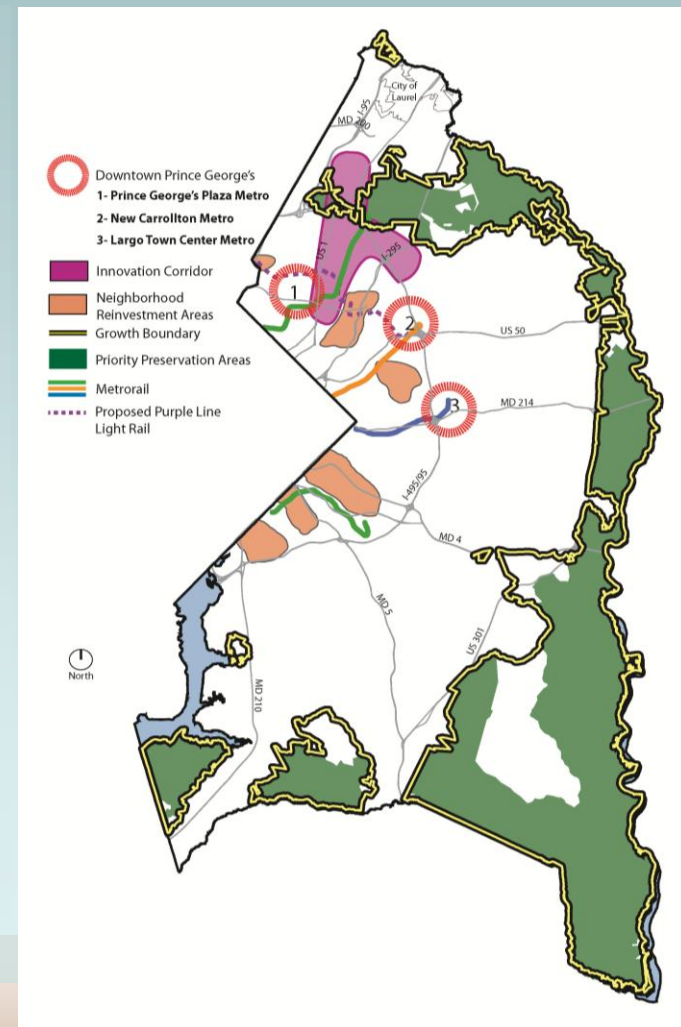


Zones

Plan 2035: The Strategic Investment Map

Identifies where most County, state, and federal resources are to be invested:

1. The Downtowns -- three Regional Transit Districts – New Carrollton Metro, Largo Town Center Metro, and Prince George's Plaza Metro, with two to follow- Suitland Metro and Branch Avenue Metro.
2. The Innovation Corridor, the areas with the highest concentrations of the four types of economic activity targeted by the County, and the greatest potential to catalyze future job growth, research, and innovation.

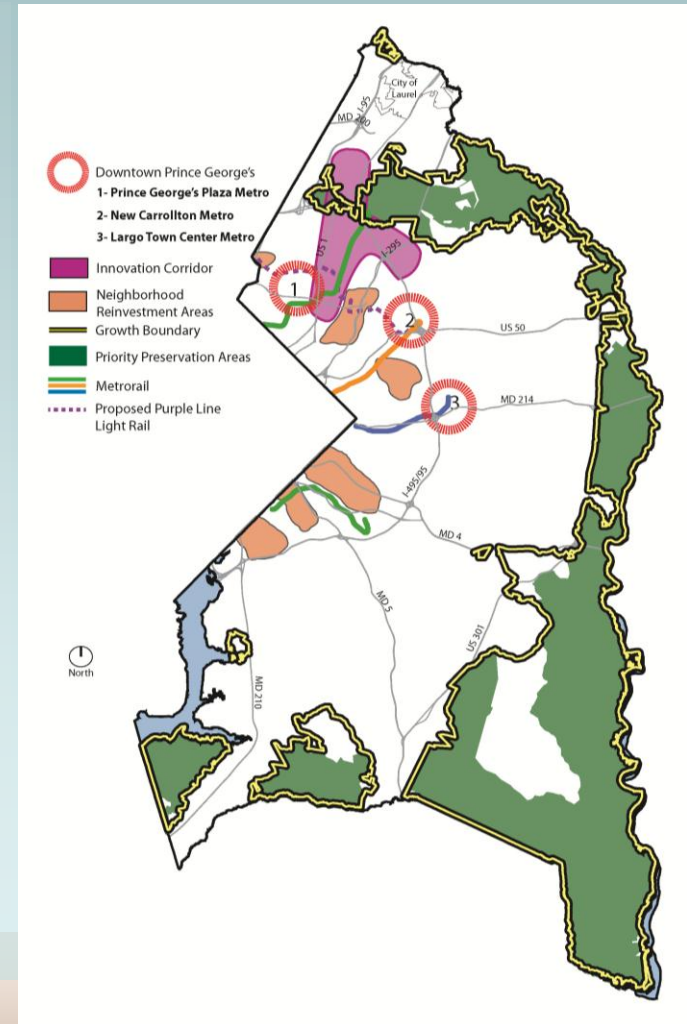


Zones

Plan 2035: The Strategic Investment Map

Identifies where most County, state, and federal resources are to be invested:

3. **Neighborhood Reinvestment Areas** – six areas that have experienced market declines that are targeted for revitalization.
4. **Priority Preservations Areas** – places where the County intends to provide for protection of agricultural and forest resources and promote the long-term viability of the agricultural sector of the local economy.



