



Prince George's County, Maryland Executive Summary of Module 2

Division 27-5: Development Standards

Division 27-8: Interpretation and Definitions

Division 24-3: Subdivision Standards

(Adequacy of Public Facilities)

Division 24-6: Definitions

May 2016

C L A R I O N

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

Public Review Draft

**Zoning Ordinance and Subdivision
Regulations Rewrite**

Background: The Project and Schedule

At the direction of the County Council, the Prince George's County Planning Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC) is conducting a comprehensive rewrite of the County's Zoning Ordinance and Subdivision Regulations ("development regulations"). The project will transform the current development regulations into a user-friendly 21st Century Zoning Ordinance and Subdivision Regulations.

Because the rewriting of the Zoning Ordinance and Subdivision Regulations is a significant task that requires special expertise and many hours of work, the County retained a nationally recognized team of consultants, led by Clarion Associates, to assist it in the effort. The work began in early 2014 and was organized into the four phases, as shown by the timetable to the right:

Schedule for Zoning and Subdivision Rewrite

<u>Phase</u>	<u>Timeframe</u>	<u>Status</u>
1. Public outreach and input	2014	Ongoing
2. Evaluation and Recommendations	2014	Completed
3. Drafting the new Ordinance and Regulations	2015 - early 2017	Ongoing
4. Implementing the new Ordinance and Regulations	2017	



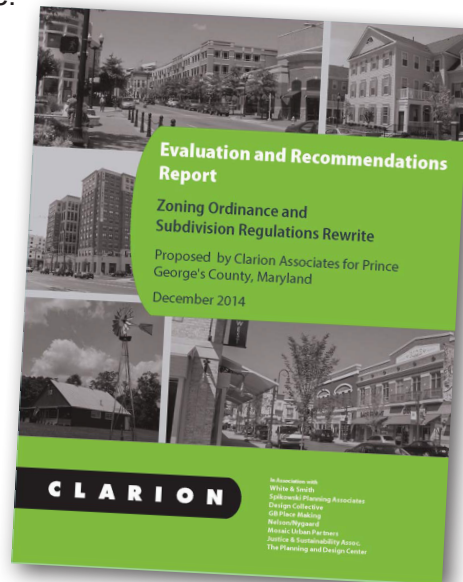
Public Outreach and Evaluation and Recommendations Report

The first year of the project involved:

- An extensive public outreach effort to gain community input on the most important goals to achieve in the rewrite (key themes);
- An independent review by the Clarion team of the plans, development regulations, and other relevant materials used by the County to review and approve development; and
- Identification of areas where the current development regulations fall short of best practices, as well as the zoning tools and changes needed to address the key themes.

This effort culminated in the consultant's preparation of an *Evaluation and Recommendations Report*, which synthesizes the key themes for the project, along with the consultant's evaluation of the current development regulations and recommendations on what needs to be changed and how to change it. The *Evaluation and Recommendations Report* identified four key themes for improvement. They are:

- **Make the regulations more user-friendly and streamlined;**
- **Modernize, simplify, and consolidate zones and zone regulations;**
- **Implement key goals, policies, and strategies of *Plan Prince George's 2035*; and**
- **Modernize the regulations and incorporate best practices.**



For each key theme, the *Evaluation and Recommendations Report* recommends changes to the development regulations. The last section in the *Evaluation and Recommendations Report*, the Annotated Outline, provides a detailed outline, or “road map,” for how the rewritten regulations should be structured if the key themes are to be addressed. It also explains how the regulations should be written and where each change should be incorporated in the rewritten regulations. It recommends that the rewritten Zoning Ordinance be organized into the following eight divisions.

Proposed Structure for Zoning Ordinance

Division 27-1: General Provisions

Division 27-2: Administration

Division 27-3: Zones and Zone Regulations

Division 27-4: Use Regulations

Division 27-5: Development Standards

Division 27-6: Nonconformities

Division 27-7: Enforcement

Division 27-8: Interpretation and Definitions

It recommends that the rewritten Subdivision Regulations be organized into the following six divisions.

Proposed Structure for Subdivision Regulations

Division 24-1: General Provisions

Division 24-2: Administration

Division 24-3: Subdivision Standards

Division 24-4: Chesapeake Bay Critical Area Standards

Division 24-5: Enforcement

Division 24-6: Definitions

The Process for Rewriting the Zoning Ordinance and Subdivision Regulations

After receiving input from the public at community meetings, input from the Planning Board, and direction from the County Council, refinements were made to the Annotated Outline and the drafting of the development regulations began in 2015. The Annotated Outline from the *Evaluation and Recommendations Report* has been used as the “road map” for the drafting. Because the development regulations are lengthy and complex documents, the drafting process is being conducted in three separate modules. Each module includes a draft of part of the development regulations. The three separate modules are:

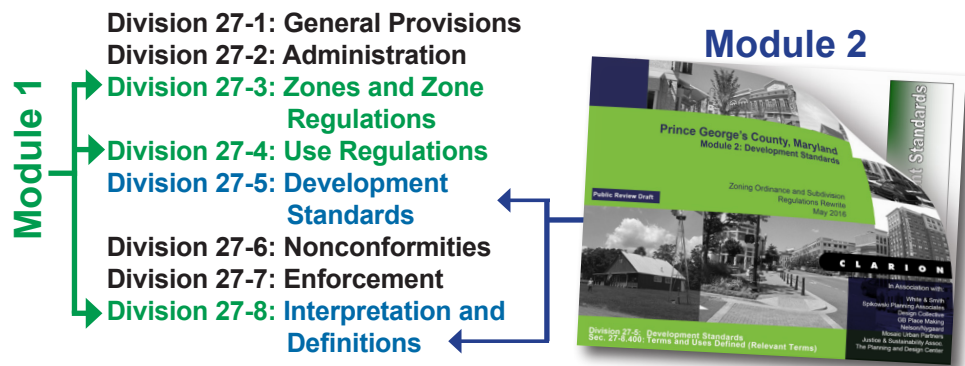
- Module 1: Zones and Use Regulations;
- Module 2: Development Standards; and
- Module 3: Administration and Subdivision

