



KNOW YOUR NEIGHBORHOOD

#PGCZoningRewrite

July 25, 2015



The Maryland – National Capital Park & Planning Commission

Meeting Purpose

What are we doing today?



- Learn how zoning and development shape our neighborhoods
- Better understand our similarities & differences
- Use online tools to provide feedback on the Zoning Rewrite recommendations

Project Team

Who are we?



- **Prince George's County Planning Department, M-NCPPC**
Project Guardians
- **Clarion Associates Team**
Nine expert consultant firms
- **Prince Georgians! We, the people...**
Who live, work, play, and learn in this County.

Zoning Rewrite Online

Stay Connected



Project Email

zoningpgc@ppd.mncppc.org

Project Website

zoningpgc.pgplanning.com

OpenComment

<https://pgplanning.opencomment.us>



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



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Creating a 21st Century Zoning Ordinance for Prince George's County



The Maryland – National Capital Park & Planning Commission

Let's define a few terms

What is Zoning?



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

Let's define a few terms

What is Subdivision?



- ***Subdivision*** is the division by plat or deed of a larger piece of property into two or more smaller lots, plots, sites, tracts, parcels, or other land divisions (either for development or for sale).
- ***Subdivision Regulations*** is the written law that defines how land can be subdivided in a community.

Let's define a few terms

What Are Plans?



- ***The General Plan*** is the overall policy document guiding the County's physical growth. It establishes where and how the County should grow and evolve over the next 20 years. **Plan Prince George's 2035** is the current General Plan for Prince George's County.
- ***Master Plans*** provide specific recommendations on the land use, natural environment, transportation networks, housing and neighborhoods, historic preservation, urban design, and public facilities for one or more of the County's Planning Areas.
- ***Sector Plans*** are smaller plans for *portions* of one or more Planning Areas. They contain the same functional information as a Master Plan but apply to smaller areas that are often targeted for future development or which could benefit from a new vision and framework for future implementation actions.

Project Background

What are we doing?



Prince George's County is
comprehensively rewriting its Zoning
Ordinance and Subdivision Regulations.

Project Background

Why are we rewriting?



The current ordinance is...

- Outdated, lengthy, and confusing
- Not responsive to the county's vision for future growth and development
- An impediment to economic growth