Zones

Suggested New Zone Structure

Biggest change:

Replaces current CDZs, planned community, mixed use floating zones, and Development District and TOD overlay zones with new base zones and planned development zones keyed to *Plan 2035's* Center designations.

TABLE 10: SUGGESTED NEW ZONE STRUCTURE				
Current Zones	Suggested New Zones	Plan 2035 Classifications		
		Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
Base Zones				
Rural, Agricultural, and Open Space Base Zones				
R-O-S: Reserved Open Space	ROS: Reserved Open Space	Parks and Open Space	Priority Preservation Area	Rural & Agricultural Area and Future Water & Sewer Service Area
O-S: Open Space	OS: Open Space			
R-A: Residential-Agricultural	AR: Agricultural-Residential	Rural and Agricultural		
R-E: Residential Estate	RE: Residential Estate			
Residential Base Zones				
R-R: Rural Residential	RR: Rural Residential	Low		Established Community
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6	Residential Medium		
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7			
R-35: One-Family Semidetached & Two-Family Detached Residential	2FR: Two-Family Residential [CONSOLIDATED]			
R-20: One-Family Triple-Attached Residential				
R-T: Townhouse	MFR-12: Multifamily Residential-12 [CONSOLIDATED]	Residential Medium-High		
R-30: Multifamily Low Density Residential				
R-30C: Multifamily Low Density Residential – Condominium				
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]			
R-18C: Multifamily Medium Density Residential - Condominiums				
R-10: Multifamily High Density Residential	MFR-48: Multifamily Residential-48 [CONSOLIDATED]	Residential High		
R-10A: Multifamily High Density				

Zones

Suggested New Zone Structure

Rationale: Establish zones that support *Plan 2035* goals and “level the playing field” for Centers.

- New zones establish allowed uses, dimensional, form, and design standards.
- Allow preferred forms of development.
- Recognize County might not want to map some locations, so propose planned development zones that can be used when time is right for these areas.

TABLE 10: SUGGESTED NEW ZONE STRUCTURE						
Current Zones		Suggested New Zones	Plan 2035 Classifications			
			Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications	
Residential - Efficiency R-H: Multifamily High-Rise Residential						
Center Zones						
	NC: Neighborhood Center [NEW]	Core Edge	Mixed-Use		Neighborhood Center	
	LTC: Local Transit Center [NEW]	Core Edge			Local Transit Center	
	TC: Town Center [NEW]	Core Edge			Town Center	
	RTC-M: Regional Transit District-Low [NEW]	Core Edge	Mixed-Use	Downtown	Regional Transit District	
	RTC-H: Regional Transit District-High [NEW]	Core Edge				
Nonresidential Base Zones						
C-O: Commercial Office C-A: Commercial Ancillary C-S-C: Commercial Shopping Center C-1: Existing Local Commercial C-2: Existing General Commercial C-G: Existing General Commercial C-C: Existing Community Commercial C-W: Commercial Waterfront C-M: Commercial Miscellaneous C-H: Existing Highway Commercial C-R-C: Commercial Regional Center		GC: General Commercial and Office [CONSOLIDATED] CC: Corridor Commercial [CONSOLIDATED] [DELETED]	Commercial and Institutional		Established Community	
I-1: Light Industrial I-3: Planned Industrial/Employment I-4: Limited Intensity Industrial U-L-I: Urban Light Industrial		IE: Industrial/Employment [CONSOLIDATED]		Industrial/Employment		Innovation Corridor
I-2: Heavy Industrial		HI: Heavy Industrial				
Planned Development Zones						
Planned Residential Zones						
R-M-H: Planned Mobile Home Community		MHPD: Mobile Home Planned Development	Residential Medium			
		RPD: Residential Planned Development [NEW]	Residential (Low, Medium, Medium-High, High)		Established Community	
R-L: Residential Low Development	0.5	[DELETED]				
	1.0	[DELETED]				
R-S: Residential Suburban Development	1.6	[DELETED]				
	2.7	[DELETED]				
R-S: Residential Medium Development	3.6	[DELETED]				
	5.8	[DELETED]				
R-U: Residential Urban Development	8.0	[DELETED]				
	12.0	[DELETED]				
Center/Mixed Use Planned Development Zones						
		MUPD: Mixed-Use Planned Development [NEW] LCPD: Local Center Planned Development [NEW]	Mixed-Use		Established Community Neighborhood Center	

Zones

Proposed New Structure

Other changes include:

- Deletion of obsolete zones
- Consolidation of zones where they serve similar purposes and have similar allowed uses and dimensions

Result is a dramatic simplification of the zone structure:

- Current zone structure includes 73 zones: 33 base zones; 26 floating zones; and 14 overlay zones.
- New structure includes 43 zones: 25 base zones, 7 planned development zones (floating zones), and 11 overlay zones.