The Public Review Draft of Module 1: Zones and Use Regulations, was released in October of 2015 for review and community input. It includes all the regulations relevant to the zones and uses. They are found in three of the eight divisions of the rewritten Zoning Ordinance:

- Division 27-3: Zones and Zone Regulations;
- Division 27-4: Use Regulations; and
- Division 27-8: Interpretation and Definitions.

The consultant team then conducted a series of community meetings in north, central, and south County to present the module materials and answer questions. Meetings were also conducted with focus groups, the Planning Board, and the County Council. Module 1 is available for online commenting at the Zoning Rewrite’s OpenComment website, located at <http://pgplanning.opencomment.us>.

The Public Review Draft of Module 2: Development Standards, was released for review and community input in May 2016. It includes all development and design regulations in the Zoning Ordinance relevant to site development, as well as the adequacy of public facilities (APF) standards from the Subdivision Regulations. Module 2 covers Division 27-5 and 27-8



of the new Zoning Ordinance, and the Subdivision APF regulations and definitions of Divisions 24-3 and 24-6. A short summary of each of the two divisions in Module 2 follows this section.

Module 2 is available for online commenting beginning May 2016 at the Zoning Rewrite’s OpenComment website. OpenComment allows all Prince Georgians and other interested parties to comment on written documents, join conversations, and engage in a virtual discussion about the Clarion team’s recommendations. Hard copies of Module 2 are available in all 19 of the County’s public libraries.

The M-NCPPC and Prince George’s County welcomes public input on the draft materials. Elected officials, appointed officials, and residents of Prince George’s County are urged to read this material and note those areas that you agree with—as well as those that you do not agree with—so that key discussions can be vigorous, open, and honest.

Countywide listening sessions with Clarion Associates on Module 2 will be held on June 7-9, 2016 along with meetings with the Planning Board and County Council. Information about the community meetings, as well as other meetings and materials related to the rewrite, may be obtained from the project website. Module 2 can also be downloaded from the project’s website, located at <http://zoningpgc.pgplanning.com>.

Division 27-5: Development Standards

Overview

Division 27-5: Development Standards

- **Section 27-5.100** Roadway Access, Mobility, and Circulation
- **Section 27-5.200** Off-Street Parking and Loading
- **Section 27-5.300** Open Space Set Asides
- **Section 27-5.400** Landscaping
- **Section 27-5.500** Fences and Walls
- **Section 27-5.600** Exterior Lighting
- **Section 27-5.700** Environmental Protection and Noise Controls
- **Section 27-5.800** Multifamily, Townhouse, and Three-Family Form and Design Standards
- **Section 27-5.900** Nonresidential and Mixed-Use Form and Design Standards
- **Section 27-5.1000** Industrial Form and Design Standards
- **Section 27-5.1100** Neighborhood Compatibility Standards
- **Section 27-5.1200** Agricultural Compatibility Standards
- **Section 27-5.1300** Signage
- **Section 27-5.1400** Green Building Standards
- **Section 27-5.1500** Green Building Incentives

Division 27-5: Development Standards, is an important division in the Zoning Ordinance. It consolidates in one place all the different standards that apply to the layout, form, and general quality of development on a site. In sum, it includes standards that establish:

- The basic template for on-site pedestrian, bicycle, and vehicular circulation emphasizing the importance of multi-modal transportation options;
- Modern off-street parking and loading standards that recognize the distinct development character in different places in the County and establish different standards for those different places;

- New open space set-aside standards that generally apply to all development while recognizing the different types of development and their location in the County;
- Revised and modernized landscaping standards in the Landscape Manual (which will be released for review subsequent to the Module 2 public draft) that recognize the new and different development character desired in the County;
- Modernized fence and wall standards that conform to the character differences in the County;
- Modern exterior lighting standards that support a dark night sky and prevent spillover light and glare from adjacent development;
- New sets of form and design standards for multifamily (and townhouse and three-family), nonresidential, mixed-use, and industrial development, that establish a minimum level of development quality in the County;
- New neighborhood compatibility standards that apply to all new nonresidential and multifamily development that is proposed to be located adjacent to existing single-family development and vacant lands in the single-family residential zones: these standards are designed to protect the character of single-family neighborhoods;
- New agricultural compatibility standards that protect on-going agriculture operations from new adjacent residential, commercial, and industrial development;
- Revised signage standards that simplify, consolidate, organize, and modernize current standards to improve ease of use and better address the range of signage in the County; and
- Green building standards and incentives that require a minimum level of green building practices, and provide incentives for development to go beyond the minimum standards.

