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
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)
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.
What is Zoning?

Gateway Arts District

zones and uses

R-O-S = Reserved Open Space

Protect scenic and environmentally sensitive areas

Min lot size: 20 acres
Max units per acre: 0.05
Uses:
• Farmers Market
• Farm Winery
• Library, school, or other public uses
**What is Zoning?**

**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

**I-1 = Light Industrial**

- Light intensity manufacturing, warehouse, and distribution.
- Uses:
  - Vehicle repair
  - Animal hospital
  - Bike repair shop
What is Zoning?

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

**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 Georgians...

- **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 and ordinance that will help
  - Create jobs
  - Increase nonresidential tax base

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
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

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
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

**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
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

**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
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
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

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
**Project Goals**

- Ordinance everyone can understand
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**Outreach**

- **223 MEETINGS**
  - held with Civic Associations, State & County Agencies, Non-Profit Organizations, Municipalities, and other stakeholders
- **247,260 EMAILS**
  - sent about the Zoning Ordinance and Subdivision Regulations Rewrite and meetings since January 2015
- **12 MENTIONS**
  - about the Prince George’s Zoning Rewrite in local, regional newspapers, blogs, and media stations.
- **894 FOLLOWERS**
  - who connected with the Zoning Ordinance and Subdivision Regulations Rewrite on Facebook, Twitter, and OpenComment
- **1,297 SUBSCRIBERS**
  - who registered to receive email updates about the Zoning Ordinance and Subdivision Regulations Rewrite
- **7,550 VISITORS**
  - to the project’s website since its re-launch in December 2014.
### Next steps

#### Project Schedule - Deliverables

<table>
<thead>
<tr>
<th>Deliverable</th>
<th>Date</th>
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<tbody>
<tr>
<td>✔ Evaluation and Recommendations Report</td>
<td>December 2014</td>
</tr>
<tr>
<td>✔ Module 1: Zones and Uses</td>
<td>October 2015</td>
</tr>
<tr>
<td>✔ Module 2: Development Standards and Subdivision Regulations</td>
<td>May 2016</td>
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<tr>
<td>□ Module 3: Processes and Administration</td>
<td>August 2016</td>
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<tr>
<td>□ Comprehensive Review Draft</td>
<td>Fall 2016</td>
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#### Next steps

#### Project Schedule - Decisions

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<tr>
<td>□ Planning Board Review</td>
<td>Winter 2016</td>
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<tr>
<td>□ District Council (and County Executive, for Subdivision Regulations)</td>
<td>Spring 2017</td>
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<tr>
<td>Approval</td>
<td></td>
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<tr>
<td>□ Training and Implementation</td>
<td>Summer–Fall 2017</td>
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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

Contact the project team and join the conversation:

ZoningPGC@ppd.mncppc.org
301-780-8173
or
www.facebook.com/ZonePGC
@ZonePGC
Zoningpgc.pgplanning.com