TABLE 10: SUGGESTED NEW ZONE STRUCTURE

Current Zones	Suggested New Zones	Plan 2035 Classifications		
		Generalized Land Use Categories	Strategic Investment Classifications	Growth Policy Classifications
		Mixed-Use		Local Transit Center Town Center
	CCPD: Campus Center Planned Development [NEW]			Campus Center
	RTCPD: Regional Transit District Planned Development [NEW]			Regional Transit Center
V-L Village-Low	[DELETED]			
V-M: Village-Medium	[DELETED]			
L-A-C (N): Local Activity Center (Neighborhood)	[DELETED]			
L-A-C (V): Local Activity Center (Village)	[DELETED]			
L-A-C (C): Local Activity Center (Community)	[DELETED]			
M-A-C (NC): Major Activity Center (New Town or Corridor City Center)	[DELETED]			
M-A-C (NC): Major Activity Center (Major Metro Center)	[DELETED]			
R-P-C: Planned Community	[DELETED]			
M-X-T: Mixed Use – Transportation Oriented	[DELETED]			
M-X-C: Mixed Use Community	[DELETED]			
M-U-T-C: Mixed-Use Town Center	[DELETED]			
M-U-I: Mixed-Use Infill	[DELETED]			
UC-4: Corridor Node	[DELETED]			
UC-2: Regional Urban Center	[DELETED]			
UC-3: Community Urban Center	[DELETED]			
UC-1: Metropolitan Urban Center	[DELETED]			
Employment Area Planned Development Zone				
E-I-A: Employment & Institutional Area	IEPD: Industrial/Employment Planned Development	Industrial/ Employment	Innovation Corridor	Employment Area
Overlay Zones				
Chesapeake Bay Critical Area Overlay Zones				
R-C-O: Resource Conservation	RCO: Resource Conservation Overlay	Parks and Open Space	N/A	N/A
L-D-O: Limited Development Overlay	LDO: Limited Development Overlay			
I-D-O: Intense Development Overlay	IDO: Intense Development Overlay			
Aviation Policy Area Overlay Zones				
APA-1: Runway Protection Zone	APA-1: Runway Protection Zone			
APA-2: Inner Safety Zone	APA-2: Inner Safety Zone			
APA-3S: Small Airport Inner Turning Area	APA-3S: Small Airport Inner Turning Area			
APA-3M: Medium Airport Inner Turning Area	APA-3M: Medium Airport Inner Turning Area			
APA-4: Outer Safety Zone	APA-4: Outer Safety Zone			
APA-5: Sideline Safety Zone	APA-5: Sideline Safety Zone			
APA-6: Traffic Pattern Area	APA-6: Traffic Pattern Area			
Other Overlay Zones				
R-O-D Revitalization Overlay District	[DELETED]			
A-C-O Architectural Conservation Overlay	NCO: Neighborhood Conservation Overlay			

Zones

Classify Uses in Simpler and More Flexible Way

- Establish one or several use tables.
- Categorize all principal uses under a three-tiered classification system.
- Modify use standards to increase flexibility and allow more uses by right.
- Distinguish principal, temporary, and accessory uses.
- Regulate building form in addition to use, when appropriate.

Table 4.2.4: Principal Use Table																										
P = Permitted as exempt from Site Plan Approval or with Minor Site Plan Approval by Town staff																										
P* = Permitted with Major Site Plan Approval by Town Council																										
(unless qualifying for Minor Site Plan Approval in accordance with Section 2.5.7.A.5)																										
S = Allowed as a Special Use																										
C = Allowed as an additional use in the parallel Conditional Zoning District																										
A = Allowed subject to a PD Plan/Agreement																										
Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)																										
Use Category	Use Type	Base/Conditional Districts																			Overlay Districts			Use-Specific Standard		
		PGO	VDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IA	MUPD	AO-A	AO-B		FO	TCCO
Agricultural and Animal Related Uses																										
Agricultural Uses	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A					4.2.5B.1.a
	Farm, Small		P	P								P									P	A				4.2.5B.1.b
	Farm, Large																				P	A				
	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A					4.2.5B.1.c
	Garden Center													P					P	P	A					
Animal Related Uses	Greenhouse/Nursery ¹⁵⁴																		P	P	A					
	Kennel, Indoor						P	P	P	P	P			P					P	P	A					4.2.5B.2.a
	Kennel, Outdoor																				P	A				4.2.5B.2.b
	Stables																				P	A				4.2.5B.2.c
	Veterinary Clinic/Hospital	S	S					P	P	P	P	P			P				P	P	A					4.2.5B.2.d
Residential Uses																										
Household Living Uses	Dwelling, Duplex		P	P	P	P					P	P			P	P					A	X				
	Dwelling, Live/Work				P	P	P	P	P	P	P	P		P	C	C			P		A	X				4.2.5C.1.a
	Dwelling, Manufactured Home ¹⁵⁵																	P					X			4.2.5C.1.b

Zones

Use a Graphic Format for Zone Regulations


Article 3: Zoning Districts
Section 3.4. Activity Center Districts
3.4.4. Community Activity Center (CAC) District

3.4.4. Community Activity Center (CAC) District

COMMUNITY ACTIVITY CENTER (CAC) DISTRICT

A. Purpose

In accordance with the Comprehensive Plan, the Community Activity Center District provides for community-wide employment, retail, education, health care, entertainment, or mixed-use destinations at key intersections of major transportation corridors in Town. It is intended to provide improved access to jobs and daily institutional and service needs, a compatible mix of uses, and access to a variety of transportation options. Land uses in the district should include a mix of uses, such as office and institutional, entertainment, retail, major commercial, and residential uses—but not destination retail uses requiring substantial outdoor display or storage, such as building supply stores, plant nurseries, or auto sales.