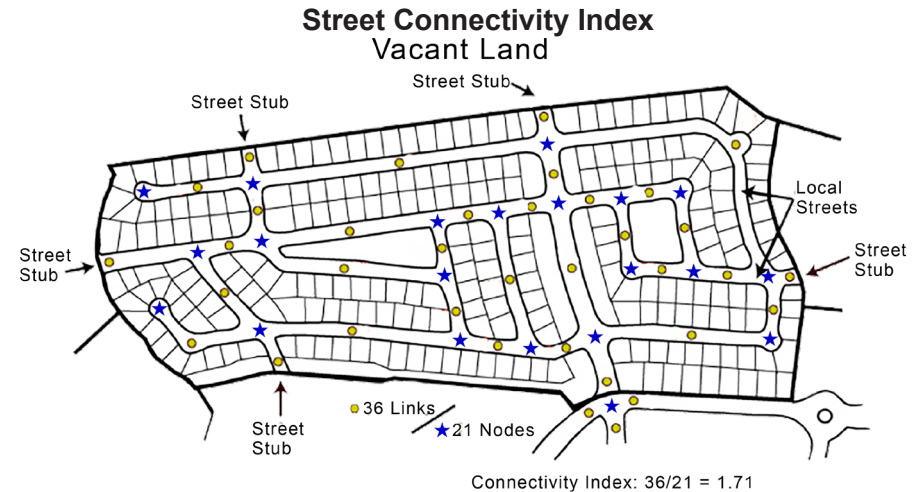
Section 27-5.100 Roadway Access, Mobility, and Circulation

Section 27-5.100: Roadway Access, Mobility, and Circulation, is a new section that consolidates the rules governing circulation, mobility, and access. Emphasis is placed on establishing, in the regulations, a framework for supporting a multi-modal network of transportation in the County, especially in places where the County wants to support walkable urbanism. Given this new emphasis, this section includes a number of additional access and circulation standards that address:

- Multi-modal transportation;
- Bicycle and pedestrian access and circulation;
- Connections and cross-access between adjoining similar developments;
- Better managed driveway access onto arterial and collector roadways; and
- Stacking space¹ standards for parking lot entrances and drive-through facilities.

Because some of the provisions in the section relate to the requirements in the Specifications and Standards for Roadways and Bridges, they are coordinated with the specifications, and will need to continue to be coordinated as the drafting continues and the specifications are updated (which is occurring now).

¹ The portion of a parking lot that is dedicated to a space for vehicles engaged in “drive-through” use of the development.



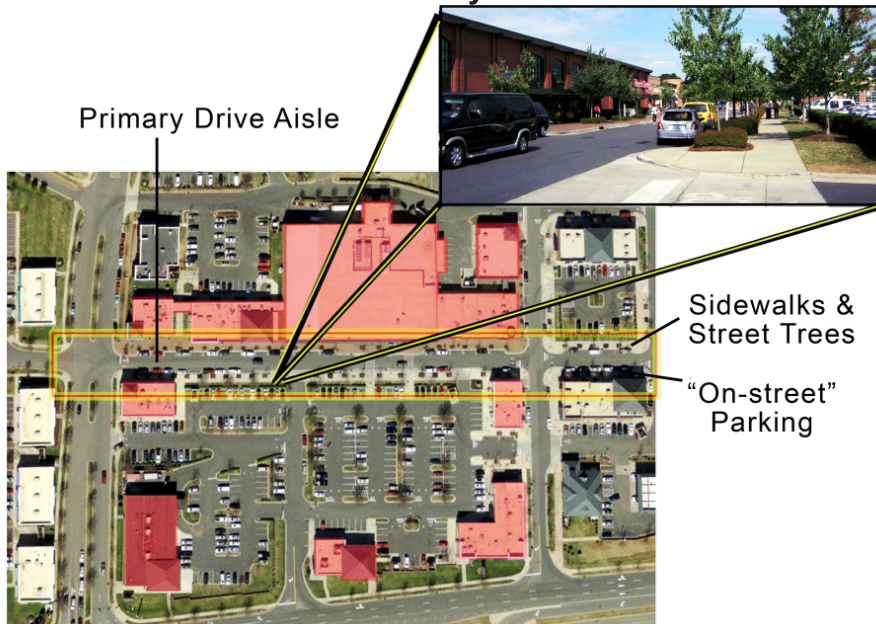
Section 27-5.200: Off-Street Parking and Loading

Section 27-5.200: Off-Street Parking and Loading, carries forward, modifies, and modernizes the off-street parking standards in Part 11, Off-Street Parking and Loading, of the current Zoning Ordinance, as well as regulations for the Mixed Use-Transportation (M-X-T) zone and regulations in Subtitle 27A, Urban Centers and Corridor Nodes Development and Zoning Code. It replaces the one size fits all set of parking standards in Part 11 with a set of different off-street parking space standards for:

- The Regional Transit-Oriented (RTO) and Local Transit-Oriented (LTO) base and planned development zones;
- The Neighborhood Activity Center (NAC) and Town Activity Center (TAC) base and planned development zones;
- Development “inside the Interstate Capital Beltway/Interstate 95” (which includes all lands inside the Capital Beltway and all

- lands within the corporate limits of the City of Greenbelt); and
- Development in all other areas of the County.