Project Goals

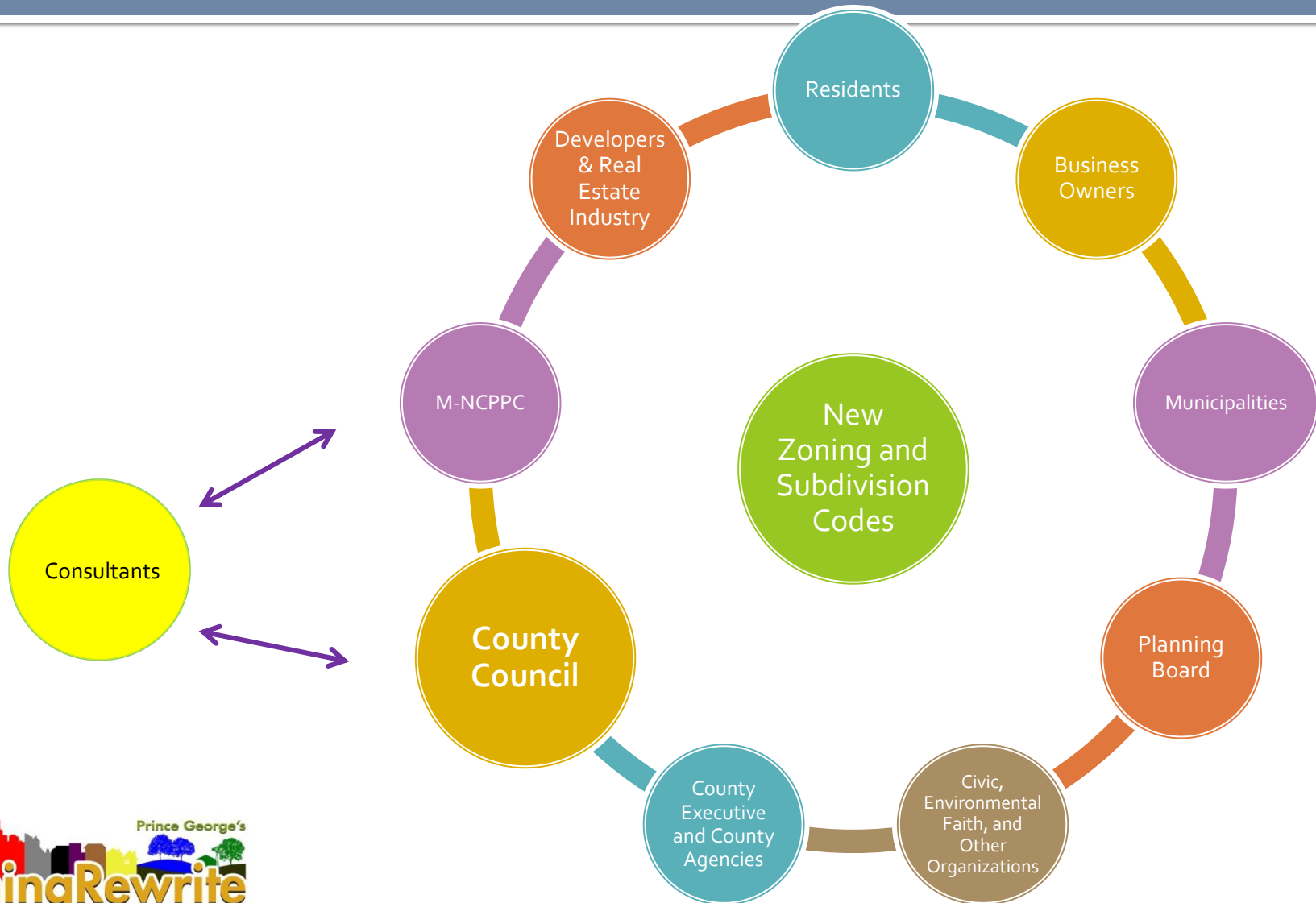
What do we hope to accomplish?