B. Principal Intensity and Dimensional Standards

A, etc. are symbols used in the illustrations showing application of dimensional standards

	Attached Dwellings	Single-Family Dwellings	Other Uses
Lot Standards			
Min. Net Lot Area (sf)	n/a	20,000	20,000
A Min. Lot Width (ft)	20	100	150
Max. Net Density (du/ac)	n/a	n/a	n/a
Max. Lot Coverage (%)	70	65	65
Setbacks			
B Min. Front (ft)	Alley-loaded: 10 Other: 25	30	30
C Min. Side (ft)	0	10	10
D Min. Corner Side (ft)	18	30	30
E Min. Rear (ft)	Alley-loaded: 6 Other: 10	10	10
F Max. Structure Height (ft)	45	60	70
G Min. Building Separation (ft)	25	n/a	n/a

Cross References

Art. 4: Use Standards
Art. 5: Development Standards
Sec. 0
Sec. 5.10.9.G
Art. 6: Riparian Buffers
Art. 7: Stormwater Management

Notes: sf = square feet; ft = feet; du = dwelling unit; ac = acres; % = percent; n/a = not applicable

Page 3-24 Morrisville, NC Unified Development Ordinance

Article 3: Zoning Districts
Section 3.4. Activity Center Districts
3.4.4. Community Activity Center (CAC) District




Page 3-25 Morrisville, NC Unified Development Ordinance

Zones

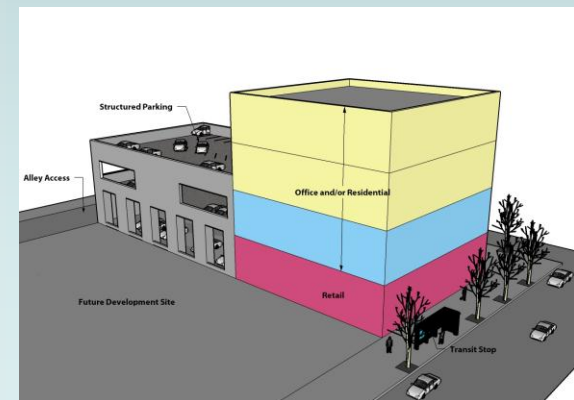
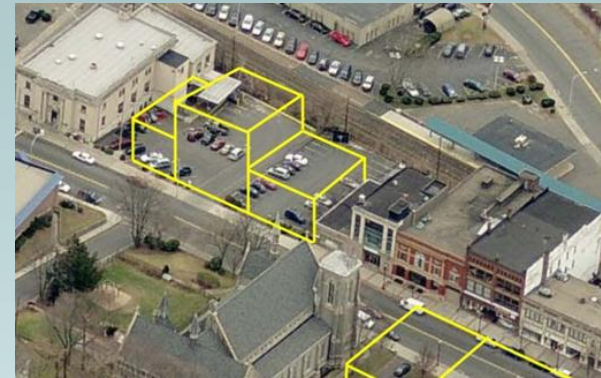
QUESTIONS AND COMMENTS



Incorporate Modern Best Practices

Support Infill Development

- Achieving good infill has both a technical and political dimension – both have challenges.
- The technical challenges comes in ensuring infill “fits into” either the existing context or the planned context.
 - Biggest temptation/mistake is going “too far”-- drafting prescriptive standards that drive away the developers.
 - Another is to focus too much on specific desired uses required to “fill-in” what is missing in an area.



Incorporate Modern Best Practices

Support Infill Development

- Political dimension is more challenging.
- Most effective way to promote infill is to reduce the developer's risk – by reducing number of hearings and ensuring early citizen participation.
- To offset infill risks, the process for infill approval must be easier – not harder – than for “greenfill development.”
- The current regulations take the opposite approach.



Incorporate Modern Best Practices

Support Infill Development

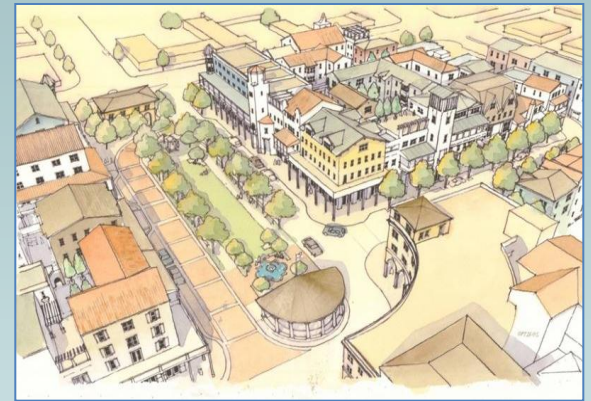
- There are good examples across the country of best practices solutions to create effective infill programs. They include:
 - Involving citizens in design of technical development standards.
 - Drafting regulations that focus on basic elements of success over time.
 - The market testing of the infill standards.
 - Neighborhood meetings.
 - Removing public hearing requirements for all but the largest projects.
 - Assuring the public there will be a periodic review of the infill standards.



Incorporate Modern Best Practices

Support Infill Development

- Recommended changes to address these issues:
 - Establish tailored zone and other standards for the Centers and areas “inside the beltway” to make the process easier, more certain and allow preferred development types, by right.
 - Focus on basic elements of success over time -- do not be too prescriptive.
 - Market test the standards.



Incorporate Modern Best Practices

Revitalize Commercial Corridors

- Commercial corridors are the “arteries” through which much local economic activity flows. They can:
 - Serve as an engine for economic development, particularly retail/services.
 - Provide a mix of uses necessary to provide jobs and services, and be a good neighbor to nearby residential development.
- Unfortunately, many commercial corridors in the County today harbor older uses, are auto-oriented, and interspersed with vacant and underutilized lands.



