Prince George’s County
Zoning Ordinance and Subdivision Regulations Rewrite

Presented to the Prince George’s County Council - January 8, 2019
Today we will...

• Recap the project’s history, background, and changes

• Explore applying the new zones and Zoning Ordinance
  • Technical, non-substantive Countywide Map Amendment
  • Outreach and Education

• Discuss next steps & questions
Prince George's Zoning Ordinance and Subdivision Regulations Rewrite Project Timeline

2014

GENERAL PLAN APPROVED
Prince George's County Council Approves Plan PGC 2035

2014

LAUNCHED ZOSR
County's project to update Zoning Ordinance starts, as new general plan is adopted

2017

250th PUBLIC MEETING
As part of saturation outreach, project team meets with residents throughout the County

2017

COMPREHENSIVE REVIEW DRAFT
Planning Department releases the Comprehensive Review Draft, which is the result of 3-years of stakeholder input & feedback

2018

ZOSR ADOPTED
County Council approves text of new Zoning Ordinance & Subdivision Regulations
Project Timeline

CMA INITIATES
County Council initiates technical, non-substantive Countywide Map Amendment

CMA APPROVED
County Council approves new zoning maps for Prince George's

NEW ORDINANCE TAKES EFFECT
New Zoning Ordinance and Subdivision Regulations take effect, after extensive stakeholder education & training

SAME DAY

2019
2020
2020

Prince George's Zoning Ordinance and Subdivision Regulations Rewrite
Public Engagement
Public Participation Process

- Partnership
- Interaction
- Input
- Training
- Education
What We Did

• Almost 400 stakeholder meetings to date
• Walking Tours
• Educational Workshops with residents of all ages
• Regional listening sessions
• Community-based input forums
• Mass Mailing to 300K+ residents & property owners
• Digital Feedback Platforms (Twitter, Facebook, CiviComment)
• Digital use conversion chart
• Project Website
• Stakeholder and Coalition Focus Groups
What We Will Do

• Build on what we’ve already done
• Training for internal & external stakeholders
• Digital mapping tools
• Update Resident’s Guide to Planning & Zoning
• Continue Planning and Zoning 101
• Regional Meetings on CMA
• Mass Mailings for CMA
Recap of the Adopted Codes
Format and Outline

Challenge: Current Zoning Ordinance and Subdivision Regulations are difficult to understand and discourage outside investment

Solutions:
- Written in plain language
- Designed for the internet
- Includes more graphics
- Modern fonts, new format, and blank space are easier on the eye

Result:
- An easier-to-read code encourages participation and investment
Sec. 27-542. - Purposes.

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens.

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses.

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment.

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

(CB-84-1990; CB-47-1996; CB-78-2006)

Sec. 27-543. - Uses.

The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by Section 27-542(d).

(CB-78-2006)

Sec. 27-544. - Regulations.

(a) Except as provided in Subsections (b) and (c) of this Section, additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Division 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(b) Except as otherwise specified in this Division, where an approved Conceptual Site Plan imposes certain regulations related to the location, density, coverage, and height of improvements that are intended to implement recommendations for mixed-use development within a comprehensive master plan or general plan, such standards shall provide guidance for the development regulations.
(f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones

1. (1) Purposes

The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity zones are to:

(A) Provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County’s future residential and employment growth and development;

(B) Incorporate key elements of walkable and bikeable urbanism that are well-connected to a regional transportation network through a range of transit options; and

(C) Provide a mix of uses that serve regional needs.

2. Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about 0.5 mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the Core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.
Public Involvement

Challenge: Ensuring public involvement plays a major role in the planning, zoning, and development processes

Solutions:

• Retain all current public involvement opportunities (public hearings, notice, etc.)
• Add mandatory pre-application neighborhood meetings for larger/more impactful projects
• Enhance and standardize notification
• Provide regulations that are easier to understand to all interested parties

Result:

• More opportunities for knowledge, input, and comment
Zones and Uses

Challenge: The Zoning Ordinance contains too many zones and uses, fostering confusion

Solutions:
- Consolidate zones – from 73 to 43
- Consolidate uses – from ~1,200 to ~250
- Ensure each zone has a distinct purpose
- Provide a logical and consistent use structure
- Develop plan implementation zones

Result:
- Zones and uses that better implement plans and County policies
- Greatly increased flexibility
- Tools that encourage economic development

