



PRINCE GEORGE'S COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

Prince George's County Council Retreat
January 5, 2015



The Maryland – National Capital
Park & Planning Commission



PRINCE GEORGE'S COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE



AGENDA:

1. Why this? Why now?
2. What are the goals?
3. Who is involved?
4. Where are we?
5. How can we address the issues?
6. What comes next?

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WHY THIS? WHY NOW?

- 50 years since last comprehensive update
- Economic development – jobs and tax base increase
- Transit-Oriented Development and mixed-use development
- Increased community input before decisions are reached
- Attract the development we want, where we want it
- *Plan Prince George's 2035* and Prioritization
- Sustainable code to foster sustainable communities

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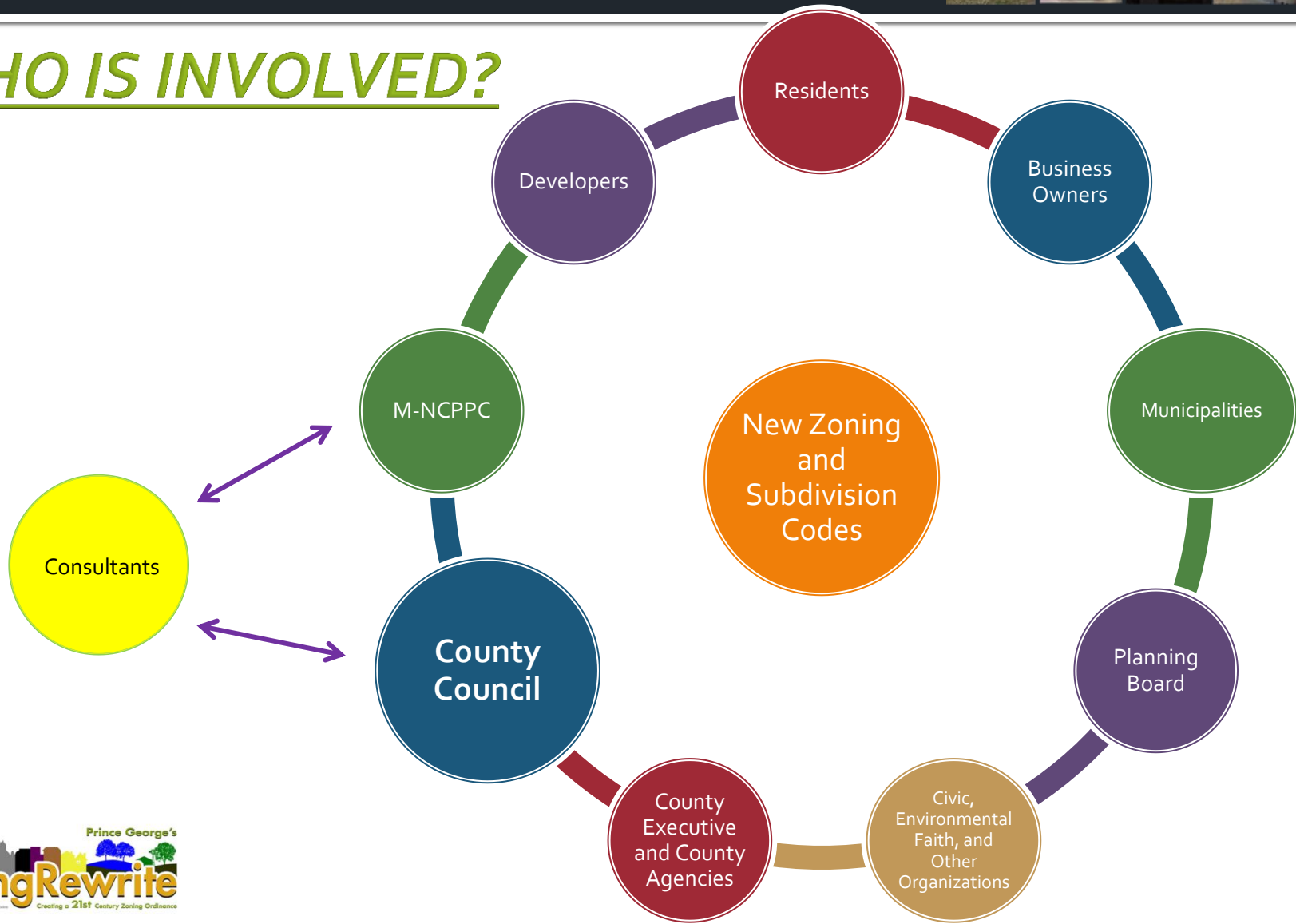
WHAT ARE THE GOALS?