Incorporate Modern Best Practices

Revitalize Commercial Corridors

- **Great corridors include five elements:**
 - High quality private development.
 - Carefully designed street edges.
 - Good transitions to residential.
 - Well-designed and engineered multi-modal travel lanes.
 - Good traffic management.
- **Several of these elements can be addressed in the regulations.**



Incorporate Modern Best Practices

Support Redevelopment and Revitalization of Commercial Corridors

- Recommendations:
 - Street frontage standards.
 - Building design standards for office, commercial, office and mixed use development -- and market test them.
 - Landscape standards improved and tailored to the context of the area.
 - Revised parking standards and parking lot design standards.
 - Neighborhood compatibility standards to protect the character of adjacent neighborhoods.



Incorporate Modern Best Practices

Off-street Parking

- Recommendations:
 - Modernize parking ratios and tailor ratios for Centers, some areas inside the beltway, and all other areas.
 - Expand options for parking flexibility.
 - Require large parking lots to be broken up into sections, include pedestrian-friendly features.
 - Require cross-access between nonresidential uses.
 - Add bicycle standards in Centers, and provide incentives in other locations.



Incorporate Modern Best Practices

Landscaping (Manual)

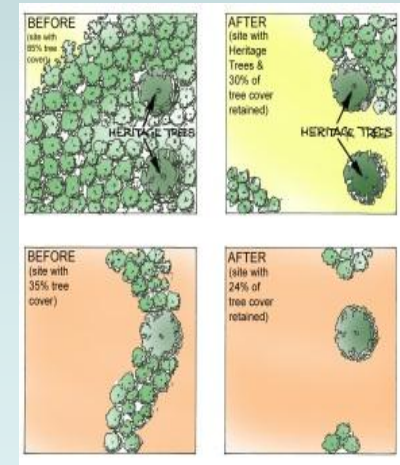
- Recommendations:
 - The Landscape Manual should be revised to address *Plan 2035* goals and incorporate best practices.
 - Standards for Centers should be revised to support walkable urbanism.
 - Standards for the Innovation Corridor should be refined to emphasize a high-quality landscape design and intended character.
 - More visual images should be incorporated into the Landscape Manual to show required streetscapes, open space types, hardscapes, and other landscape elements.



Incorporate Modern Best Practices

Open Space

- Current array of open spaces standards are not well coordinated.
- Recommendations:
 - Establish three different sets of open space set-aside standards that apply to new multifamily, mixed use, and nonresidential development, in the following distinct places:
 - Regional Transit Districts, Local Transit Centers, Neighborhood Centers, and Campus Centers.
 - “Inside the beltway” areas.
 - All other areas in the County.
 - Allow fee-in-lieu for open space.



Incorporate Modern Best Practices

Roadway Design, Mobility, and Connectivity

- Current Roadway Manual not “synched” with the Zoning Ordinance and Subdivision Regulations to address road designs for mixed use, TOD, and walkable urbanism.
- These needs currently met through CDZs, UC zones, mixed uses zones, and TOD zones, all which require lengthy, complex, negotiated, and uncertain development review processes.

TABLE 16: POTENTIAL COMMUNITY FORM STANDARDS

Standard	Potential Requirements
Roadway Design	Require private streets to be built to public street design and construction standards
	All “local” streets be designed for maximum speeds (e.g., of 25 miles an hour)
	Roundabout intersections, raised crosswalks, a grid pattern, or a modified grid pattern be encouraged
	New development be designed and located to accommodate arterial and collector streets identified on the County’s long-range transportation plan
	Development be designed and located to front onto a street and feature appropriate streetscape elements and dimensions to allow access for vehicles and pedestrians
Street Connectivity Standards	Application of a street connectivity index or block perimeter requirement, to ensure a minimum level of street connections
	Where allowed, cul-de-sacs not exceed a maximum length of 500 feet, and provide pedestrian access to any adjacent pedestrian system or other local streets
	The average block length in a development (when blocks are used) not exceed 1200 feet,-- except in cases where environmental constraints (e.g. wetlands, streams, and severe slopes) make it impossible or impracticable to design such block lengths
	Minimum external street connectivity, by requiring a roadway connection be provided for new development at least every 1,250 to 1,500 feet for each direction (north, south, east, west) in which the development abuts a similar or compatible use
Minimum Number of Entry Points	Require at least two ingress/egress points from all subdivisions with 50 units or more
	Require one additional entry for every 200 dwellings
	Limitations on placement of driveways within 500 linear feet of an entrance/exit to the subdivision
Traffic Calming Techniques	Interrupt long straight street segments over 1,200 feet in length
	Utilize street jogs, off-sets, and mini-roundabouts at intersections of local streets
	Require curvilinear street design along portions of grid streets
	Use chicanes, neck-downs, and medians along wide streets
Sidewalks	Allow alternatives to sidewalks when an alternative (such as a greenway or multi-purpose trail) is available and would offer increased pedestrian connections
	Sidewalks be provided on both sides of every street, except in cases where environmental or topographic features make such provision impractical, when a nearby trail or other public pedestrian way can serve the same function as a sidewalk, or the development lies on an arterial or major collector road, and there are no connecting sidewalks within 500 feet
	Connections be made to existing or planned sidewalks at the property boundaries