Location of Primary Drive Aisle



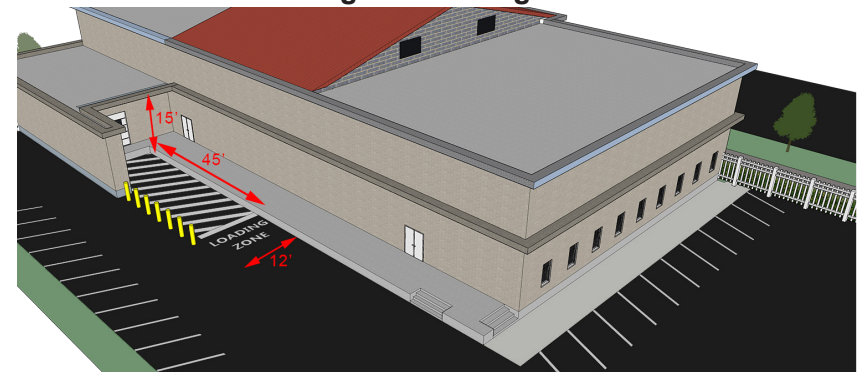
The section includes quantitative off-street parking standards for each principal use identified in the principal use tables proposed in Module 1. The proposed parking space standards reflect new studies and modern best practices regarding parking needs that generally justify reduced parking space requirements. This mirrors not only general trends in actual parking use, but also demands in maturing suburbs and in conventional auto-oriented communities that are now investing in transit infrastructure and prioritizing more walkable, compact development forms. The section also updates the dimensional standards for parking spaces and aisles, provides general location and design standards to promote safety and access for parking and loading areas, provides specific detail on how parking requirements are measured, and

establishes bicycle parking standards that differ based on the zone and general location in the County.

Finally, the section expands the flexibility provisions for off-street parking, and provides for reduced parking standards for parking demand reduction strategies (Transportation Demand Management). More specifically, it allows for administrative review and approval of requests for alternative parking plans that may include:

- Expanded sharing of parking spaces among complementary uses to allow reductions in parking;
- More extensive allowance of off-site parking, subject to proximity and pedestrian access standards;
- Deferred parking (where the developer provides a reduced number of spaces based on preliminary parking demand data, but reserves land for additional parking should post-development studies show more is needed);
- Provisions for valet and tandem parking;²
- Crediting adjacent on-street parking spaces towards minimum off-street parking space requirements in the Transit-Oriented/

Loading Area Configuration



- ² Tandem parking is a parking space within a group of two or more parking spaces arranged one behind the other.

Activity Center zones;

- Reductions in minimum parking space requirements for development in close proximity to transit stations and transit stops, beyond those reductions already specified in the minimum requirements table; and
- Reductions in minimum parking space requirements for development incorporating Transportation Demand Management strategies (especially in the Regional Transit-Oriented Zone and other zones in which more development intensity is expected to occur over time).

Section 27-5.300: Open Space Set-asides

Section 27-5.300: Open Space Set-asides, is a new section that expands and consolidates the private open space standards that exist for certain types of development in certain zones in the current Zoning Ordinance. In addition, the section establishes minimum private open space set-aside requirements for all new residential, nonresidential, and mixed-use development, distinguishing the standards based on the use and the zone in which the use is located (expressed as a percentage of site area). These distinctions are made in the following categories:

- Rural and Agricultural base zones;
- Residential base and Planned Development (PD) zones;
- Nonresidential base zones and the IE-PD zone; and
- Transit-Oriented/Activity Center base and PD zones, and the MU-PD zone.

The section also identifies the types of open space that can be used to meet the open space set-aside standards: natural features; landscape areas required by the Landscape Manual; active recreational areas; passive recreation, including formal plantings and gardens; squares, forecourts, and plazas; stormwater management areas treated as site amenities;

and public access easements with paths or trails. It establishes priorities for the types of open space that should be set-aside on individual sites (distinguishing priorities in several instances, depending on the zone in which the set-aside is required) and identifies what cannot be counted as open space. It also establishes general standards for the design and lay-out of open space on a site and includes provisions identifying the type of development that can be located on open space. Finally, the section establishes rules for how the open space set-aside should be owned and managed, to ensure it remains as open space in perpetuity.

Example Open Space Set-Aside Configuration



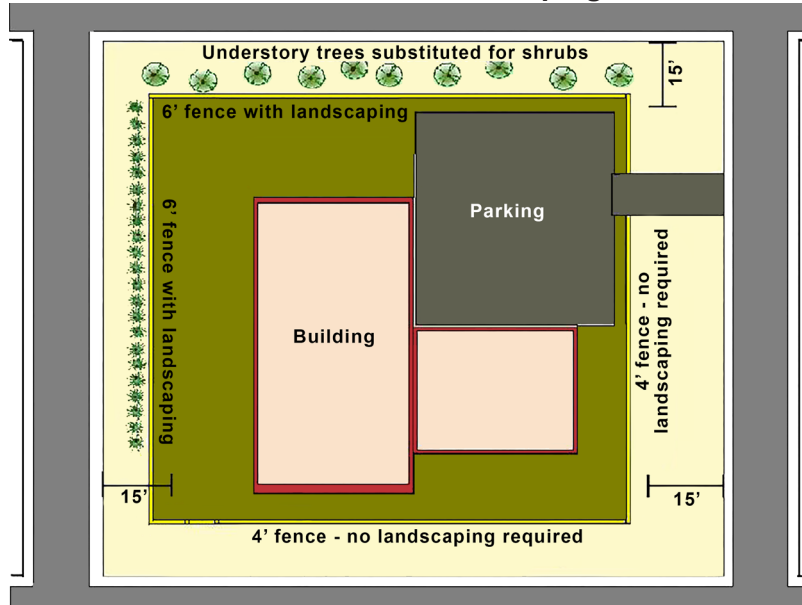
Section 27-5.400: Landscaping

The landscaping standards established in Section 27-5.400: Landscaping, are found in the Prince George's County Landscape Manual, which is incorporated into the Zoning Ordinance by reference. The Landscape Manual has been revised and modernized to conform to the policy direction for the new Zoning Ordinance. A draft of the revised Landscape Manual is scheduled for release and will be available for public review and comment by early June 2016.

