

# Prince George's County Town Hall Meeting

## *Zoning Ordinance and Subdivision Rewrite*

Presented by the Prince George's County Planning Department

July 12, 2016



## Agenda

- Zoning 101 and why does it matter?
- Why are we rewriting
- Project goals
- Project schedule
- Next steps and how you can get involved



## Class in session Zoning 101

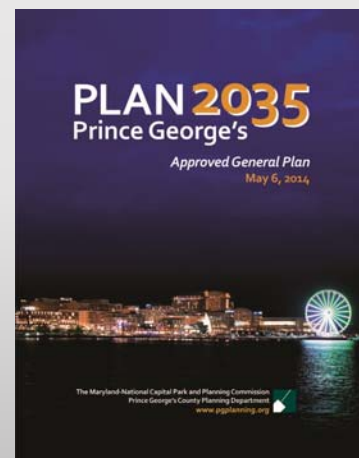


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## What is Zoning?

It's a tool used to...

- *By regulating the use of **land** and **buildings***
- *Implement our shared vision for the County (via Plan 2035)*



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# What is Zoning?

It's a tool used to...

- *Implement our shared community/neighborhood vision as articulated in area plans.*

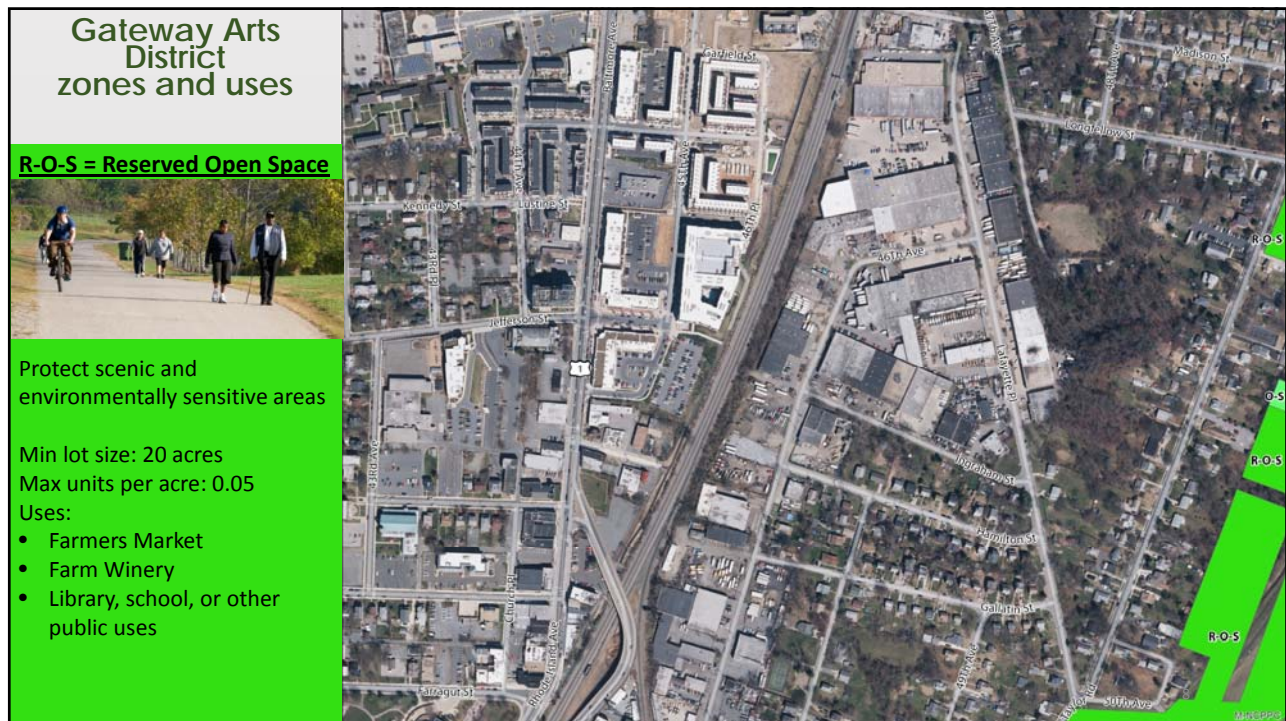
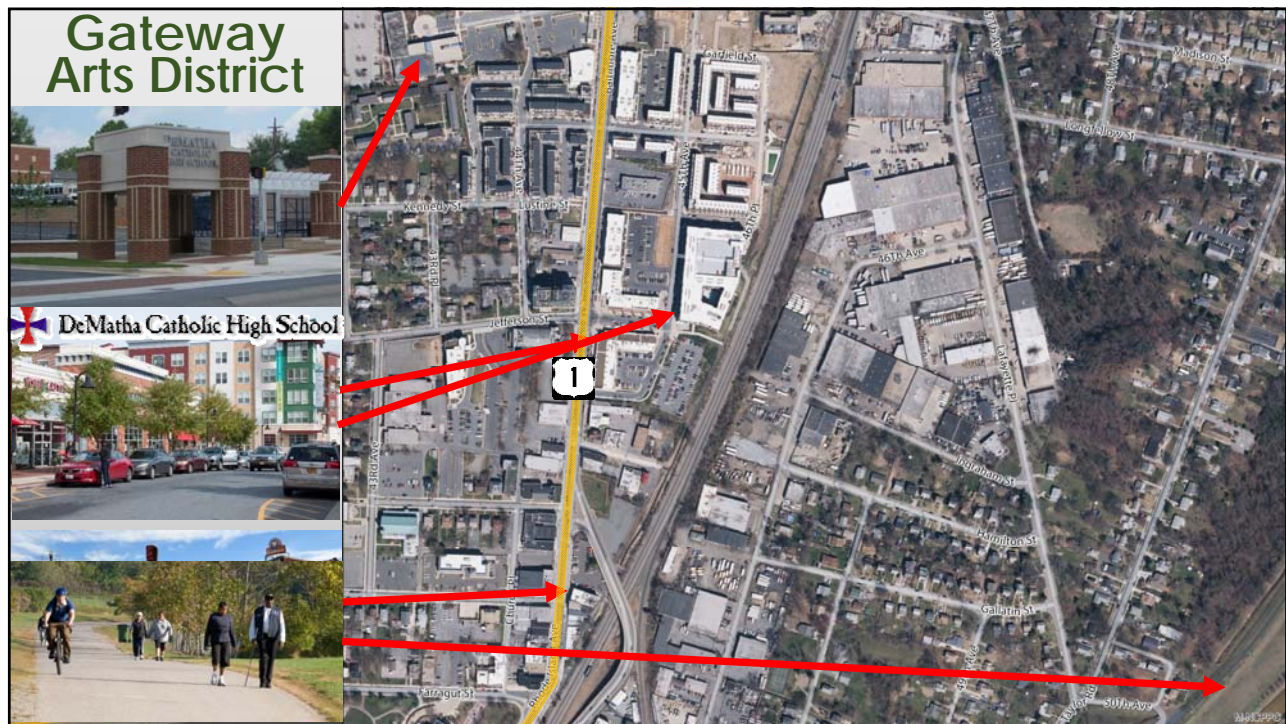