- Eliminate zoning and subdivision barriers to economic growth
- Encourage redevelopment within distressed neighborhoods
- Streamline development near transit stations, mixed-use development, and infill development
- Protect stable residential neighborhoods from incompatible development
- Implement a modern code for a 21st Century county

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WHO IS INVOLVED?



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WHERE ARE WE?

- June countywide meetings
- Issues and Identification Report
- Evaluation and Recommendations Report
 - Compilation of identified areas of concern
 - Best practices to address problems and offer solutions
 - Consultant recommendations
 - Proposed annotated outlines of a new Zoning Ordinance and Subdivision Regulations

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HOW CAN WE ADDRESS THE ISSUES?

- Our intent is good, our vision is strong, but:
 - Too many zones and regulations
 - Complicated, lengthy process
 - Uncertain outcomes
 - Too costly – time and money
 - Weak linkages to county plans
 - Antiquated and lengthy text
 - Ineffective APF measures for urban and mixed-use development
 - Piecemeal overlay zones and text amendments
 - Outdated, suburban regulations—need stronger urban and rural approaches

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HOW CAN WE ADDRESS THE ISSUES?

1. Make regulations more user-friendly and streamlined
2. Modernize, simplify, and consolidate zones and zone regulations
3. Implement key goals, policies, and strategies of *Plan Prince George's 2035* and master/sector plans
4. Modernize the regulations and incorporate best practices

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The Clarion Team *Recommendations*

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USER-FRIENDLY AND STREAMLINED

- Shorter
- Simpler
- User-Friendly

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- Simple code structure
 - 8 Divisions
 - 48 Sections

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

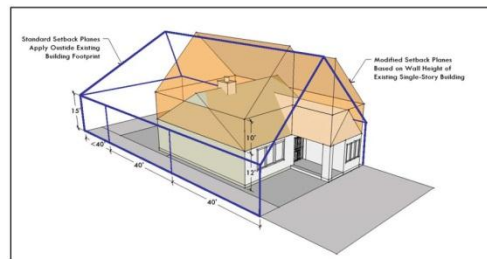
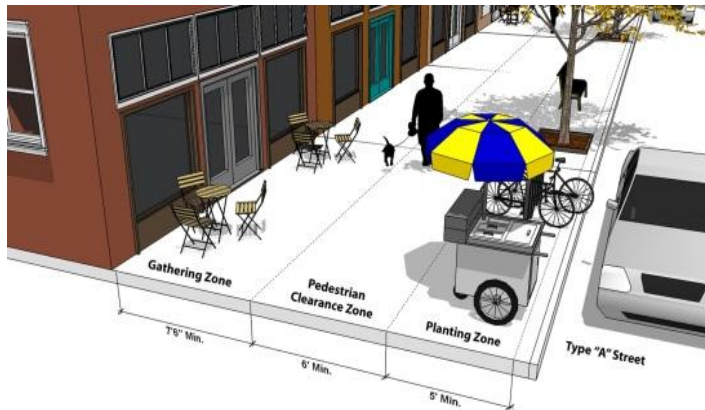
Division 27-8 Definitions

APPENDIX

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- Integrate text, tables, and graphics



Dynamic Headers

White Space

Footers

CHAPTER 5: DEVELOPMENT STANDARDS
Section 5.3: Building and Site Design Standards
Subsection: 5.3.6: Nonresidential and Mixed-Use Development
(11) Large-Scale Development

(ii) **Minimum Building Height**
In cases where any off-street surface parking is located between the primary building façade and the street it fronts, the minimum building height shall be at least three stories.

Figure 5-47: This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's façade and the street it fronts, provided the building is three stories in height or greater.

(11) Large-Scale Development
Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

(a) Liner Buildings

(i) A series of smaller "liner buildings" shall be positioned along the primary façade of the large structure to break up the structure's mass.