<table>
<thead>
<tr>
<th>Table 27-4102: Classes of Zones</th>
</tr>
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<tbody>
<tr>
<td><strong>Base Zones</strong></td>
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<tr>
<td><strong>Rural and Agricultural Base Zones</strong></td>
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<tr>
<td>ROS: Reserved Open Space Zone</td>
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<tr>
<td>AG: Agriculture and Preservation Zone</td>
</tr>
<tr>
<td>AR: Agricultural-Residential Zone</td>
</tr>
<tr>
<td><strong>Residential Zones</strong></td>
</tr>
<tr>
<td>RE: Residential Estate Zone</td>
</tr>
<tr>
<td>RR: Residential, Rural Zone</td>
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<tr>
<td>RSF-95: Residential, Single-Family—95 Zone</td>
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<tr>
<td>RSF-65: Residential, Single-Family—65 Zone</td>
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<tr>
<td>RSF-A: Residential, Single-Family—Attached Zone</td>
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<tr>
<td>RMF-12: Residential, Multifamily-12 Zone</td>
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<tr>
<td>RMF-20: Residential, Multifamily-20 Zone</td>
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<tr>
<td>RMF-48: Residential, Multifamily-48 Zone</td>
</tr>
<tr>
<td><strong>Nonresidential Base Zones</strong></td>
</tr>
<tr>
<td>CN: Commercial, Neighborhood Zone</td>
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<tr>
<td>CGO: Commercial, General and Office Zone</td>
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<tr>
<td>CS: Commercial, Service Zone</td>
</tr>
<tr>
<td>IE: Industrial, Employment Zone</td>
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<tr>
<td>IH: Industrial, Heavy Zone</td>
</tr>
<tr>
<td><strong>Transit-Oriented/Activity Center Base Zones</strong></td>
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<tr>
<td>NAC: Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td>TAC: Town Activity Center Zone</td>
</tr>
<tr>
<td>LTO: Local Transit-Oriented Zone</td>
</tr>
<tr>
<td>RTO-L: Regional Transit-Oriented, Low-Intensity Zone</td>
</tr>
<tr>
<td>RTO-H: Regional Transit-Oriented, High-Intensity Zone</td>
</tr>
</tbody>
</table>
Quality

Challenge: The County has not been achieving the development quality we deserve

Solutions:
• Modern development standards that consistently apply throughout the County
• New development standards (open space, lighting, green building, form and design)
• Compatibility standards that minimize impacts on neighborhoods and farms
• Updated parking, landscaping, and signage standards
• Add a neighborhood conservation overlay zone

Result:
• Higher quality of development Countywide
• Incentives for investment at transit stations
• Infill and redevelopment are more attractive alternatives
Transitions and Process

Challenge: How do we easily shift from today to tomorrow?

Solutions:
• Provide generous grandfathering/transition provisions for development
• Create legacy zones as appropriate
• Clarified development review procedures
• Implement education strategy before codes take effect

Result:
• Minimized any potential negative impacts on approved/pipeline development projects
• Informed stakeholders = successful transition
Adequacy of Public Facilities

Challenge: A determination of adequacy is permanent, and current tests of adequacy may not reflect what is best for the County

Solutions:
• Implement validity periods for adequacy determinations
• Require retesting over time
• Recognize and protect developer infrastructure contributions
• Transportation flexibility in most intense zones (LTO and RTO)
• (Next steps) Update most adequacy tests to better meet County needs

Result:
• Ability to adapt to changing conditions over time
• More equity
• Additional incentives for investment at targeted growth locations
Countywide Map Amendment
Countywide Map Amendment

What is it?

• Technical, non-substantive mapping exercise

• Replace the current zone on each property with a similar new zone

• **NOT** an opportunity to make drastic changes; **NOT** a “free for all”; **NOT** a substitute for comprehensive planning and zoning; **NOT** an amendment to Plan 2035

• Implement zoning changes quickly

• Ensure that everyone is playing by the same rules

• Ensure zoning conversions are objective, transparent, fair, and equitable
Countywide Map Amendment

How are we going to do it?