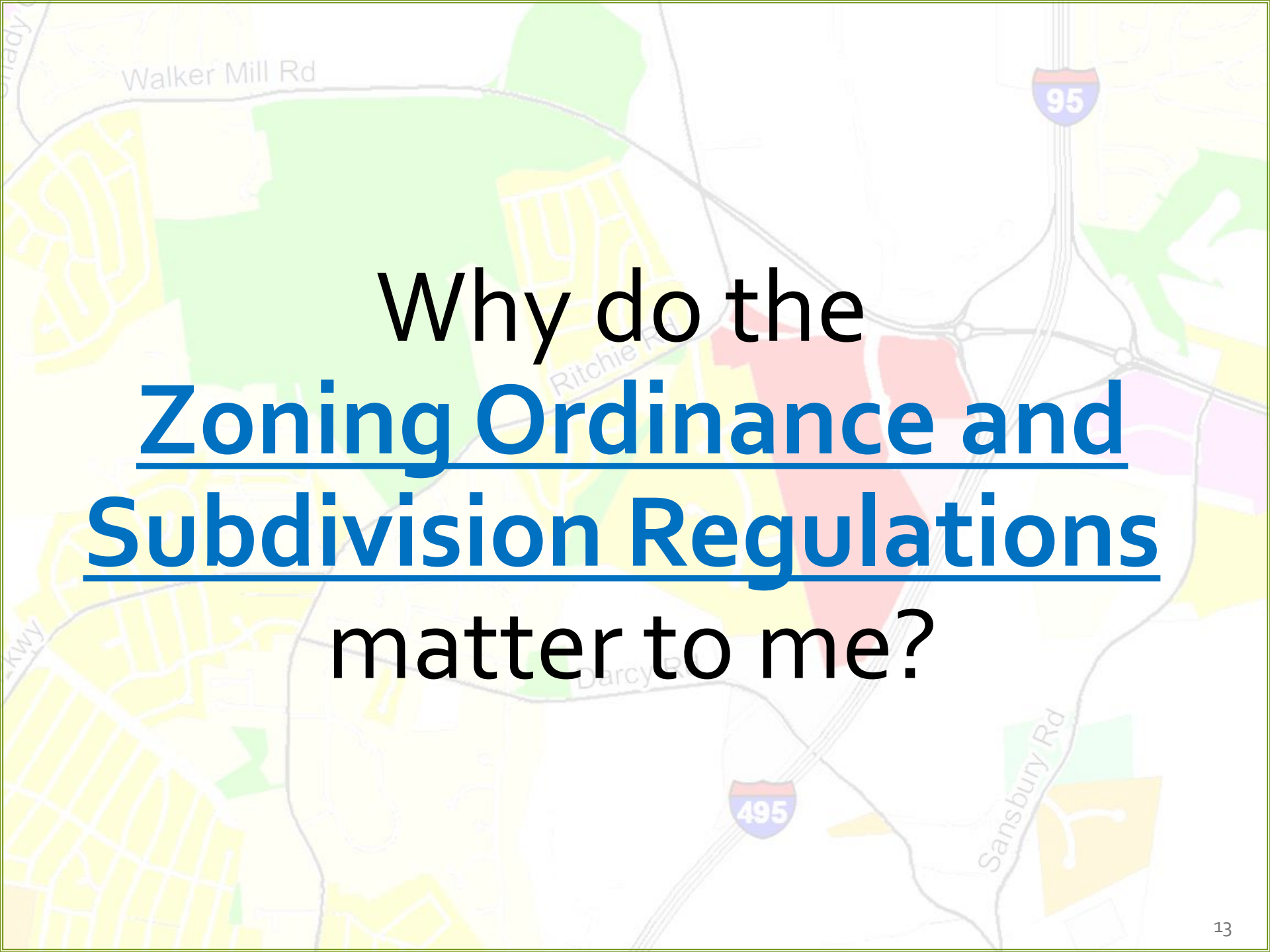


- ***Streamline*** the ordinance and development approval process
- ***Modernize*** and consolidate our zones and development standards
- ***Incentivize*** revitalization and economic, transit-oriented, and mixed-use development
- ***Protect*** established neighborhoods

Project Stakeholders

Who is involved?



A map of a suburban area with various colored zones (yellow, green, red, pink). Roads shown include Walker Mill Rd, Ritchie Rd, Sansbury Rd, and Darcy Rd. Highways 95 and 495 are also visible.

Why do the Zoning Ordinance and Subdivision Regulations matter to me?

Zoning & Subdivision

Why does it matter?



- The regulation of land use is one of the most important functions of County government
- Development can **improve** or **hinder** the community.
- It is the Zoning and Subdivision rules that help guide the result

Zoning & Subdivision

Why does it matter?



Commercial



Zoning & Subdivision

Why does it matter?



Residential



Zoning & Subdivision

Why does it matter?



Signs



Zoning & Subdivision

Why does it matter?



Roads



Zoning & Subdivision

Why does it matter?



Sidewalks



Zoning & Subdivision

Why does it matter?



Usable Green Space



Zoning & Subdivision

Why does it matter?



Connections within Neighborhoods



Zoning & Subdivision

Why does it matter?



Parking Areas



Zoning & Subdivision

Why does it matter?



