



**Zoning Ordinance and Subdivision Regulations Rewrite
Meeting with Hyattsville Planning Committee
July 19, 2016**

The purpose of this discussion was to discuss the impacts of the zoning rewrite and to address questions. Questions and comments are noted below. Staff responded verbally during this discussion but did not record staff answers to these questions.

- Where would an updated Zoning Ordinance, like the one Clarion has proposed, put the County in relation to other counties across the country?
- Is this proposal including affordable housing? Who determines if this is included?
- The proposal seems to be eliminating Euclidean zones and shifting to mixed-use zones. Has there been consideration on proposing mixed-income housing?
- The proposed green building standards provide bonuses on point systems. Will we allot negative points for things we do not want to see?
- Is there any support for infrastructure on telecommunications, such as antennas and other equipment located on roof tops?
- What is the Hyattsville Planning Committee's role and the ongoing public feedback loop?
- Regarding the proposed 100-foot buffer between developers and existing farms, is there any reason for that distance?
- Are there any plans for Metro at the National Harbor?
- How flexible will the new ordinance be in terms of adapting to new development patterns or medical cannabis?
- Are fencing and wall standards only for single-family residential uses or for all uses?
- What is the impact on the elimination of the Transit District Overlay Zone on the Prince George's Plaza Transit District Development Plan?
- How would the neighborhood compatibility standards impact single-family neighborhoods and vacant lots in the four listed residential zones?
- Is medical cannabis allowed inside the Beltway?



- Would the green building incentives apply to current overlay zones?
- Would green incentives be required for each dwelling unit or for a percentage of the entire development?
- On the open space set-aside provisions, I would suggest scaling it. Instead of percentages across the board, treat it differently depending on the size of the site.
- Regarding the expiration of determinations for the adequacy of public facilities, it would be good to have it set at ten years. Some jurisdictions do seven years, while others allow for applicants to renew their findings. If there is going to be no test for transportation in the Regional Transit-Oriented and Local Transit-Oriented zones, then you'll need a variety of tools in the toolbox. Consider using a Transportation Demand Management District for Prince George's Plaza, for example.