# What is Zoning?

- **Zoning** is the process of regulating the land use and building design (e.g. height, density, and setback) within a community.
- **Subdivision Regulations** are the written law that defines how zoning can be implemented in a community.









## Gateway Arts District zones and uses

### R-55 = One-Family Detached

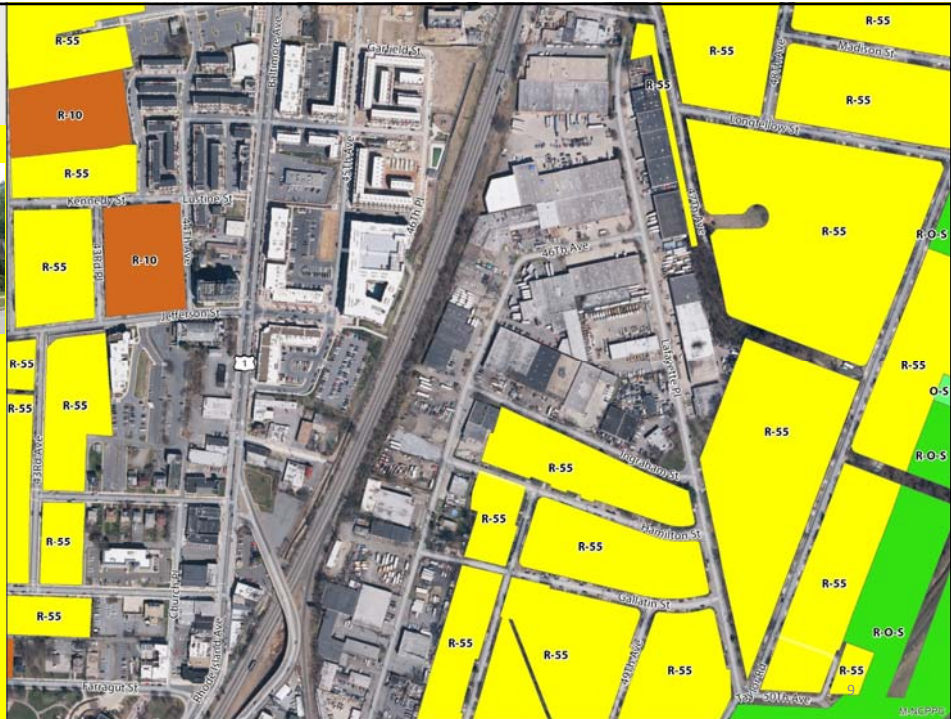


Small-lot residential subdivision and promotes high density.

Standard lot size: 6,500 sq. ft.  
Max units per acre: 6.7

Uses:

- Single-family detached
- Institutional
- Recreational



## Gateway Arts District zones and uses

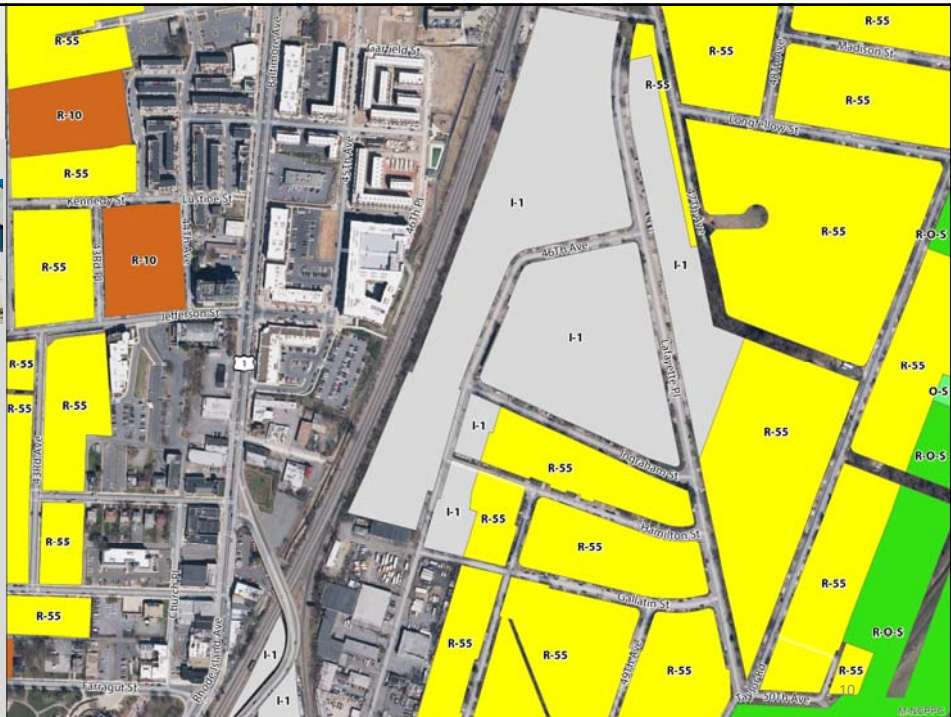
### I-1 = Light Industrial



Light intensity manufacturing, warehouse, and distribution.

Uses:

- Vehicle repair
- Animal hospital
- Bike repair shop



## Gateway Arts District zones and uses

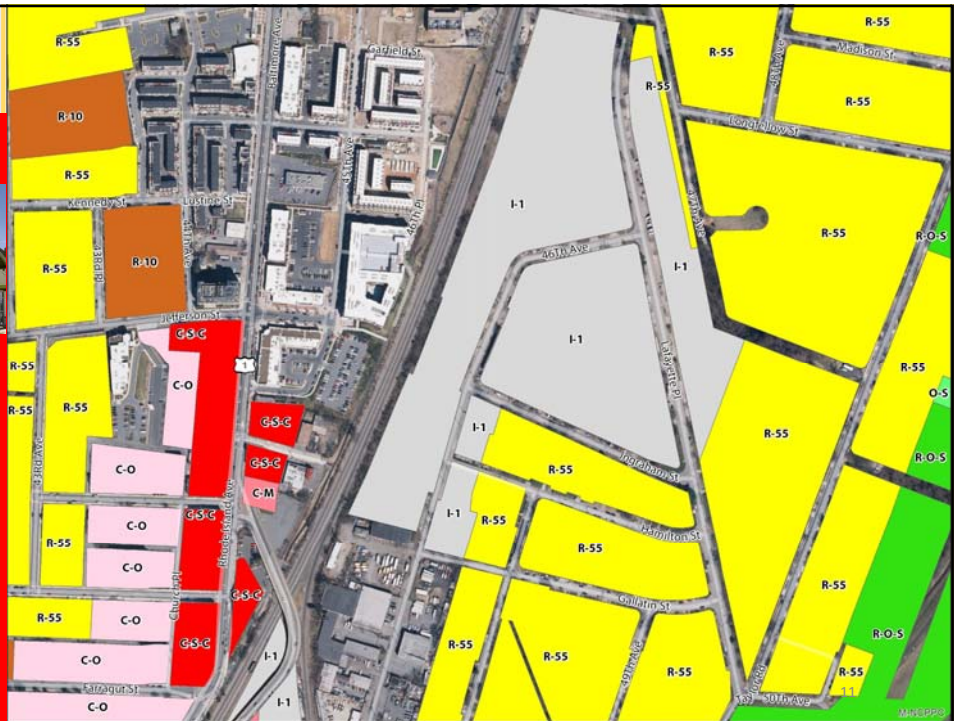
### C-S-C = Commercial Shopping Center



Retail and service commercial activities generally located within a shopping center.

#### Uses:

- Eating and drinking establishments
- Medical clinic
- Barber shop
- Dry cleaning
- Vehicle parts store
- Two/Three-family and townhouse dwellings

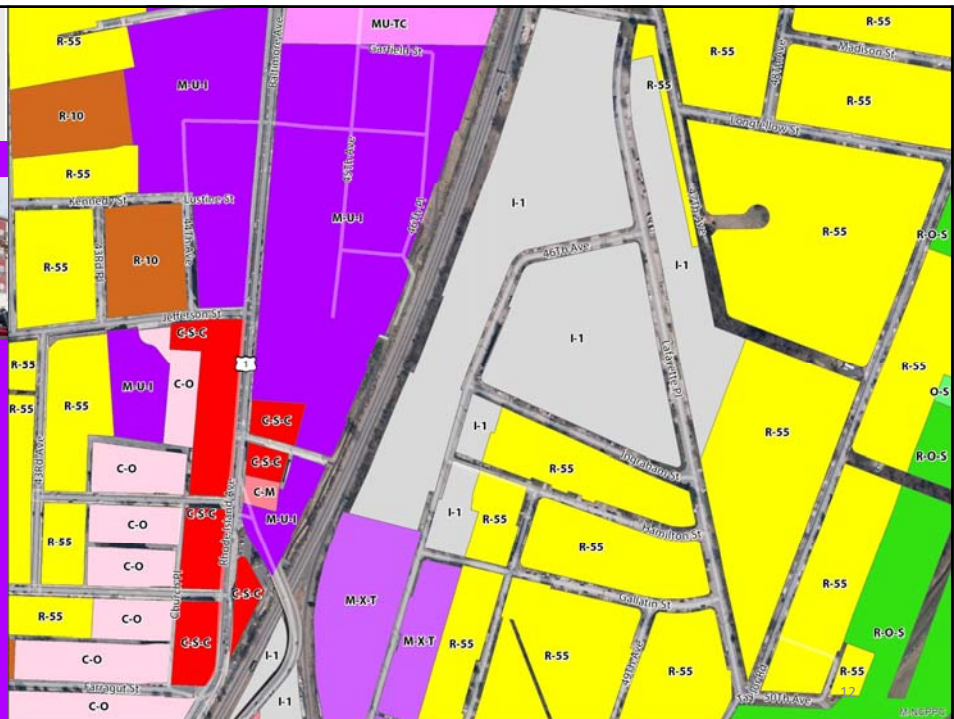


## Gateway Arts District zones and uses

### M-U-I = Mixed-Use Infill



Mix of residential and commercial uses as infill development.





