



Evaluation and Recommendations Report

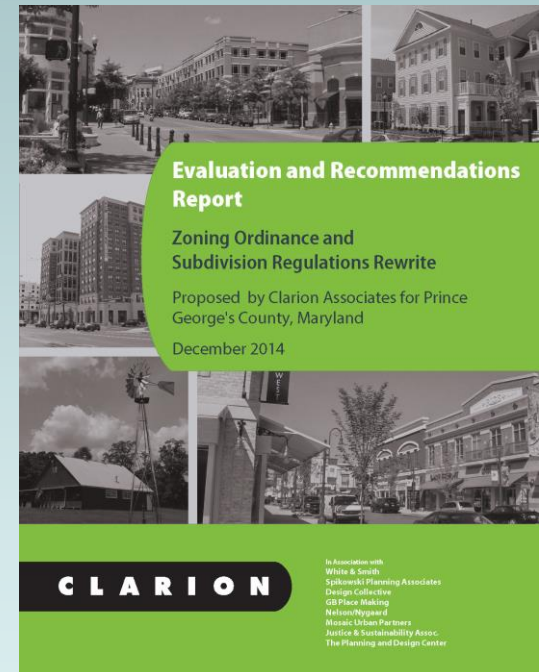
Zoning Ordinance and Subdivision Regulations Rewrite

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

January 2015

Overview of Presentation

- Project Schedule
- Meetings on the Report
- The Report
- Annotated Outline



Project Schedule

TASK

SCHEDULE

1. Public Outreach and Input

2014-Ongoing

2. Evaluation and
Recommendations

2014-2015

3. Drafting the new Zoning
Ordinance and Subdivision
Regulations

2015-2016

4. Implementing the new
Ordinance and Regulations

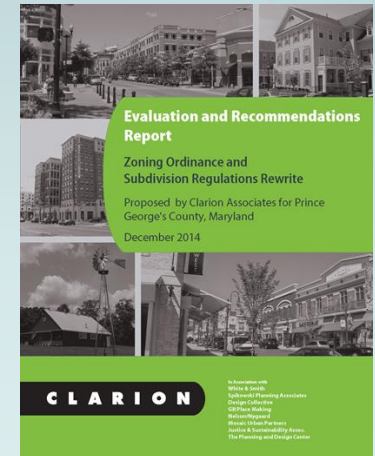
2016-2017

Meetings on the Report

- **Three Countywide Public Forums** **January 27-29, 2015**
- **Four Focus Group meetings** **January 27-29, 2015**
- **Zoning Technical Panel meeting** **January 29, 2015**
- **Second Planning Board meeting** **January 29, 2015**
- **District Council meeting** **February, 10, 2015**
- **Drafting Zoning Ordinance and
Subdivision Regulations** **March 2015 and beyond**

The Report-Introduction

- Prince George's County is not attracting desired development.
- Current Zoning Ordinance and Subdivision Regulations are part of the problem.
- Project goals:
 - Eliminate regulatory barriers to economic development.
 - Streamline approval for desired development at transit stations, and for mixed use and infill.
 - Encourage redevelopment in distressed areas.
 - Protect stable residential neighborhoods.
 - Implement *Plan Prince George's 2035*.
 - Modernize regulations.
- Report evaluates regulations and suggests changes and best practices to achieve project goals.



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 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 Standards