Section 27-5.500: Fences and Walls

Section 27-5.500: Fences and Walls, modernizes standards governing the height and materials of fences and walls in the current Zoning Ordinance. The section includes:

Fence and Wall Landscaping



- Standards to ensure that fences and walls are not located where they might obstruct natural drainage flow, fire hydrants, and intersection sight distance;
- Maximum height standards for fences and walls in required yards and build-to zones;
- Standards establishing allowed fence and wall materials, with specific standards for Transit-Oriented/Activity Center zones;
- General appearance and landscaping standards for fences

and walls with an emphasis on fences and walls located near streets; and

- Standards for the maintenance of fences and walls.

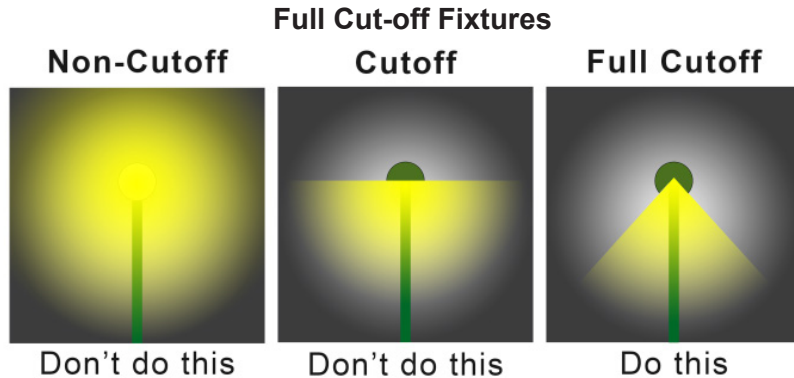
Additionally, to address unusual situations where fence height or materials need to be modified for safety reasons, a provision has been added that allows an applicant to request administrative approval of a security exemption plan that proposes a fence or wall taller than the maximum height standard allows, or the use of barbed and/or razor wire or electric wire atop a fence or wall, for security reasons.

Section 27-5.600: Exterior Lighting

Section 27-5.600: Exterior Lighting, is a new section that establishes a set of objective and measurable exterior lighting standards that apply to all development in the County (unless exempted, such as public monument lighting or outdoor recreational lighting operated until 11:00 p.m.). Their general purpose is to protect the night sky and ensure that exterior lighting does not intrude onto neighboring developments. This is done in a succinct and straightforward way through:

- Mandatory use of full cutoff light fixtures to prevent light overflow and glare on adjacent lands;
- Minimum energy efficiency standards (achievable through off-the-shelf products);
- Maximum footcandle limits to prevent glare and minimum limits footcandle requirements to ensure adequate lighting of public spaces and parking areas;
- Maximum light fixture pole or mounting heights that vary for different development contexts (shorter in residential areas and taller in industrial areas);
- A prohibition on canopy lighting that extends below the edge of the canopy; and
- A prohibition on full floodlighting of uniquely colored or designed

façades (which turns an entire building façade into a form of signage).



Finally, to address unusual situations where additional lighting is needed for safety and security reasons, the section allows an applicant to request an administrative security plan exemption, which is reviewed and decided based upon a specific set of review standards.

Section 27-5.700: Environmental Protection and Noise Controls

Section 27-5.700: Environmental Protection and Noise Controls, references the environmental protection and noise controls found in other parts of the County Code of Ordinances. This includes rules addressing woodland and wildlife habitat preservation, floodplain management, erosion and sedimentation control, stormwater management, Chesapeake Bay Critical Area Zone regulations, and noise controls. This is done to provide users of the Zoning Ordinance notice that there are other parts of the Code of Ordinances that might apply to their development.

Section 27-5.800: Multifamily, Townhouse, and Three-Family Form and Design Standards

Section 27-5.800: Multifamily, Townhouse, and Three-Family Form and Design Standards, is a new section that establishes form and design standards that apply to multifamily, townhouse, and three-family development, to generally ensure a minimum quality of development form. The standards address the following:

- Site access
- Parking location
- Building orientation and configuration (including multi-building development)
- Maximum building length
- Building façades
- Roofs
- Transparency/fenestration
- Garage placement
- Location of outdoor activity areas

Example of Building Façade, Roof, Transparency/Fenestration, and Materials Requirements for Multifamily Building



Section 27-5.900: Nonresidential and Mixed-Use Form and Design Standards

Section 27-5.900: Nonresidential and Mixed-Use Form and Design Standards, is a new section that establishes form and design standards that apply to nonresidential (including large retail buildings) and mixed-use development. Where there are distinctions in standards that need to be made between areas inside and outside the Capital Beltway, those distinctions are made in the regulations. The standards address the following:

- Building orientation (for both single and multi-building development);
- Outparcel development;
- Façade articulation; and
- Façade materials.