Incorporate Modern Best Practices

Roadway Design, Mobility, and Connectivity

Recommendations

- **Adding new urban cross-sections for Regional Transit Districts and Local Transit Centers.**
- **Reference in the Zoning Ordinance the street hierarchy and street design standards in the Roadway Manual.**
- **Include a basic set of community form standards in the Subdivision Regulations that apply to development outside the Regional Transit Districts and Local Transit Centers.**

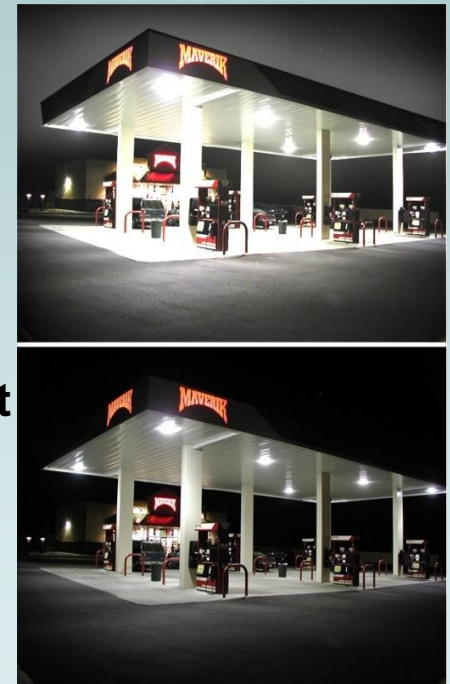
TABLE 16: POTENTIAL COMMUNITY FORM STANDARDS

Standard	Potential Requirements
	Sidewalks be provided along both sides of every street designated as a transit route
Lot Access Standards	Ensure flag and cul-de-sac lots are configured to maintain adequate minimum access to accommodate driveways and public infrastructure (where necessary)
	Recognize the ability of a corner lot to reorient driveways to one side or another in an effort to preserve safety or traffic carrying capacity
	Driveways not have direct access to arterial streets unless no alternative means of access (e.g. alleys or parallel access streets) exists, and it is unreasonable or impractical to require a parallel access street from an adjacent arterial
	Driveway access to collector streets be limited
Cross Access Standards	Driveway access in residential zones be prohibited from areas with lot widths that are 50 feet or less for pedestrian safety and aesthetic purposes (access to be provided by alleys)
	All non-residential and multi-family development be designed to allow for cross access (across or through vehicular use areas) to adjacent sites with compatible uses (to encourage shared parking and shared access to streets) -- except in situations where environmental, topographic, or safety hazard issues make it impossible or impracticable

Incorporate Modern Best Practices

Exterior Lighting

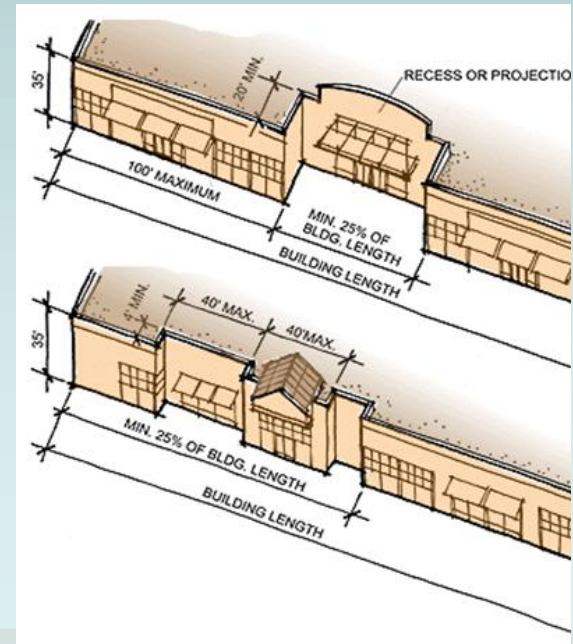
- The current general lighting guidelines do not contain objective standards.
- Recommendations:
 - Mandatory use of full cutoff light fixtures.
 - Minimum energy efficiency standards.
 - Minimum and maximum footcandle limits.
 - Maximum light fixture pole or mounting heights that vary for different development contexts.
 - No canopy lighting below the edge of the canopy.
 - No full floodlighting of uniquely colored facades.
 - No up-lighting of signs, building, monuments, etc.
 - Light uniformity standards.



Incorporate Modern Best Practices

Building Form and Design Standards

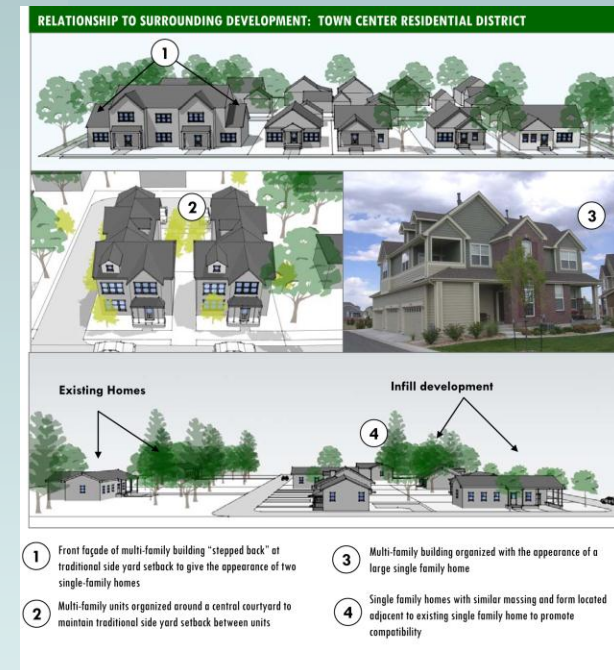
- Currently, most design and building form standards are found in the development and transit district overlay zone plans.
- *Plan 2035*, other County policy documents, and best practices recognize this piecemeal approach as counterproductive to good placemaking and effective administration.