Division 27-5 Development Regulations

Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

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

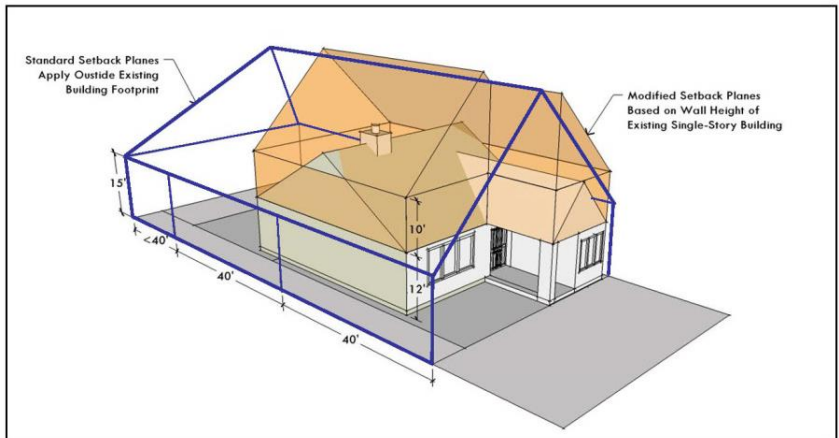
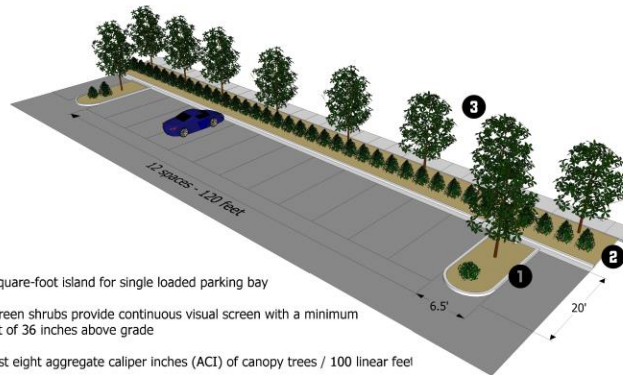
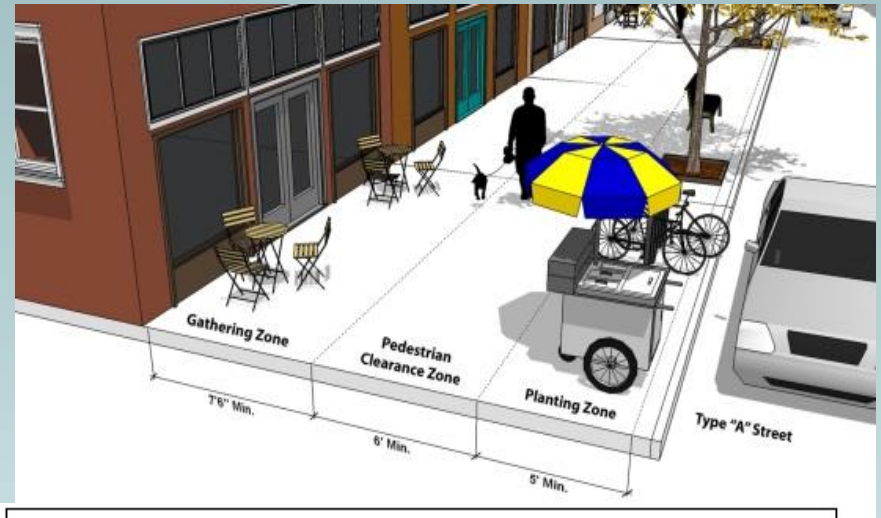
Division 24-5 Enforcement

Division 24-6 Definitions

Improve User-Friendliness

Suggestions:

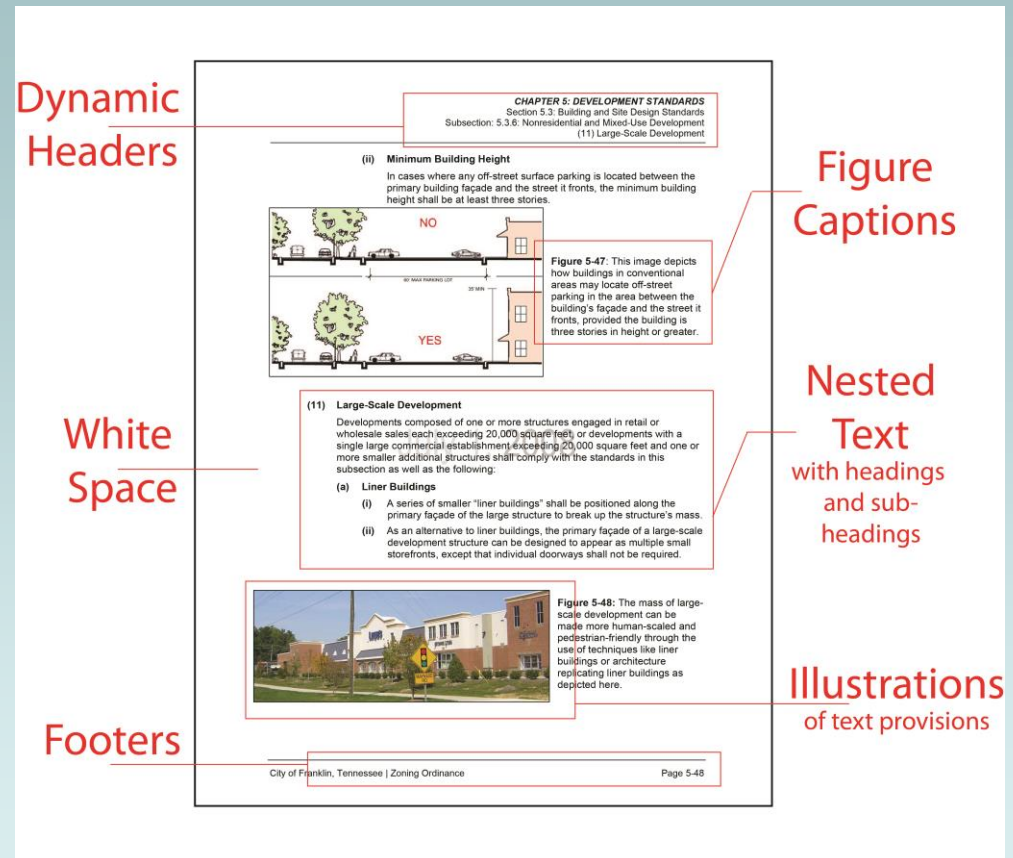
- More graphics and illustrations.



Improve User-Friendliness

Suggestions:

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

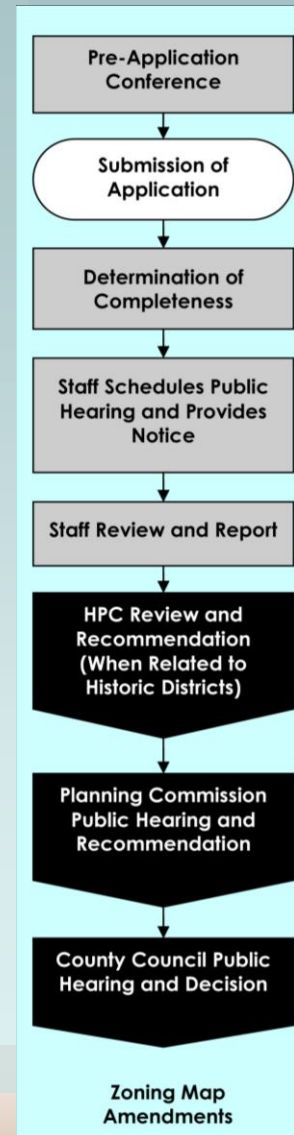


Improve User-Friendliness

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.

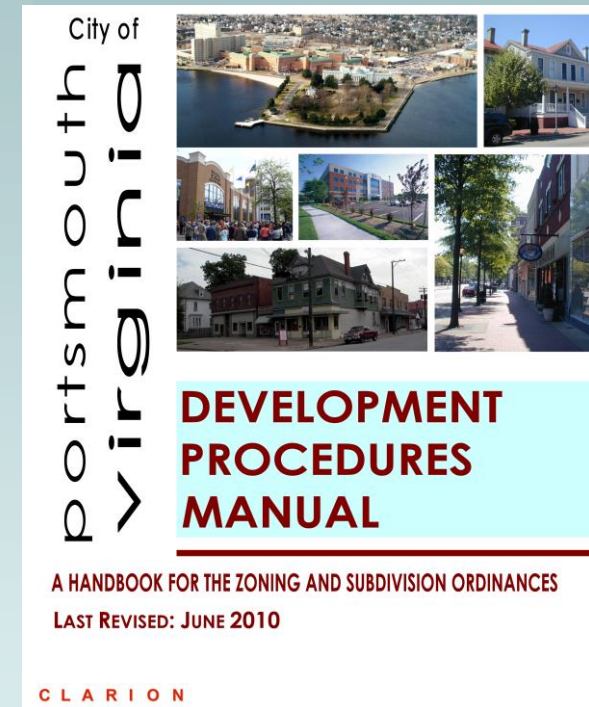
Real estate professionals -- developing in Prince George's is much more difficult than other places in the region.