# Why are we rewriting?

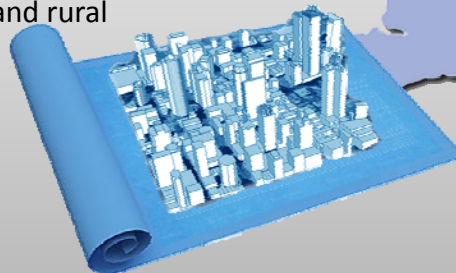
- **The Current ordinance is...It's really long!**
  - Over 1,000 pages
  - When printed, the zoning laws are nearly 1 ½ feet thick
- **It's confusing!**



# Why are we rewriting?

It's **not responsive to the county's vision** for future growth and development where Prince Georgian's...

- **Live** in safe, walkable, and healthy communities
- **Work** in a thriving and diverse economy
- **Sustain** our natural resources and rural areas



## Why are we rewriting?

- Current ordinance is an impediment to economic growth
- We need an ordinance that will help
  - Create jobs
  - Increase nonresidential tax base



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## Project Goals

- Ordinance **everyone can understand**
- Citizens to know **what, when, and how**
- **Protect** the things we don't want to change
- Provide **tools for development** in growth areas
- **Quality development** that protects our environmental and historical resources, and neighborhoods



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#### i. Multifamily Residential-20 (MFR-20) Zone

##### 1. Purpose

The purpose of the Multifamily Residential-20 (MFR-20) Zone is to provide lands for a variety of medium- to moderately-high-density residential development (up to 20 dwelling units per acre), along with other forms of development that support residential living and walkability that are:

- Proximate to centers, or in appropriate locations along commercial corridors;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the MFR-20 Zone includes: multifamily dwellings; townhouse dwellings, as well as two- and three-family dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.

##### 2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.

Zoning Ordinance  
27-3—44



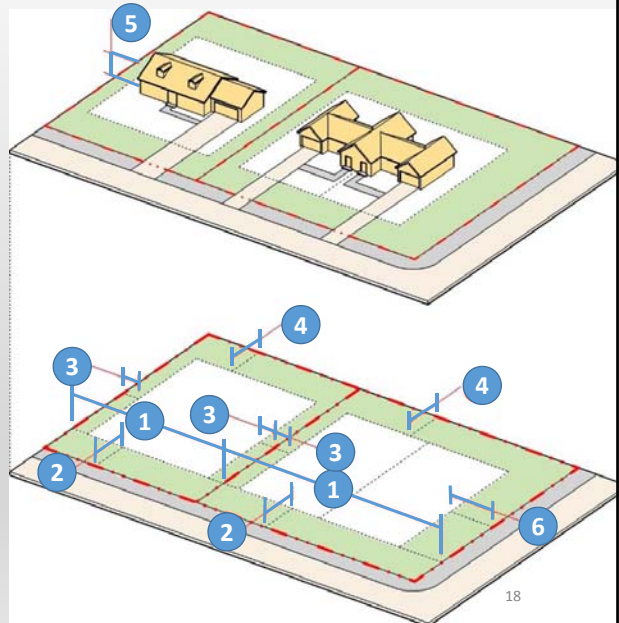
Integrate text,  
tables, and graphics

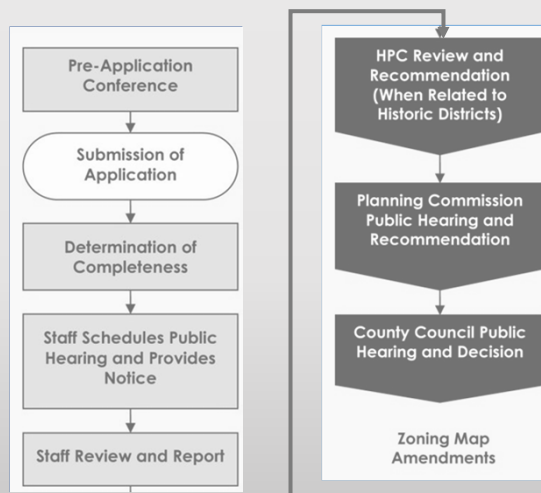


## Development Standards

The layout, form, and general quality of development on a site.