Incorporate Modern Best Practices

Building Form and Design Standards Recommendations

- Prepare a comprehensive set of form and design standards for the following areas, that are applied administratively.
 - Regional Transit District Zones.
 - Local Center Zones (Local Transit Centers, Neighborhood Centers, Town Centers, and Campus Centers).
 - All other areas of the County, which might vary by context:
 - Multifamily development; and
 - Mixed Use and Nonresidential Development (including “big-box” retail).



Incorporate Modern Best Practices

Building Form and Design Standards

Recommendations

- **Regional Transit District Zones**
 - Most comprehensive.
 - Potentially address wide range of form and design features.
 - Establish development template for walkable urbanism at high densities.
- **Local Center Zones**
 - Similar framework as the Regional Transit District Zones.
 - Not as intense, not strong transit focus.

TABLE 17: POTENTIAL CENTER FORM AND DESIGN STANDARDS	
Standard	Potential Standards
	Step back of upper floors
Building Types	Allowed and required character-defining building types (e.g., shopfront, civic)
Entrances	Location and orientation of primary entrances (as accessible focal points)
Uses	Uses relative to floor (e.g., civic uses and ground-floor retail)
Parking Form Standards	
Parking Placement	Location relative to buildings Parking lot setback
Parking Structures	Wrap ground level with retail, office, eating/drinking, or entertainment uses (or incorporate façade articulation features) to encourage pedestrian activity and avoid adverse visual impact)
Architectural Standards	
Façade Articulation	Minimum wall offsets or other façade articulating features (projections or recesses, changes in texture or color, awnings, vertical accent features) to avoid monolithic facades and add visual interest
Transparency/Fenestration	Minimum percentage of front façade area covered by windows and doors (Separate for ground-floor façade and upper-floor façade) (to encourage interactions with pedestrian traffic) (plus similar standards for facades facing open spaces and the transit station) Location of windows and doors in relation to building corners and one another
Roofs	Types and material of roof forms, pitch of sloped roofs, dormers, gables, skylights Variation in roof forms and parapet heights (to add visual interest and avoid uniform rooflines) Screening of roof-top mechanical equipment
Design Elements	Allowed or required building design elements (storefront, arcade, porch, stoop, forecourt, gallery, balconies)gables, dormers, skylights)
Public Space Standards (to control the physical form of squares, parks, the public right-of-way of streets, and other public spaces)	
Gathering Spaces	Required outdoor gathering spaces (e.g., courtyards, plazas) Minimum sidewalk width
Streetscape	Required or allowed street furniture (street lamps, benches, kiosks)
	Use of sidewalk for dining, sales, etc. (size, relationship to pedestrian traffic flow, hours, enclosure)

Incorporate Modern Best Practices

Building Form and Design Standards Recommendations

- All Other Areas in County
 - Multifamily standards.
 - Probably distinguish certain areas “inside the beltway” and other areas.

TABLE 18: POTENTIAL MULTIFAMILY DESIGN STANDARDS	
Standard	Potential Requirements
Building Orientation and Configuration	Orient primary building entrance to a street or open space area (e.g., courtyard) rather than a parking area, where practicable Avoid long linear corridors and hidden entrances
Building Size	Limit the length and footprint area of individual buildings
Building Facades	Provide wall offsets and other articulation features (recessed entrance, covered porch, pillars and columns, bay windows, eaves, integrated planters) along long building facades
Roofs	Limit pitch of sloped roofs Conceal flat roofs with parapets Locate and configure roof-based mechanical equipment to minimize view from street
Materials	Provide changes in building material where building forms meet Locate heavier façade materials below lighter materials
Parking Placement and Configuration	Limit parking areas between buildings and the streets they face Locate guest and overflow parking for townhouse units to side or rear of the building with the unit Limit frontage taken up by parking located to the sides of buildings Locate detached garages to the side or rear of buildings
Transition	Limit the size of multifamily structures within 100 feet of single-family homes; also establish rules governing roof treatment, glazing, and façade treatment in the edge areas adjacent to single-family development.
Storage and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to residents, yet minimize noise and odor impacts on the residents and on adjacent residential development Enclose or otherwise fully screen outdoor garbage and recycling facilities, and other outdoor service areas to minimize views from dwelling units and adjacent residential development
Open Spaces	Locate and configure open spaces so they are visible from dwelling units

Incorporate Modern Best Practices

Building Form and Design Standards Recommendations

- All Other Areas in County
 - Mixed use and nonresidential standards.
 - Probably distinguish certain areas “inside the beltway” and other areas.