Improve User-Friendliness

Recommendations:

- 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

Recommendations:

- 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										
Countywide Map Amendment	<D>	<R>				C	C ¹⁶			
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

Recommendations:

- Add formal interpretation by Planning Director.
- Allow adjustments for parking, landscape, signs, buffers, dimensional/design standards.
- Minor Adjustments - Planning Director decides.
- Major Adjustments- Planning Board decides.
- Carry forward adjustments for municipalities (parking, 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									
	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
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 Pre-application 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.
Building Façade Standards	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.
	Require construction of a similar roof type as single-family development in terms of slope and arrangement to prevent abrupt changes in roof form
	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

Support Preservation of Rural and Agricultural Lands

Recommendations:

- 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

- **Recommendations:**
 - 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



Modernize and Simplify 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*.

Modernize and Simplify 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

26 floating zones

14 overlay zones

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

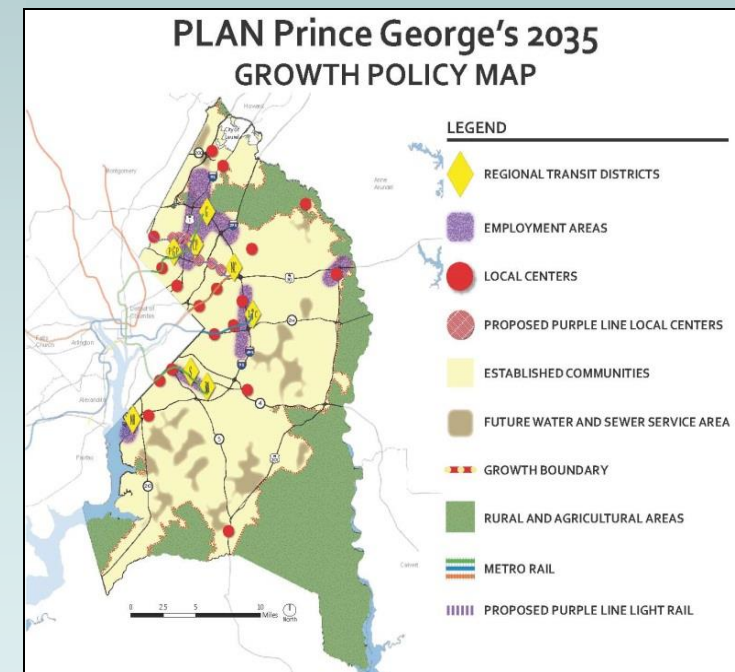
Zone Name	General Description
R-18C: Multifamily Medium Density Residential-Condominium	Same as R-18 Zone except dwelling units must be condominiums, or developed in accordance with R-T Zone regulations; requires detailed site plan approval for multifamily and attached dwellings. Standard lot size – 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.

Modernize and Simplify Zones

Policy Direction in *Plan 2035*: Growth Policy Map

Zones should align with Map designations.

- Regional Transit Districts (3 near-term, 2 longer-term, 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.