Follow approved standardized process (CB-14-2018)

1. Legislative/Approval Process Codified in County Law
2. Schedule
3. Goals, Concepts, and Guidelines
4. Public Participation Program
5. Guide to New Zones
Countywide Map Amendment

Mapping 100% of the County

• 97% of Prince George’s County
  • One-to-one zone replacement

• 3% of Prince George’s County
  • Discontinued zones
  • Plan 2035 Centers
  • US1/Innovation Corridor
Guide to New Zones

Mapping 100% of the County

**Part 1:** New Zone Conversion Chart

**Part 2:** Mixed-Use Zone Decision Matrix

**Part 3:** Transit-Oriented/Activity Center Base Zones

**Part 4:** US1/Innovation Corridor
New Zone Conversion Chart (part 1)

Countywide Map Amendment
# Countywide Map Amendment

Mapping the 97%

## One-to-One Zoning Conversions (examples)

<table>
<thead>
<tr>
<th>Current Zones</th>
<th>New Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-O-S</strong> (Reserved Open Space)</td>
<td><strong>ROS</strong> (Reserved Open Space)</td>
</tr>
<tr>
<td><strong>R-R</strong> (Rural Residential)</td>
<td><strong>RR</strong> (Residential, Rural)</td>
</tr>
<tr>
<td><strong>R-55</strong> (One-Family Detached Residential)</td>
<td><strong>RSF-65</strong> (Residential, Single-Family-65)</td>
</tr>
<tr>
<td><strong>R-35</strong> (One-Family Semidetached, and Two-Family Detached)</td>
<td><strong>RSF-A</strong> (Residential, Single-Family-Attached)</td>
</tr>
<tr>
<td><strong>R-30</strong> (Multifamily Low Residential)</td>
<td><strong>RMF-12</strong> (Residential, Multifamily-12)</td>
</tr>
<tr>
<td><strong>R-18</strong> (Multifamily Medium Density Residential)</td>
<td><strong>RMF-20</strong> (Residential, Multifamily-20)</td>
</tr>
<tr>
<td><strong>C-S-C</strong> (Commercial Shopping Center)</td>
<td><strong>CGO</strong> (Commercial General and Office)</td>
</tr>
</tbody>
</table>
Mapping the 97%
Mapping the 97%
Mapping the 97%
Mapping the 97%
Mapping the 97%
Mixed-Use Zone Decision Matrix (Part 2)
Countywide Map Amendment
Countywide Map Amendment

How are we going to do it?

**Mixed-Use Zone Decision Matrix**

- Tool for determining the application of the appropriate zone for properties with no one-to-one replacement (M-X-T and M-U-I)
- Located outside Plan 2035 Centers
- It will factor
  - Entitlements
  - Master plan vision
  - Existing zone
  - Location (adjacent policy areas, zones, and roads)
- Ensure that everyone is playing by the same rules
- District Council will vote to approve at initiation of CMA
• Zones with no one-to-one conversion
• Outside of Center boundaries
• Zones with no one-to-one conversion

• Outside of Center boundaries
Decision Matrix

Test Case (Accokeek)

Location: NE corner of Indian Head Highway and Berry Road
Master Plan: 2013 Approved Subregion 5 Master Plan and SMA
Size: 81.36 acres
Existing Use: Undeveloped
Current Zone: M-X-T
Mixed-Use Zone Decision Matrix

M-X-T • M-U-I

Outside of Plan 2035 Designated Centers

If your property is within the boundary of a Plan 2035 center use the Transit-Oriented Development Center Base Zone Matrix on page 142.

For the purposes of this decision matrix, all contiguous groups of mixed-use zone properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water.

1. Is your property within the Plan 2035 Innovation Corridor and/or along the US 1 Corridor?
   - Yes ➤ Go to step 2
   - No ➤ Go to step 3

2. Is your property within 500 feet of the Rural and Agricultural Area, with no major road between?
   - Yes ➤ Your new zone will be RMF-12
   - No ➤ Go to step 4

3. Is there an approved detailed site plan for your property?
   - Yes ➤ Go to step 5
   - No ➤ Go to step 6

4. Are there any master plan policies or strategies that provide development guidance for your property?
   - Yes ➤ Is your property vacant or undeveloped?
     - Yes ➤ Your new zone will be CN
     - No ➤ Go to step 7
   - No ➤ Is the property on a major* or minor road?
     - Yes ➤ Your new zone will be RMF-48
     - No ➤ Your new zone will be RMF-20

5. Is your property vacant or undeveloped?
   - Yes ➤ Your new zone will be CN
   - No ➤ Go to step 7

6. Is the highest intensity zone that is next to or nearest your property a residential zone?
   - Yes ➤ Your new zone will be CGO
   - No ➤ Is it CGO Zone?
     - Yes ➤ Is it CS Zone?
       - Yes ➤ Is it IE Zone?
         - Yes ➤ Is it IH Zone?
           - Yes ➤ Is it RMF-12 or lower?
             - Yes ➤ Your new zone will be CN
             - No ➤ Your new zone will be RMF-20 Zone or higher?
               - Yes ➤ Your new zone will be RMF-20
               - No ➤ Your new zone will be RMF-20