There are also additional standards established for large retail buildings (single-tenant buildings that have a gross floor area of 75,000 square feet or more and devote 60 percent or more of the total floor area to retail sales activities) that address:

- Building entrances
- Roofs
- Façades and massing
- Off-street parking location
- Fenestration/transparency
- Loading, service, and equipment areas
- Off-street parking location

Large Retail Building Entrances and Massing

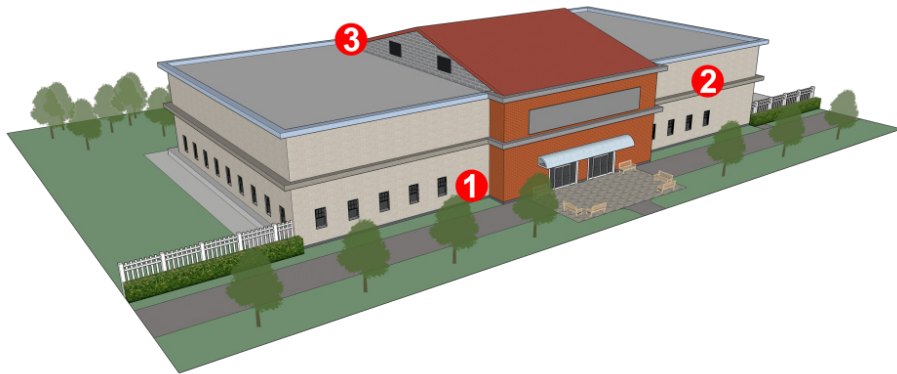


Section 27-5.1000: Industrial Form and Design Standards

Section 27-5.1000: Industrial Form and Design Standards, is a new section that establishes some basic form and design standards for industrial development that address the following:

- Building orientation (for both single and multi-building development);
- Entrances;
- Façade articulation;
- Building façade materials; and
- Roofline variation;
- Off-street parking location.

Example of Façade Articulation for Industrial Building



1. Façades greater than 100 feet shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features at least every 60 feet.
2. Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material.
3. The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 100 feet.

Section 27-5.1100: Neighborhood Compatibility Standards

Section 27-5.1100: Neighborhood Compatibility Standards, is a new section that establishes standards that would apply to multifamily, townhouse, live/work, nonresidential, and mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached or two-family dwellings, or vacant lands in the RE, RR, SFR-4.6, and SFR-6.7 single-family residential zones.

The purpose of the section is to establish minimum standards to protect the character of the County's single-family neighborhoods. To accomplish this goal, the standards place limitations on:

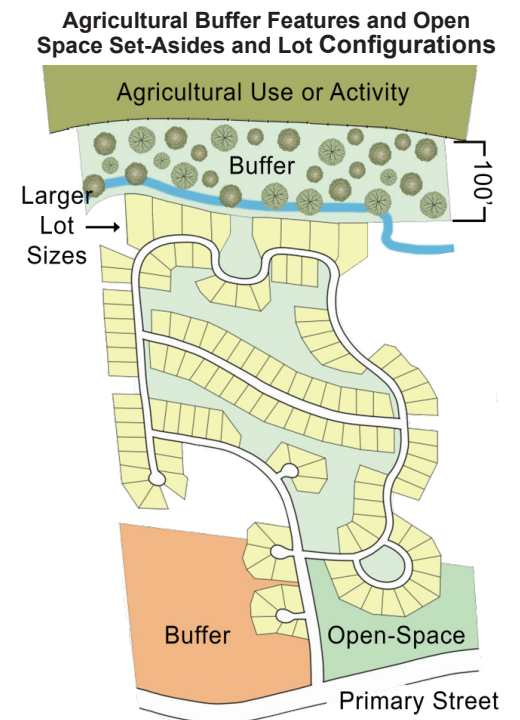
- Building height
- Setbacks
- Building orientation
- Buffers
- Location of open space set-asides
- Exterior lighting

- Building design (including roof treatment)
- Building materials
- Parking location
- Loading area location
- Signage
- Location of outdoor dining and drive-throughs
- Hours of operation

Section 27-5.1200: Agricultural Compatibility Standards

Section 27-5.1200: Agricultural Compatibility Standards, is a new section that establishes standards for new residential and nonresidential development (except conservation subdivisions) when located adjacent to an on-going agricultural use or activity in the AL and AR zones. The purpose of this section is to protect on-going farm activities from situations where a nuisance could arise when new development occurs on adjacent lands.

These agricultural compatibility standards require new development to provide and maintain a buffer of at least 100 feet along property lines that abut an agricultural use or activity within these two zones. Within the buffer, vegetative screening and other features are required to act as a physical separation and diffuse noise, light, dust, etc.



Fencing is also required to limit access and provide screening.

The standards require any open space set-asides to be located between the agricultural uses or activities and the buildings in the new development. They also require a “feathering” of lot sizes in relation to the agricultural use or activity so that small residential lots in particular will not be located proximate to the agricultural use or activity.

Section 27-5.1300: Signage

Section 27-5.1300: Signage, consolidates, refines, and modernizes signage standards in Part 12 of the current Zoning Ordinance. It generally requires a sign permit when a sign is erected, installed, constructed, altered, or moved. It also identifies signs that do not require a permit (so long as they conform to the standards) and signs that are exempt from the standards.

General standards address illumination and include a new set of standards for digital displays. Standards for building wall or roof signs (including projecting signs), canopy signs, and freestanding signs are simplified and consolidated into a table. Those standards regulate the location, number, height, area, and other attributes of signage within the various zones established in Module 1.

Standards for special purpose signs are carried forward, organized, and formatted for consistency and ease of use. Standards for temporary signs are also carried forward and consolidated into their own subsection.

A final provision allows for the approval of an alternative sign plan where site or development conditions make strict compliance with the sign standards impossible or impractical.