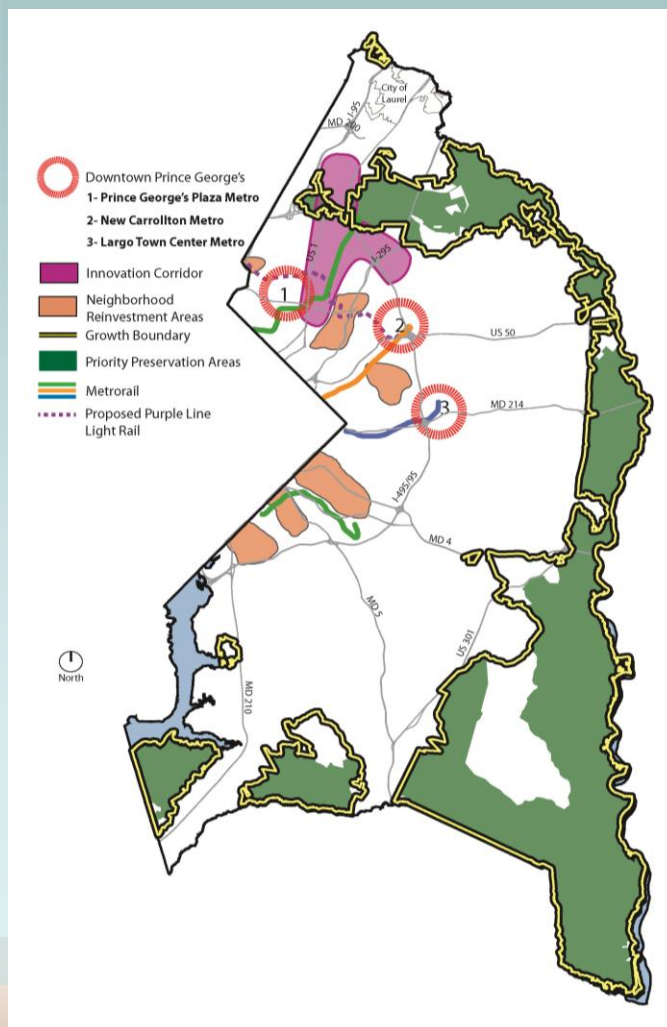


Modernize and Simplify Zones

Plan 2035: The Strategic Investment Map

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

1. The Downtowns.
2. The Innovation Corridor.
3. Neighborhood Reinvestment Areas.
4. Priority Preservations Areas.



Modernize and Simplify Zones

Recommended 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				

Modernize and Simplify Zones

Recommended 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.
- Planned development zones for Centers also available, for certain situations.

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					

Modernize and Simplify 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	Downtown	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			

Modernize and Simplify 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.**

Use Category	Use Type	Base/Conditional Districts																Overlay Districts			Use-Specific Standards				
		PGO	VDR	LDR	MDR	HDR	NAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	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	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	S	S																	P	A				4.2.5B.2.c
	Veterinary Clinic/Hospital						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	C	C		P			A	X		4.2.5C.1.a
	Dwelling, Manufactured Home ¹⁵⁵																	P					X		4.2.5C.1.b

Modernize and Simplify 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	30	30
B2 (ft)	Other: 25	30	30
C Min. Side (ft)	0	10	10
D Min. Corner Side (ft)	18	30	30
E1 Min. Rear (ft)	Alley-loaded: 6	10	10
E2 (ft)	Other: 10	20	20
Building Standards			
F Max. Structure Height (ft)	45	60	70
G Min. Building Separation (ft)	25	n/a	n/a

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

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

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




Modernize and Simplify Zones

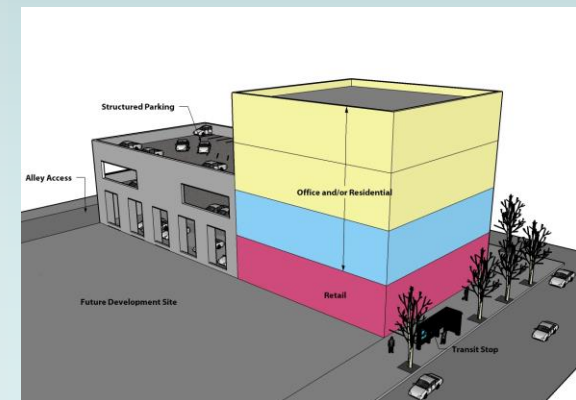
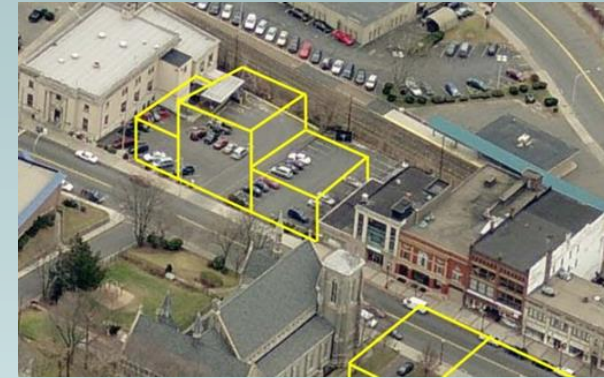
QUESTIONS AND COMMENTS