TABLE 19: POTENTIAL MIXED-USE AND NONRESIDENTIAL DESIGN STANDARDS	
Standard	Potential Requirements
Building Orientation and Configuration	Orient buildings to front streets, not parking areas
	Orient around a central spine street or accessway (for multi-building developments)
	Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces
Building Facades	Use design features (canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances
	Use design features to configure tall buildings with a clearly recognizable base, middle, and top
Transparency	Provide wall offsets and other articulation features (changes in color, recessed entrance, awnings, pillars and columns, bay windows, eaves, integrated planters) along a long front building facade and along facades facing residential development
	Incorporate windows and doors along the front building facade to cover a certain percentage of the façade area (with separate standards for ground floors and upper floors)
Roofs	Ensure ground-level windows that are transparent, allowing views into the building
	Provide a variety of three or more sloping roof planes
	Incorporate roof line changes reflecting the required façade massing changes
Parking Placement and Configuration	Locate and configure roof-based mechanical equipment to minimize view from street
	Locate surface parking areas to the side or rear of buildings or limit parking areas between buildings and the street
	Limit frontage taken up by parking located to the sides of buildings
Storage and Service Areas	Organize large surface parking lots into a series of parking bays surrounded by buildings, landscaped medians, or accessways designed to look like streets
	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to occupant, yet minimize noise and odor impacts on the occupants and on adjacent residential development
	Enclose, incorporate into overall building design, or otherwise fully screen outdoor storage, garbage and recycling facilities, and other service areas from view from the street and adjacent residential development
Open Spaces	Provide outdoor gathering spaces such as courtyards, plazas, pocket parks
	Provide pedestrian amenities such as plazas, seating areas, or gathering spaces between buildings
	Locate and configure open spaces so they are visible from buildings
Transition	Limit the size of nonresidential structures within 100 feet of single-family homes; also establish rules governing roof treatment, glazing, and façade treatment in the edge areas adjacent to single-family development.
Operational Hours	Limit the hours of operations involving outdoor areas adjacent to residential development

Incorporate Modern Best Practices

QUESTIONS AND COMMENTS



Zoning Ordinance: Annotated Outline

Subtitle 27: Zoning Ordinance

- **Division 27-1: General Provisions**
- **Division 27-2: Administration**
 - **Section 27-2.100 Advisory and Decision-making Bodies**
 - **Section 27-2.200 Standard Review Procedures**
 - **Section 27-2.300 Standards and Requirements for Development Applications**
- **Division 27-3: Zones and Zone Regulations**
 - **Section 27-3.100 General Provisions**
 - **Section 27-3.200 Base Zones**
 - **Section 27-3.300 PD Zones**
 - **Section 27-3.400 Overlay Zones**

Subtitle 27: Proposed Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zones and Zone Regulations

Division 27-4 Use Regulations

Division 27-5 Development Standards

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Zoning Ordinance: Annotated Outline

Subtitle 27: Zoning Ordinance

- **Division 27-4: Use Regulations**
 - Section 27-4.100 General Provisions
 - Section 27-4.200 Principal Uses
 - Section 27-4.300 Accessory Uses and Structures
- **Division 27-5: Development Standards**
 - Section 27-5.100 Roadway Design, Mobility, and Connectivity
 - Section 27-5.200 Off-street Parking and Loading
 - Section 27-5.300 Open Space
 - Section 27-5.400 Landscaping
 - Section 27-5.500 Fences and Walls
 - Section 27-5.600 Exterior Lighting
 - Section 27-5.700 Environmental Protection

Subtitle 27: Proposed Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zones and Zone Regulations

Division 27-4 Use Regulations

Division 27-5 Development Standards

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Zoning Ordinance: Annotated Outline

Subtitle 27: Zoning Ordinance

- **Division 27-5: Development Standards**
 - Section 27-5.800 Multifamily Form and Design
 - Section 27-5.900 Mixed use and Nonresidential Form and Design
 - Section 27-5.1000 Neighborhood Compatibility
 - Section 27-5.1100 Farmland Compatibility
 - Section 27-5.1200 Signage
 - Section 27-5.1300 Sustainable/Green Building Practices
- **Division 27-6: Nonconformities**
- **Division 27-7: Enforcement**
- **Division 27-8: Definitions**

Subtitle 27: Proposed Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zones and Zone Regulations

Division 27-4 Use Regulations

Division 27-5 Development Standards

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Subdivision Regulations: Annotated Outline

Subtitle 24: Subdivision Regulations

- **Division 24-1: General Provisions**
- **Division 24-2: Administration**
- **Division 24-3: Subdivision Standards**
- **Division 24-4: Chesapeake Bay Critical Area Standards**
- **Division 24-5: Enforcement**

Subtitle 24: Proposed Subdivision Regulations

Division 24-1 General Provisions

Division 24-2 Administration

Division 24-3 Subdivision Standards

Sec. 24-3.100 Planning and Design

Sec. 24-3.200 Transportation,
Pedestrian, Bikeway, Circulation
Standards

Sec. 24-3.300 Environmental Standards

Sec. 24-3.400 Public Facility
Requirements

Sec. 24-3.500 Public Facility Adequacy

Sec. 24-3.600 Road Adequacy

Sec. 24-3.700 School Facility Adequacy

Sec. 24-3.800 Parklands and Recreation
Facilities

Division 24-4 Chesapeake Bay Critical Area
Standards

Division 24-5 Enforcement

Division 24-6 Definitions

APPENDIX

Questions and Comments



Next Steps...

- **Three Countywide Public Forums** **January 27-29, 2015**
- **Four Focus Group meetings** **January 27-29, 2015**
- **Zoning Advisory Panel meetings** **January - March, 2015**
- **Second Planning Board meeting** **Late January, 2015**
- **District Council meeting** **February, 2015**
- **Drafting Zoning Ordinance and Subdivision Regulations** **March 2015 and beyond**