Consultant’s Comprehensive Review Draft for Prince George’s County, Maryland

Zoning Ordinance and Subdivision Regulations Rewrite

Public Meeting – October 2017

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
Overview of Presentation

1. Background

   - Status of Rewrite Project – where we have been and where we are going

   - Reasons for the Rewrite – *Evaluation and Recommendations Report*

   - How the Public Review Draft (Modules 1-3) Responds

2. The Comprehensive Review Draft

   - Includes refinements from the Comprehensive Review Draft
# Project Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Public Outreach and Input</td>
<td>2014-Ongoing</td>
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<tr>
<td>2. Evaluation and Recommendations Report</td>
<td>2014</td>
</tr>
<tr>
<td>3. Drafting the new Zoning and Subdivision Regulations</td>
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<tr>
<td>▪ Module 1: Zones and Use Regulations</td>
<td>2015-2017</td>
</tr>
<tr>
<td>▪ Module 2: Development Standards</td>
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<tr>
<td>▪ Module 3: Administration and Subdivision Testing</td>
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<tr>
<td>▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations</td>
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<td>4. Adoption</td>
<td>2018</td>
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<td>5. Implementing the New Regulations</td>
<td>2018</td>
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</tbody>
</table>
General Observations

- Project is generally on schedule

- The Comprehensive Review Draft is a significant improvement over existing development regulations

- Evaluation and Recommendations Report recommendations have generally been followed, with a few departures
  
  - Some procedures
  
  - Inclusion of several legacy zones and standards
    
    - Comprehensive Design Zone (LCD)
    
    - Mixed Use – Transportation Oriented Zone (LMXT) and Mixed-Use Town Center Zone (LMUTC) for discussion
Reasons for the Rewrite

- County is not attracting desired development
  - Negatively affects jobs, tax base, quality of development, opportunities for shopping and entertainment

- Current Zoning Ordinance and Subdivision Regulations are part of problem
  - Difficult to understand and navigate
  - Review of development projects time-consuming and inefficient, and outcomes are uncertain
  - Standards for development not sufficiently specific and measurable
Reasons for the Rewrite

Key Project Themes

1: More Streamlined and User-Friendly
2: Simpler Zones and Zone Regulations
3: Implement *Plan Prince George’s 2035*
4: Updated Regulations that Best Fit Prince George’s County
Module 1: Zones and Use Regulations

- Simplifies zones – from 73 to 44
- Simplifies uses – from 1,200 to 229
- Implements *Plan Prince George’s 2035*
  - *Supports* mixed-use, walkable development at transit stations and activity centers and redevelopment consistent with desired character
  - *Protects* rural character, existing single-family neighborhoods, and sensitive lands
- Simplifies development process for preferred development and makes more demanding for other development
- User-friendly format for zone structure

How the Public Review Draft Responded

October 2017
How the Public Review Draft Responded

User-friendly zone format

Division 27-A Zones and Zone Regulations
Sec. 27-A-200 Base Zones
27-A-202 Residential Base Zones

G. Residential, Single-Family – Attached (RSF-A) Zone

1. Purpose
The purpose of the Residential, Single-Family – Attached (RSF-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:
- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.
Development allowed in the RSF-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached 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-B. Use Regulations, and any modified use standards for applicable overlay zones.
How the Public Review Draft Responded

User-friendly zone format

Table of dimensional standards

Three-dimensional illustrations

References to other standards
How the Public Review Draft Responded

Module 2: Development Standards

- Mobility and circulation standards
- Modernized parking standards
- Updated Landscape Manual
- Design standards for multifamily, mixed-use, nonresidential, and industrial development
- Neighborhood compatibility standards
- Agricultural compatibility standards
- Exterior lighting standards
- Green building requirements and incentives
Module 3: Development Review Procedures

- Consolidates and clarifies procedures:
  - Provides more flexibility to support desired redevelopment
  - Makes process more efficient and certain
  - Makes it easier to achieve high quality development and more, better jobs

- Strengthens opportunities for early and meaningful public involvement:
  - Adds new neighborhood meeting requirement to allow citizen input on major projects before applications are submitted
  - Makes the procedures more user-friendly
Strengthens opportunities for early and meaningful public involvement (cont.):

- Strengthens process for civic organizations to register to receive notice of neighborhood meetings, application submittal, and public hearings