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 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: reduce developer's risk – by reducing number of hearings and ensuring early citizen participation.
- To offset infill risks, 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

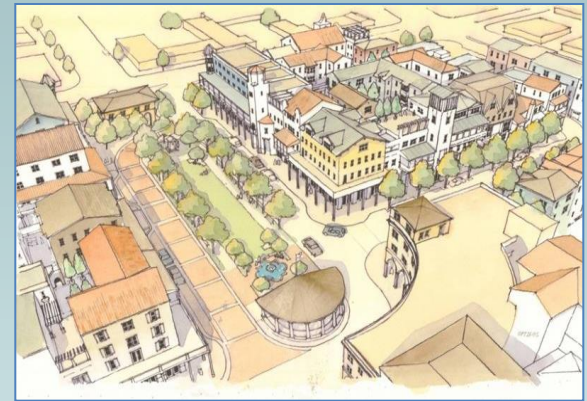
- There are good examples across the country of best practices solutions to create effective infill programs. They include:
 - Involving citizens in design of technical development standards.
 - Drafting regulations that focus on basic elements of success over time.
 - The market testing of the infill 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

- **Recommendations:**
 - 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:**

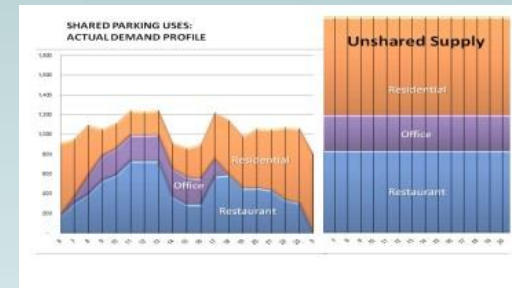
- Street frontage standards.
- Building design standards for office, commercial, office and mixed use development -- and market test them.
- Landscape standards improved and tailored to the context of the area.
- Revised parking standards and parking lot design standards.
- Neighborhood compatibility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

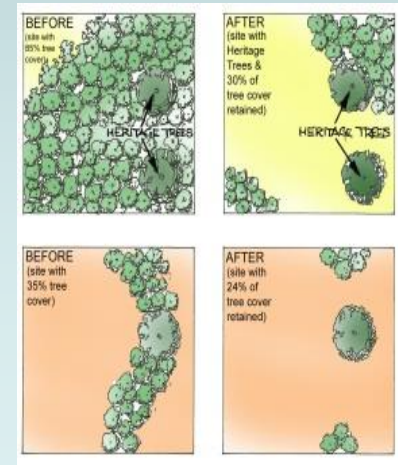
- Recommendations:
 - Revise Landscape Manual to address *Plan 2035* goals and incorporate best practices.
 - Revise Centers regulations to support walkable urbanism.
 - Refine Innovation Corridor standards to emphasize high-quality landscape design and intended character.
 - Incorporate more visual images into 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

Recommendations:

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

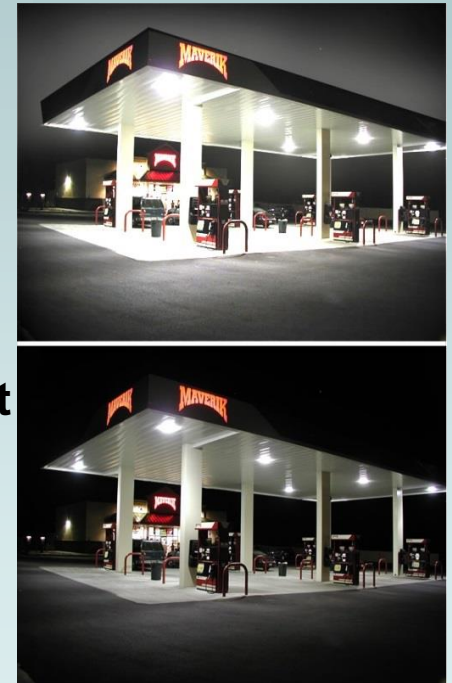
TABLE 16: POTENTIAL COMMUNITY FORM STANDARDS

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
	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)
Cross Access Standards	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