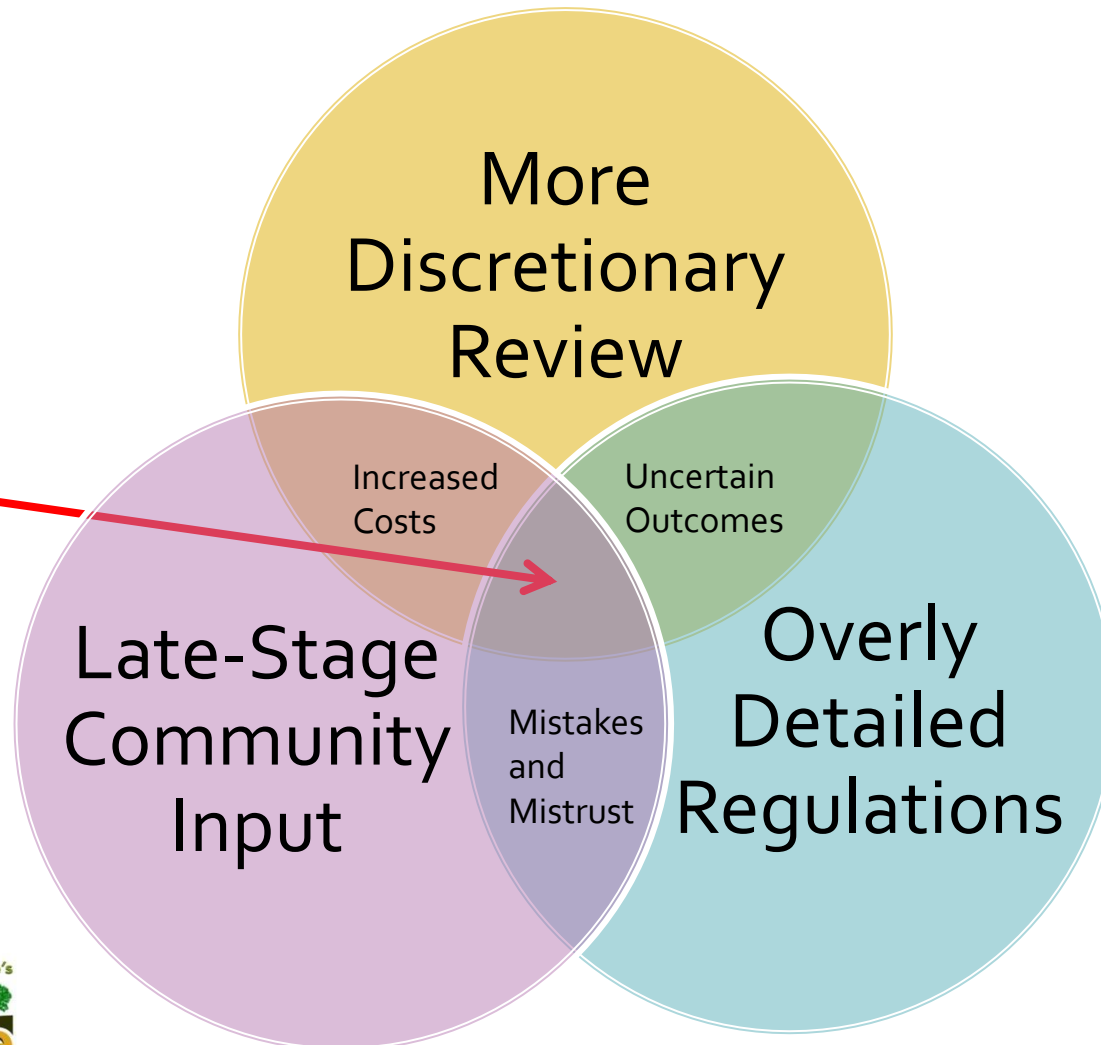
What gets built next to what



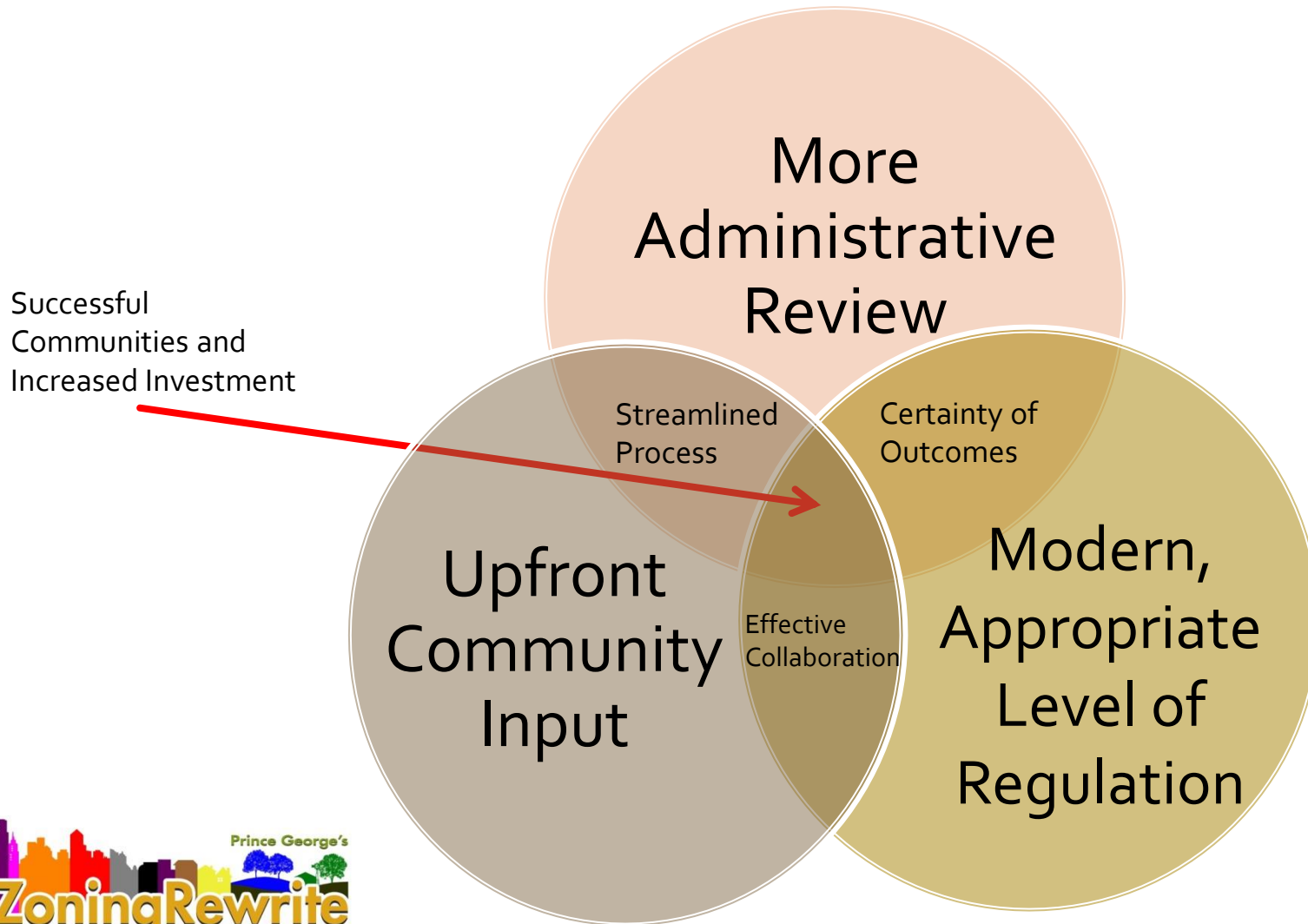
Current Process



Disincentive to
Investment in
Prince George's
County



Recommended Process



Next Steps

Zoning Rewrite Draft Schedule



Module	Public Review Draft
Zones and Uses	Fall 2015
Development Standards and Subdivision Regulations	Spring 2016
Processes and Administration	Summer 2016
Comprehensive Review Draft	Fall 2016
Final Approval	March 2017

Next Steps

How Can I Help?



- STAY INVOLVED!
- Give us your feedback and ideas
- Give the Planning Board and your Council Member your feedback
- Share what you have learned with family, friends, and neighbors
- Join our conversation – website, OpenComment, e-mail, Facebook, Twitter
- Attend our community forums for the modules and Comprehensive Review Draft



Questions?



The Maryland – National Capital Park & Planning Commission

OpenComment

Provide your feedback



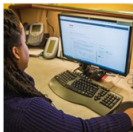
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Prince George's Zoning Rewrite


Creating a 21st Century Zoning Ordinance

The Prince George's County Planning Department of the Maryland-National Capital Park and Planning Commission is rewriting the Zoning Ordinance and Subdivision Regulations for Prince George's County. We need your ideas to make sure the new zoning ordinance reflects our community values and project goals. We welcome you to review the documents below and join in the discussion.