(ii) As an alternative to liner buildings, the primary façade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.

Figure 5-48: The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

City of Franklin, Tennessee | Zoning Ordinance Page 5-48

Figure Captions

Nested Text with headings and sub-headings

Illustrations of text provisions

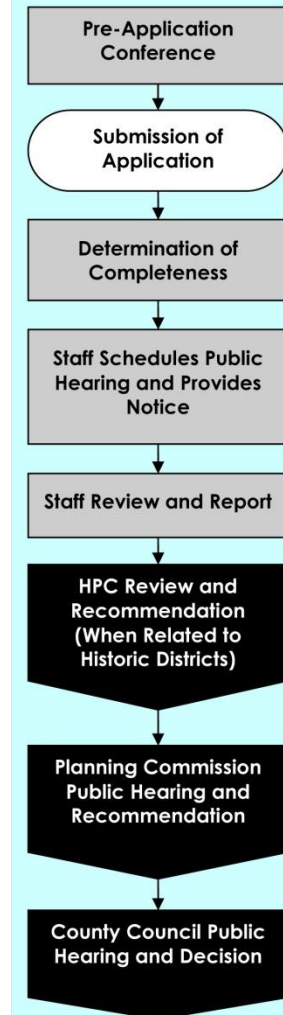
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- Use flow charts to clearly explain procedures



¹ Public Hearings



Zoning Map
Amendments

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MODERNIZE, SIMPLIFY, AND CONSOLIDATE ZONES AND REGULATIONS

- Fewer zones

	(Today)	(Recommended)
	73 Zones	43 Zones
Conventional	33	25
"Floating"	26	7
Overlay	14	11

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SUPPORT TOD, MIXED-USE, AND REVITALIZATION

- Current code – 30! Zones
 - Mixed-use Zones: M-X-T, M-U-I, M-U-TC, M-X-C
 - Comprehensive Design Zones: M-A-C, L-A-C, E-I-A, R-U, R-M, R-S, V-M, V-L, R-L; 1-3 subcategories for each
 - Planned Community Zones: R-P-C, R-M-H
 - Overlay Zones: D-D-O, T-D-O, A-C-O, R-O-D
- 18 DDOZ/TDOZ and 4 M-U-TC Development Plans in place

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- Recommended code supports Plan 2035 and county priorities:
 - Regional Transit Districts
 - Local Transit Centers
 - Neighborhood Centers
 - Town Centers
- Both “by-right” base zones and flexible **Planned Development** zones

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INCORPORATE BEST PRACTICES

- Form and design
- Infill; redevelop and revitalize commercial corridors
- Sustainability
- Connectivity, roadway design, parking, and loading
- Open space and agriculture
- Landscaping
- Signage

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IMPROVED COMMUNITY PARTICIPATION

- Pre-application neighborhood meetings for major projects
- Neighborhood compatibility standards
- Understandable code

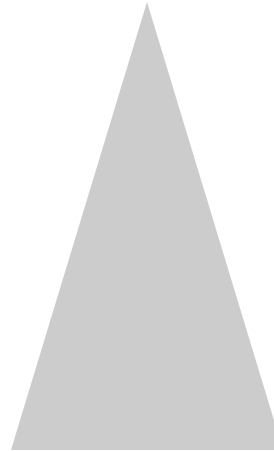
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SIMPLIFY PROCEDURES

Economic
Development

Regulation



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WHO REVIEWS WHAT?

- District Council
- Board of Zoning Appeals
- Zoning Hearing Examiner
- Planning Board
- Planning Director

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DISTRICT COUNCIL STILL REVIEWS:

- Master and Sector Plans
- Rezoning
- Planned Developments (new zones)
- Major Site Plans

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OTHER ENTITIES WILL NOW REVIEW:

- Minor Site Plans
- Special Exceptions
- “Adjustments”
- Non-conforming Uses

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WHAT COMES NEXT?

- Countywide Forums
 - North County, Tuesday, January 27
 - South County, Wednesday, January 28
 - Central County, Thursday, January 29
- Four Focus Group meetings; Zoning Technical Panel meetings
- Consultant Discussion with Committee of the Whole
 - **(Tentatively) Tuesday, February 10**
- Code drafting to begin ~ March, 2015

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