



**Prince George's County Planning Department
Zoning Ordinance and Subdivision Regulations Rewrite
Town of University Park – April 16, 2015**

- **Why did two previous attempts to rewrite the Zoning Ordinance fail?**
Previous attempts failed because the process of rewriting the Zoning Ordinance is difficult. Just some of the factors that could contribute to lack of success include declining momentum and a lack of buy-in from the all stakeholders in the process (residents, developers, elected officials, agency staff, etc.)
- **A neighbor recently started a bee hive, but I am allergic to them. How is the rewrite going to address urban agriculture uses?**
Beekeeping is a separate use under today's Zoning Ordinance and it requires a permit. As to the rewrite, we will be looking at urban agriculture uses but have not yet turned to the details. We expect this to be addressed by our consultants in the first module, which will emphasize zones and uses.
- **Are you thinking about preserving agricultural land?**
Currently, Prince George's County doesn't have a "true" agricultural zone. Clarion recommends refocusing the current Residential Agricultural (R-A) Zone to Agricultural Residential. We've also heard a desire from the community to create a true agricultural zone and to allow more types of accessory and related uses on agricultural land to hopefully encourage people to not sell or develop housing on their farm lands. An expanded permitted use table would give the property owner more options to profit from preserving farm land.
- **How does the Zoning Rewrite impact municipalities' ability to get involved in development projects adjacent to their community?**
Municipalities do not have as much influence on property adjacent to the boundary as land within the corporate limits. We will have to address what options may be available as we move forward in drafting the new code.
- **How are new zoning categories mapped? Will all properties in Prince George's County get rezoned?**
There will likely be a rezoning of all of the properties in Prince George's County through a Comprehensive Map Amendment. Many of the existing zones are recommended for consolidation, which means that certain zones will be grouped together. Most of the low density single-family residential zones will look extremely similar to what they look like today.



- **What happens to parcels/areas of land that are surrounded by development, but have not been developed. Will they be grandfathered in?**
 If they are developed under the current code they will be grandfathered. If they are not developed and have not obtained development approvals prior to the new ordinance going into place, they will have to meet all the requirements of the new code.
- **For the Application Completeness Check, will utility companies also be involved in this process?**
 We are working with an inter-agency coordination team that includes many of the County and state agencies to address these issues.
- **You mentioned that Prince George's County is over-retailed. What does this mean?**
 The county has more commercial zoning than the market can support, and many existing commercial areas draw from the market of other commercial areas. We need to explore ways to address these issues, such as allowing for additional uses in commercial shopping areas to become more successful over time, and as markets and desires change.
- **Is there a green infrastructure component to the zoning code that recognizes waterways or green infrastructures?**
 The County is preparing for an update to our 2005 Green Infrastructure Functional Master Plan that will look at these issues. This project is scheduled to be initiated in 2015.
- **What does Health and Sustainability mean? What does this include?**
 This is partly a recognition that green building practices and sustainability is not just limited to the environment, but the health and welfare of people living in the community. While not the cure all, zoning can serve as a frame work for walkable communities and provide opportunities for access to healthy living options.
- **There is not a lot of opportunity for infill development in certain communities, like University Park. How do you propose that the Zoning Ordinance provide for better connectivity between communities?**
 There can be better connectivity between communities by following CB-2-2012 (which requires consideration of pedestrian and bicycle connectivity within ½ mile of transit station areas). A good example of this is the EYA development in Hyattsville. There is also increasing recognition that certain types of infrastructure may need to be built by public entities as an incentive to private development.



- **Has anyone checked the occupancy rates of University Town Center or the housing development next to Prince George's Plaza? What are these?**
 Bill Washburn, Project Manager for the Prince George's Plaza update, should have this information.
- **How is Prince George's County becoming more urban when it doesn't have elements (trees) of an urban community like Washington, DC?**
 Tree canopy coverage is something that has recently been adopted into the County's regulations. Additionally, street trees and improved landscaping requirements have been implemented in recent years.
- **It would be helpful to provide a summary of the Evaluation and Recommendations Report and a guide for how to read the Development Review and Zoning proposals handouts.**
- **More attention needs to be paid to the proposed appeals process to alleviate concerns that administrative appellate opportunities (e.g. appeal to Council, or the Planning Board) are not exhausted before the court system is brought into play, which gets very costly for residents, municipalities, and civic associations.**
- **Adequacy of transportation facilities and service is a concern because traffic studies are often very limited in scope today. This kind of planning and implementation should be provided by the government, as it is difficult to expect developers to provide an analysis of a larger area.**
- **Is it possible to incorporate public good or public benefits packages into the zoning rewrite? If so, how does that work?**
 What a developer can be required to provide is dependent on land rights. In some proposed zones it is recommended that there be a 'base' zone with by right density/intensity. If there is interest and market for higher density or intensity, then Planned Development zones could be put in place. These Planned Development zones would likely include a developer rights and responsibilities agreement or similar tool to ensure certain public amenities are provided in exchange for additional density. We are investigating this approach and will be keeping everyone informed as we start developing the new code.