OpenComment Tutorial

No description available.



Evaluations and Recommendations Report - Chapter 1

Introduction and Overview

About the Project

The Prince George's County Planning Department is comprehensively rewriting the county's Zoning Ordinance and Subdivision Regulations. The Zoning Ordinance and Subdivision Regulations are the laws that determine how land or property in Prince George's County can be developed. The intended impact of this multi-year project is to modernize the county's zoning code into a more user-friendly document that is aligned with the county's vision for smart growth, economic development, and improved quality of life for Prince George's County residents. Help us create a 21st Century Zoning Ordinance for Prince George's County by providing your comments and feedback to project documents.

We value your advice, criticism, and unique insight about planning and zoning issues. We request that comments are relevant to the discussion. Commenters are responsible for what they post and we will remove any comments that include personal attacks, obscenity, vulgarity, profanity, and commercial promotion.

- Browse, comment upon, and download documents related to the Zoning Rewrite
- **All draft modules of the Zoning Rewrite will be posted on OpenComment for public review**

OpenComment

Provide your feedback



[View](#) [Edit](#) [Report](#)

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Evaluation and Recommendation 10 of 12 Search Filter Share Search

I. INTRODUCTION AND OVERVIEW

A. PROJECT OVERVIEW

The Prince George's County Planning Department is conducting a comprehensive rewrite of the Zoning Ordinance and Subdivision Regulations. This project will transform these current development regulations to a more user-friendly 21st Century Zoning Ordinance and Subdivision Regulations for Prince George's County. This project is particularly timely for two reasons:

- First, the current Zoning Ordinance and Subdivision Regulations have not been comprehensively updated in over 50 years. Instead, they have been amended countless times to address specific needs (sometimes to fix a problem or allow an opportunity on only one parcel of land). Many of the amendments conflict with other amendments and use different structures and terminology. The result is 1,000-plus pages of regulations that are confusing, inconsistent, difficult to use, and present obstacles to types of development that would support economic growth and improve the quality of life for County residents.
- Second, Prince George's County has just adopted *Plan Prince George 2035*—a new General Plan for the County that sets new and clearer directions for the future. It distinguishes more clearly between preferred approaches in Centers (Regional Transit Districts (including Downtowns), Local Centers (Local Transit Centers, Neighborhood Centers, Town Centers, and Campus Centers), Employment Areas (including the Innovation Corridor), Established Neighborhoods, and Rural and Agricultural Areas of the County.

One of the principal themes found among *Plan Prince George's 2035's* goals and policies is supporting different types of and levels of compact, transit-oriented, mixed-use, and pedestrian-oriented development at specific places within the County. Other goals include efforts to support economic development, protect the character of established neighborhoods, and support sustainable (green) building practices (including universal design in housing).

The highest priority places for the focus of public dollars and resources are the designated **Downtowns**. The plan notes these Regional Transit Districts are best suited to develop in the near term into vibrant, walkable, regional-serving centers with a robust economic and employment base, a distinct sense of place and identity, a varied housing stock, a multimodal transportation network, and diverse, mixed-income communities.

A second high priority place is the **Innovation Corridor** the Employment Area

Unfortunately, the current Zoning Ordinance and Subdivision Regulations do not have the right tools to implement Plan 2035 – but they will when this process is completed in 2017.

Comments

[Expand](#)

bsnyderdiffin Jun 10 2015 at 8:46PM
Will the new Zoning include Urban Farming, such as Backyard Hens? In areas like Fort Washington that ... [Read More](#)
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July 25, 2015



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BLOCKS AND LOTS



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Blocks and Lots

What did we accomplish?



How was this activity similar to the land development process in Prince George's County?



Questions and Feedback

July 25, 2015



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Build Your Neighborhood

Thursday, September 17 @ 7PM



Please join us as we build on today's workshop to:

- Explore desired outcomes for a new Zoning Ordinance and Subdivision Regulations,
- Dig deeper into our similarities and differences,
- Better understand what our neighbors may be looking to achieve,
- Get excited about new draft regulations!