- Includes notification requirements that go beyond requirements of state law

- Requires posting of notice on land for administrative decisions

- Consolidates all public notification requirements into a table
Zone Changes

- Zones deleted
  - Residential Planned Development – Low Density
  - Campus Activity Center Planned Development

- Zones added
  - Legacy Comprehensive Design Zone (LCD)
  - Legacy Mixed Use – Transportation Oriented Zone (LMXT) and Legacy Mixed-Use Town Center Zone (LMUTC) for discussion
  - Residential Mobile Home Zone
  - Military Installation Overlay Zone

Table 27-4.102: Establishment of Zones

<table>
<thead>
<tr>
<th>Base Zones</th>
<th>Nonresidential Base Zones</th>
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</thead>
<tbody>
<tr>
<td>Rural and Agricultural Base Zones</td>
<td>CNI: Commercial Neighborhood Zone</td>
</tr>
<tr>
<td>ROx: Reserved Open Space Zone</td>
<td>CGO: Commercial General and Office Zone</td>
</tr>
<tr>
<td>AGx: Agriculture and Preservation Zone</td>
<td>CS: Commercial Service Zone</td>
</tr>
<tr>
<td>AGx: Agriculture-Residential Zone</td>
<td>IE: Industrial/Employment Zone</td>
</tr>
<tr>
<td>Residential Zones</td>
<td>IH: Industrial, Heavy Zone</td>
</tr>
<tr>
<td>RE: Residential Estate Zone</td>
<td>Transit-Oriented/Activity Center Base Zones</td>
</tr>
<tr>
<td>RRL: Rural Residential Zone</td>
<td>NAC: Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td>RSF-R: Residential, Single-Family – RSF Zone</td>
<td>TAC: Town Activity Center Zone</td>
</tr>
<tr>
<td>RSF-A: Residential, Single-Family – Attached Zone</td>
<td>LTO: Local Transit-Oriented Zone</td>
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<tr>
<td>RSF-65: Residential, Single-Family – 65 Zone</td>
<td>RTOD-L: Regional Transit-Oriented – Low Intensity Zone</td>
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<tr>
<td>RTOD-H: Regional Transit-Oriented – High Intensity Zone</td>
<td>Other Base Zones</td>
</tr>
<tr>
<td>RMF: Residential, Multifamily 4-8 Zone</td>
<td>RMH: Planned Mobile Home Community Zone</td>
</tr>
<tr>
<td>RMF-12: Residential, Multifamily 12 Zone</td>
<td>LCD: Legacy Comprehensive Design Zone</td>
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<tr>
<td>RMF-20: Residential, Multifamily 20 Zone</td>
<td>LMXT: Legacy Mixed-Use Transit Oriented Zone</td>
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<td>RMF-48: Residential, Multifamily 48 Zone</td>
<td>LMUTC: Legacy Mixed-Use Town Center Zone</td>
</tr>
<tr>
<td>Nonresidential Base Zones</td>
<td>Planned Development Zones</td>
</tr>
<tr>
<td>CNI: Commercial Neighborhood Zone</td>
<td>RPD: Residential Planned Development Zone</td>
</tr>
<tr>
<td>CGO: Commercial General and Office Zone</td>
<td>Transit-Oriented/Activity Center Planned Development Zones</td>
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<tr>
<td>CS: Commercial Service Zone</td>
<td>NAC-PD: Neighborhood Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>IE: Industrial/Employment Zone</td>
<td>TAC-PD: Town Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>IH: Industrial, Heavy Zone</td>
<td>LTO-PD: Local Transit-Oriented Planned Development Zone</td>
</tr>
<tr>
<td>RTOD-PD: Regional Transit-Oriented Planned Development Zone</td>
<td>Other Planned Development Zones</td>
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<tr>
<td>RMH: Planned Mobile Home Community Zone</td>
<td>MU-PD: Mixed Use Planned Development Zone</td>
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<tr>
<td>LCD: Legacy Comprehensive Design Zone</td>
<td>IP-PD: Industrial/Employment Planned Development Zone</td>
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<tr>
<td>LMXT: Legacy Mixed-Use Transit Oriented Zone</td>
<td>Other Overlay Zones</td>
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<tr>
<td>LMUTC: Legacy Mixed-Use Town Center Zone</td>
<td>CBOCA: Chesapeake Bay Critical Area Overlay Zone</td>
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<td>APA: Aviation Policy Area Overlay Zone</td>
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<td>MOD: Military Installation Overlay Zone</td>
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<td>Other Overlay Zones</td>
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<td>NCO: Neighborhood Conservation Overlay Zone</td>
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Zone Changes