Table 27-5.1306: Standards for Specific Sign Types

Sign Attribute	Zones				
	Rural and Agricultural Zones and Residential Base and PD Zones	IE and IE-PD Zones	NC Zone	SC, GCO, and HI Base Zones	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
Height (maximum)	N/A for any residential use. For all other uses, 12 ft. above roofline or parapet wall, whichever is higher ²⁵⁹	Lowest point of roof of building ²⁶⁰	Lowest point of roof of building ²⁶¹	N/A for any residential use. For all other uses, 12 ft. above roofline or parapet wall, whichever is higher ²⁶²	Lowest point of roof of building ²⁶³
Height (maximum) of Sign (from base to top)	N/A	18 inches ²⁶⁴	N/A	N/A	N/A
Area (maximum) [1], [2]	N/A for any residential use. For all other uses, one sq. ft. for each two linear ft. along front of building ²⁶⁵	1.50 sq. ft. for each linear ft. of building facing street, to a max. of 80 square feet ²⁶⁶	One sq. ft. for each two linear ft. along front of building ²⁶⁷	N/A for residential uses. One story or single-use building: Two sq. ft. per linear ft. along front of building. ²⁶⁸ Two or three story building: Three sq. ft. per linear ft. along	One sq. ft. for each two linear ft. along front of building. ²⁷²

Section 27-5-1400: Green Building Standards

Section 27-5-1400: Green Building Standards, is a new section that establishes green building standards, or requirements, with which new development and redevelopment of a certain size must comply. The section should be read in conjunction with Section 27-5.1500: Green Building Incentives, which provides incentives for applicants to integrate green building features in their development above and beyond the minimum requirements in this section.

In order to provide the applicant options and some flexibility in complying with the requirements of the section, a point system is established, and the applicant is required to earn a certain number of points, depending on the type and size of the development. The provisions allow the applicant to choose how they will gain the required number of points by choosing from a menu list of green building feature options. The points awarded for different types of green building features are based on their difficulty and expense to include in a development.

We see this draft as a starting point for community discussion on these provisions, and welcome any suggestions for revisions and input from all members of the community. It is also important to note that the menu option has been set up so that it can be easily amended over time by the County, as new green building technologies emerge and community values change.

Table 27-5.1404.B: Green Building Point System	
	Points Earned
of the dwelling.	
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 15 percent of the habitable rooms in the structure	0.50
Use central air conditioners that are Energy Star qualified	0.50
Use only solar or tank-less water heating systems throughout the structure	0.50
Alternative Energy	
Generate or acquire a minimum of 50 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	1.00
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels	1.00
Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels	0.50
Pre-wire a minimum of 25 percent of residential dwelling units for solar panels	0.25
Install solar panels on a minimum of 25 percent of dwelling units contained in single-family, two-family, or townhouse dwellings	0.50
Install solar panels on primary structure, or at least 50 percent of buildings in a multi-building complex	0.75
Install small-scale wind energy conversion systems to provide electricity for 25 percent of single-family, two-family, or townhouse dwellings in development	1.00
Passive Solar	
Orient a minimum of 50 percent of the single-family detached dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure	1.50
Orient a minimum of 25 percent of the single-family detached dwellings or lots in the development within 20 percent of east-west for maximum passive solar exposure	0.75
Orient at least 25 percent of the non-residential buildings with an axis oriented east-west for maximum solar exposure	1.00
Water Conservation and Water Quality	
Install a green vegetated roof on the primary structure, or on at least 50 percent of primary buildings in a multi-building complex – green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted	2.00

Section 27-5.1500: Green Building Incentives

Section 27-5.1500: Green Building Incentives, is a new section that establishes incentives for green building features. The incentives are only provided if green building features are integrated into a development in addition to those required in Section 27-5.1400: Green Building Standards. Integration of additional green building features is voluntary on the part of the applicant, and can be proposed within the Transit-Oriented/Activity Center and Nonresidential base zones. The incentives provided are: increased residential density (for residential development); increased building height or stories (for nonresidential development); increased lot coverage (for nonresidential development); and off-street parking reductions (for residential and nonresidential development). Applicants may request one or more of the listed incentives through the provision of an array of different green building features set out in a menu in this section. This framework provides an open-ended approach that allows the County to modify and add to the provisions over time.

Division 27-8: Interpretation and Definitions

Division 27-8: Interpretation and Definitions consolidates all definitions and rules of measurement in one place in the Zoning Ordinance. It is organized into sections addressing:

- General rules for interpretation;
- Measurements, exceptions, and variations of intensity and dimensional standards;
- Use classifications and use definitions; and
- All other definitions

The first three sections in this division were drafted as a part of Module 1. Applicable definitions were also included in Section 27-8.400, Terms and Uses Defined. Module 2 adds definitions in Section 27-8.400, Terms and Uses Defined, that are relevant to Module 2.

Section 27-8.100, General Rules for Interpretation, addresses general issues related to interpretation of Zoning Ordinance language, like how time is computed; the meaning of standard terms such as “shall,” “should,” “will,” and “may;” the use of plural and singular nouns, and other general issues that arise in interpreting and administering the Zoning Ordinance.

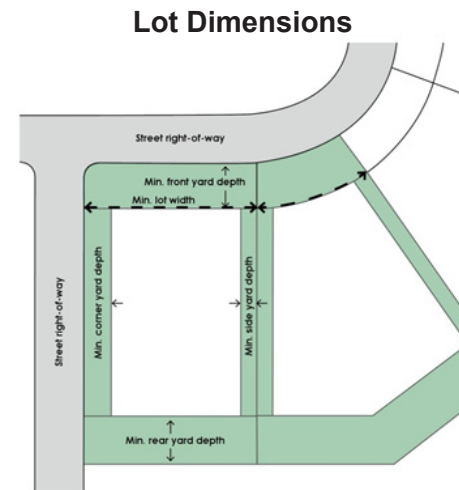
Section 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, consolidates in one location the rules for measurements. Graphics are used in this section to assist in the explanation of the different rules of measurement.