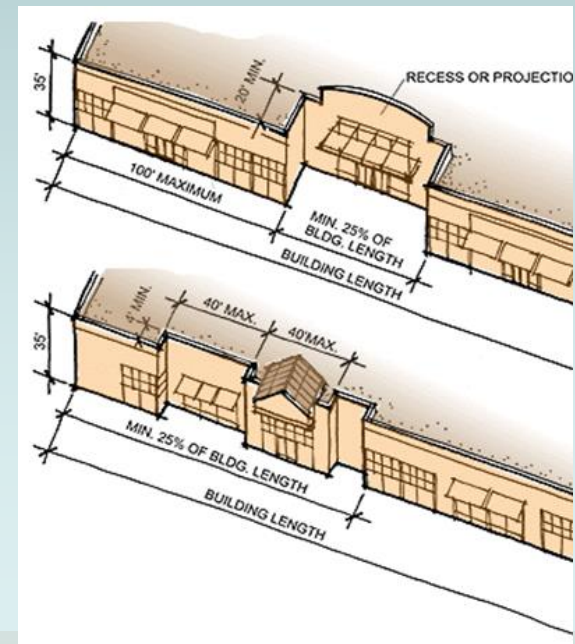
- The current general lighting guidelines do not contain objective standards.
- Recommendations:
 - Mandatory use of full cutoff light fixtures.
 - Minimum energy efficiency standards.
 - Minimum and maximum footcandle limits.
 - Maximum light fixture pole or mounting heights that vary for different 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 place-making and effective administration.

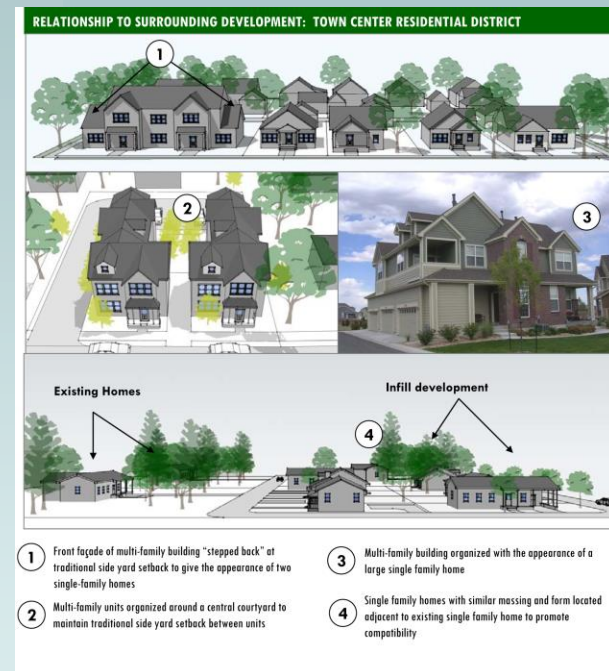


Incorporate Modern Best Practices

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:

- 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
	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
Transparency	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)
	Ensure ground-level windows that are transparent, allowing views into the building
Roofs	Provide a variety of three or more sloping roof planes
	Incorporate roof line changes reflecting the required façade massing changes
	Locate and configure roof-based mechanical equipment to minimize view from street
Parking Placement and Configuration	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
	Organize large surface parking lots into a series of parking bays surrounded by buildings, landscaped medians, or accessways designed to look like streets
Storage and Service Areas	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
	Provide outdoor gathering spaces such as courtyards, plazas, pocket parks
Open Spaces	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: 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: 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

Annotated Outline

QUESTIONS AND COMMENTS