1. Lot width
2. Front yard depth
3. Side yard depth
4. Rear yard depth
5. Principal structure height
6. Side yard depth (corner lots)





Use Flowcharts to explain processes



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**Meaningful input up front** = more ability to collaborate and influence



- Improve application notification
- Require pre-application neighborhood meetings
- Require pre-application conferences with staff



### Clear development application signage



Currently in Prince George's County





## Clear development application signage



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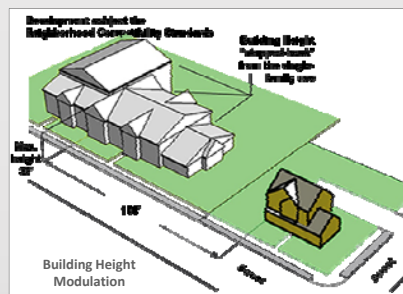


## Neighborhood Compatibility Standards (NEW)



## Neighborhood Compatibility Standards (NEW)

- Protects single-family neighborhoods
- Applies to new:
  - Multifamily,
  - Townhouse,
  - Live/work,
  - Nonresidential, and
  - Mixed-use development



## Protection standards for farmland and open space



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# Large Retail Development Standards (NEW)

- Applies to single tenant buildings over 75,000 sf that devote 60% of space to retail sales
- Standards address:
  - Building entrances
  - Façades
  - Roofs
  - Windows and doors
  - Location of parking



1. Distinctive entry features
2. Street-facing facades articulated with setbacks
3. Street-facing facades must be at least 25 percent transparent
4. Side wall or end facing a street and over 20 feet long shall be articulated


The Maryland-National Capital Park and Planning Commission

Zoning Rewrite


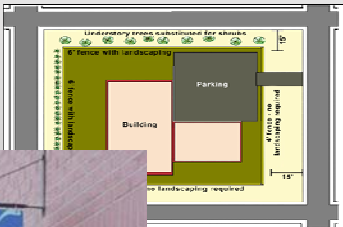
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# Other Development Standards

- Revised fence and wall standards
  - Maximum heights
  - Materials
  - Finished side of fence must face out
  - Appearance standards apply near streets
- Revised signage standards
  - Modernized illumination standards
  - New standards for digital displays
  - Simplified table of standards for:
    - Building wall signs
    - Roof signs
    - Freestanding signs



Fence with Finished Side Out



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## Outreach

### 223 MEETINGS

held with Civic Associations, State & County Agencies, Non-Profit Organizations, Municipalities, and other stakeholders

### 894 FOLLOWERS

who connected with the Zoning Ordinance and Subdivision Regulations Rewrite on Facebook, Twitter, and OpenComment

### 24726 EMAILS

sent about the Zoning Ordinance and Subdivision Regulations Rewrite and meetings since January 2015

### 1297 SUBSCRIBERS

who registered to receive email updates about the Zoning Ordinance and Subdivision Regulations Rewrite

### 12 MENTIONS

about the Prince George's Zoning Rewrite in local, regional newspapers, blogs, and media stations.

### 7550 VISITORS

to the project's website since its re-launch in December 2014.



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## Next steps

### Project Schedule - Deliverables

Deliverable	Date
<input checked="" type="checkbox"/> Evaluation and Recommendations Report	December 2014
<input checked="" type="checkbox"/> Module 1: Zones and Uses	October 2015
<input checked="" type="checkbox"/> Module 2: Development Standards and Subdivision Regulations	May 2016
<input type="checkbox"/> Module 3: Processes and Administration	August 2016
<input type="checkbox"/> Comprehensive Review Draft	Fall 2016



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## Next steps

### Project Schedule - Decisions

Decision	Date
<input type="checkbox"/> Planning Board Review	Winter 2016
<input type="checkbox"/> District Council (and County Executive, for Subdivision Regulations) Approval	Spring 2017
<input type="checkbox"/> Training and Implementation	Summer–Fall 2017



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## Next steps

### How Can I Help?

- GET INVOLVED and spread the word!
- Give us your feedback and ideas
  - <http://pgplanning.opencomment.us>
- Give your Council Member your feedback
- Attend our community forums for the modules and Comprehensive Review Draft
- Join our conversation – website, OpenComment, e-mail, Facebook, Twitter



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Contact the project team and join the conversation:

[ZoningPGC@ppd.mncppc.org](mailto:ZoningPGC@ppd.mncppc.org)

301-780-8173

or



[www.facebook.com/ZonePGC](https://www.facebook.com/ZonePGC)



[@ZonePGC](https://twitter.com/ZonePGC)

[Zoningpgc.pgplanning.com](http://Zoningpgc.pgplanning.com)