Section 27-8.300, Use Classifications and Interpretations, locates in one place all the descriptions of the characteristics and functions of each Use Category in the Principal Use Tables (found in Section 27-4.200, Principal Uses), as well as a definition for each use.

Division 27-8: Definitions

- **Section 27-8.100** General Rules for Interpretation
- **Section 27-8.200** Measurement, Exceptions, and Variations of Intensity and Dimensional Standards
- **Section 27-8.300** Use Classifications and Interpretation
- **Section 27-8.400** Terms and Uses Defined

Section 27-8.400, Terms and Uses Defined, includes in one place all other definitions. The definitions included in the Module 2 draft are definitions relevant to both Module 1 and Module 2. Definitions relevant to Module 3 will be added as the final module (Module 3) is drafted.



Subtitle 24: Subdivision Regulations

Section 24-3.500: Public Facility Adequacy

Section 24-6.200: Definitions

Subtitle 24: Subdivision Regulations

Section 24-3.500: Public Facility Adequacy

Section 24-3.500, Public Facility Adequacy, carries forward, with revisions, the current adequate public facility standards (APF standards) found in Secs. 24-122.01-02, 24-124, and 24-124.01 of the current Subdivision Regulations. The APF standards establish requirements that specific public facilities be available (or planned and funded) to accommodate proposed development, based on established level of service standards (LOS standards) for the specific public facility. The public facilities subject to the APF standards in the current Subdivision Regulations are carried forward, except for fire and rescue facilities.¹ They include: transportation, water, sewerage, police, parks and recreation, and schools.

One of the changes made in the rewritten APF standards is that the procedure for the review for compliance with the APF standards is consolidated into one Subsection (Section 24-3.503 B, Review Procedure for Certificate of Adequacy or Conditional Certificate of Adequacy). Applicants subject to the provisions are required to receive approval of a Certificate of Adequacy or Conditional Certificate of Adequacy prior to receipt of:

- A preliminary plan for subdivision;
- Under certain circumstances:
 - A final plat (when the preliminary plan for subdivision was approved prior to the adoption of the rewritten Subdivision Regulations, and limited development has occurred);² or

1 APF standards for fire and rescue facilities are not carried forward in the Section, because of the difficulty of establishing a good metric to measure adequate public facilities for fire and rescue facilities, and the fact that the availability of fire and rescue facilities can be evaluated as part of other parts of development review for a project.

2 This requirement is added to address situations where projects have been approved and reviewed for APF years ago but have not developed; they will be required to go through a new APF review at the final plat or building permit stage.

- A building permit (where a Planned Development Basic Plan or site plan was approved 10 years prior to the adoption of the rewritten Subdivision Regulations and limited development has occurred); and
- A rezoning to a nonresidential zone or a center base zone or planned development zone.

Another change is that the decision on the Certificate is made administratively, by the Planning Director. The Planning Director's decision may be appealed to the Planning Board.

Other changes that were made to implement *Plan Prince George's 2035 Approved General Plan (Plan 2035)* and other planning documents (such as *Formula 2040*), and better integrate the APF standards with the County's overall land development approval process and standards include:

- Consolidating the adopted LOS standards into a single table (Table 24-3.502) for a quick, user-friendly reference;
- Under transportation adequacy:
 - Changing the term "road adequacy" in the current Regulations to "transportation adequacy" to emphasize a more multi-modal approach to the transportation LOS standards;
 - Adding provisions for transportation adequacy that allow for "alternative trip capture" that encourage the use and consideration of transit, bicycle, and pedestrian infrastructure and development efficiencies through mixed-use development and transportation adjacency (Sec. 24-3.505.B-E);
 - Exempting development in the RTO and LTO zones from the transportation adequacy standards (Table 24-3.502),

and establishing a LOS standard of “E” in the balance of Transportation Service Area 1, to encourage more efficient and less auto-dependent development patterns; and

- Deleting the Surplus Capacity Reimbursement procedure that is in the current Regulations, since it has rarely been used;
- Linking the water and sewerage LOS to the Sustainable Growth and Agricultural Preservation Act, as shown in *Plan 2035* (Sec. 24-3.506);
- Linking the parks and recreation to *Formula 2040*, with a reduction in the LOS standards for the Transit Oriented/Activity Center zones (Table 24-3.502, 24-3.508.B); and
- Carrying forward the school adequacy standards (Sec. 24-3.509), while deleting the exemption for a preliminary plan for subdivision of fewer than 36 dwelling units that is not served by public water and sewerage systems.

Section 24-6.200, Definitions, will include in one place all other definitions relevant to the Subdivision Regulations. The definitions included in this draft are definitions relevant to the adequate public facility standards. The balance of the definitions will be added upon completion of the other parts of the Subdivision Regulations.

Division 24-6: Definitions

Division 24-6: Definitions, consolidates all definitions and rules of construction in one place in the Subdivision Regulations. It is organized into sections addressing Rules of Construction and Interpretation (Sec. 24-6.100), and Definitions (Sec. 24-6.200).

Section 24-6.100, Rules of Construction and Interpretation, will be drafted with the balance of the Subdivision Regulations. It will address general issues related to interpretation of the Subdivision Regulations language, like how time is computed; the meaning of standard terms such as “shall,” “should,” “will,” and “may;” the use of plural and singular nouns; and other general issues that arise in interpreting and administering the Subdivision Regulations.