- Minimum amount of non-residential uses required in TAC, LTO, and RTO core areas to achieve mix of uses

- Provisions for modification of development standards in Planned Development zones consolidated into one table

<table>
<thead>
<tr>
<th>Table 27-4.301.E.2: Modification of Development Standards</th>
</tr>
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<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td>General Site Layout (Division 24-3: Subdivision Standards; Sec. 27-6.100, Roadway Access, Mobility, and Circulation)</td>
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<tr>
<td>Roadway Access, Mobility, and Circulation (Sec. 27-6.100)</td>
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<tr>
<td>Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6.200)</td>
</tr>
<tr>
<td>Open Space Set-Asides (Sec. 27-6.300)</td>
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<tr>
<td>Landscaping (Sec. 27-6.400)</td>
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<tr>
<td>Fences and Walls (Sec. 27-6.500)</td>
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<tr>
<td>Exterior Lighting (Sec. 27-6.600)</td>
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<tr>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBOA protections, wetlands, noise) (Sec. 27-6.700)</td>
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<tr>
<td>Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6.800)</td>
</tr>
<tr>
<td>Nonresidential and Mixed-Use Form and Design (Sec. 27-6.900)</td>
</tr>
<tr>
<td>Neighborhood Compatibility (Sec. 27-6.1100)</td>
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<tr>
<td>Agricultural Compatibility (Sec. 27-6.1200)</td>
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<tr>
<td>Urban Farm Compatibility (Sec. 27-6.1300)</td>
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<tr>
<td>Signage (Sec. 27-6.1400)</td>
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<tr>
<td>Green Building (Sec. 27-6.1500)</td>
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</table>
Refinements in the Comprehensive Review Draft

Use Regulation Changes

- Principal Use Table lists all uses in each table and identifies prohibited uses with a “X”
- Changes “N/A” references to note there is no requirement that applies
- New uses and standards incorporated based on:
  - Recent Council amendments (medical cannabis, urban farm)
  - Stakeholder input (private dormitory, pet grooming establishment)
- Provisions added for video lottery facilities
- Mixed-use retail standards added for CN Zone
- Accessory uses refined and expanded (e.g. beekeeping)

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Refinements in the Comprehensive Review Draft

Development Standards

- New noise control standards
- New urban farm compatibility standards
- Many minor revisions

Subdivision Regulations

- Transitional (i.e., “grandfathering”) provisions for pending subdivisions and those approved when new regulations adopted
- Revises threshold for minor vs. major subdivision
Subdivision Regulations (cont.)

- Public facility adequacy
  - Revises requirements (certificate of adequacy required for transportation, parks and recreation, police, fire/EMS, and schools).
  - Certificate expires after 12 years from date of approval, or 12 years from effective date of rewritten regulations (for existing approvals), unless:
    • Certain amount of development occurs, or
    • Up to six year extension granted by Planning Board (only one allowed) if applicant demonstrates has reasonably pursued completion of development and there is otherwise good cause for extension, or
    • Applicant demonstrates vested rights
Refinements in the Comprehensive Review Draft

Changes to Procedures

▪ Adds back in Council “call-up” procedure
▪ Refines and adds detail to departure provisions
▪ Changes provisions so that one nonconforming use cannot replace another nonconforming use
▪ Refines transitional (i.e. “grandfathering”) provisions when the new ordinance is adopted
▪ Clarifies and refines procedures to allow minor flexibility in applying development standards
Results of Adopted Ordinance

- Regulations that are easier to understand and navigate

- Regulations that are updated to best fit the needs of Prince George’s County

- Regulations that make it easier to achieve preferred development and harder to approve undesired development
Next Steps

- September-December 2017
  - Comprehensive Review Draft released for review and comment
  - Consideration of Countywide Map Amendment process

- January- Spring 2018
  - Council Update
  - Legislative Draft presented to Council
  - Legislative hearings and approval
Questions and Comments