7. Are the proposed, approved, or existing uses for the property predominately residential?
   - Yes ➤ MAJOR
     - No ➤ MINOR

8. Is the property on a major* or minor road?
   - Yes ➤ Your new zone will be RMF-48
   - No ➤ Your new zone will be RMF-20

9. What is the highest intensity abutting zone?
   - If there is no abutting zone, then what is the nearest zone to your property?
     - Is it CGO Zone?
       - Yes ➤ Is it CS Zone?
         - Yes ➤ Is it IE Zone?
           - Yes ➤ Is it IH Zone?
             - Yes ➤ Is it RMF-12 or lower?
               - Yes ➤ Your new zone will be CN
               - No ➤ Your new zone will be RMF-20 Zone or higher?
                 - Yes ➤ Your new zone will be RMF-20
                 - No ➤ Your new zone will be RMF-20

10. Is the property on a major* or minor road?
    - Yes ➤ Your new zone will be RMF-48
    - No ➤ Your new zone will be RMF-20

*For the purposes of this decision matrix, a major road is defined as a freeway, expressway, arterial, or major collector.
Transit-Oriented/Activity Center Base Zones Decision Matrix (Part 3)

Countywide Map Amendment
Center Base Zones

- Neighborhood Activity Center (NAC)
- Town Activity Center (TAC)
- Local Transit-Oriented Center (LTO)
- Regional Transit-Oriented Center-Low (RTO-L)
- Regional Transit-Oriented Center-High (RTO-H)

Rules for Applying Center Base Zone

1. 50% or more of the property must be within center boundary
2. Any property zoned R-T or lower density will remain...
   - single-family
   - open space
3. Any property zoned R-30 (multi-family low density) or higher density will receive center zone

<table>
<thead>
<tr>
<th>Plan 2035 Center Classification: REGIONAL TRANSIT DISTRICT</th>
<th>Property 1</th>
<th>Property 2</th>
<th>Property 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zone</td>
<td>CS-C</td>
<td>I-1</td>
<td>R-55</td>
</tr>
<tr>
<td>Is the property currently zoned R-T or lower?</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>Does the Center have an undefined boundary (1/2 mile radius)?</td>
<td>YES</td>
<td>YES</td>
<td>Use New Zone Conversion Chart on page 4.</td>
</tr>
<tr>
<td>50% or more within the boundary?</td>
<td>NO</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>Is it a Local Center?</td>
<td>Use New Zone Conversion Chart on page 4.</td>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>Is it a Downtown?</td>
<td>NO</td>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>Located in designated Core?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed New Zone</td>
<td>CGO</td>
<td>RTO-L Edge</td>
<td>RSF-65</td>
</tr>
</tbody>
</table>
US1/Innovation Corridor (Part 4)

Countywide Map Amendment
US1/Innovation Corridor

- Subregion I Master Plan
- Central US 1 Corridor
- Greenbelt Metro Areas and MD 193 Corridor
- Riverdale Park M-U-T-C
- Gateway Arts District
US 1 Innovation Corridor
Decision Matrix

This decision matrix is for the use of all non-single family or rural and agricultural-zoned properties within 1,000 feet of the US 1 centerline and/or located within the Innovation Corridor.

Choose your plan.
Which plan listed below guides the zoning in the area where your property is located?

Subregion 1 Master Plan
- Please use the New Zone Conversion chart on page 4.

Central US 1 Corridor Sector Plan
- Is your property in:
  - A Walkable Node? (University)
    - Yes
  - A Walkable Node?
    - Yes
  - A Corridor Infill?
    - Yes
  - All other areas

Greenbelt Metro Area and MD 193 Corridor Sector Plan
- If M-X-T or M-U-T, go directly to question three of the decision matrix on page 8.
- All other zones, please use the New Zone Conversion chart on page 4.

Gateway Arts District Sector Plan
- Is your property zoned M-U-T-C?
  - No
  - Yes

Riverdale Park M-U-T-C Development Plan
- Your new zone will be LMUTC

Is your property within one of the Character Areas:
  - Town Center (and not zoned M-U-T-C)?
  - Arts Production and Entertainment?
  - Neighborhood Arts and Production?

- Yes
- No

- Your new zone will be NAC

Please use the New Zone Conversion chart on page 4.
Questions?
Thank You

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