



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

Zoning Ordinance and Subdivision Regulations Rewrite

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 Meeting – October 2017

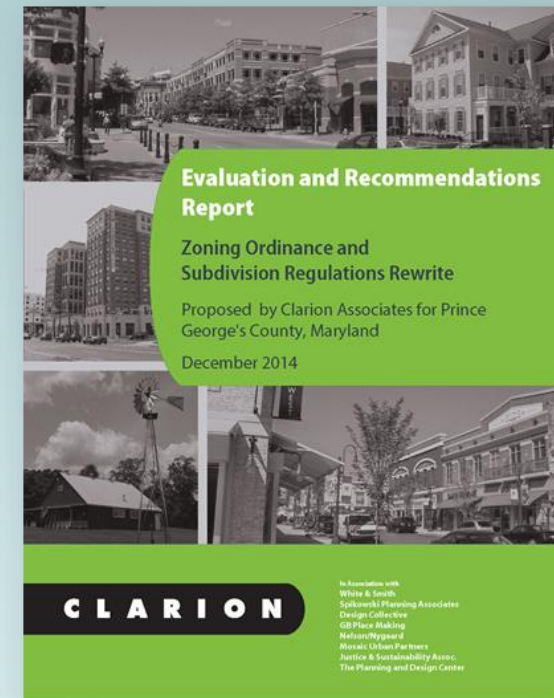
Overview of Presentation

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

Task	Schedule
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the new Zoning and Subdivision Regulations <ul style="list-style-type: none">▪ Module 1: Zones and Use Regulations▪ Module 2: Development Standards• Module 3: Administration and Subdivision• Testing▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations	2015-2017
4. Adoption	2018
5. Implementing the New Regulations	2018

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



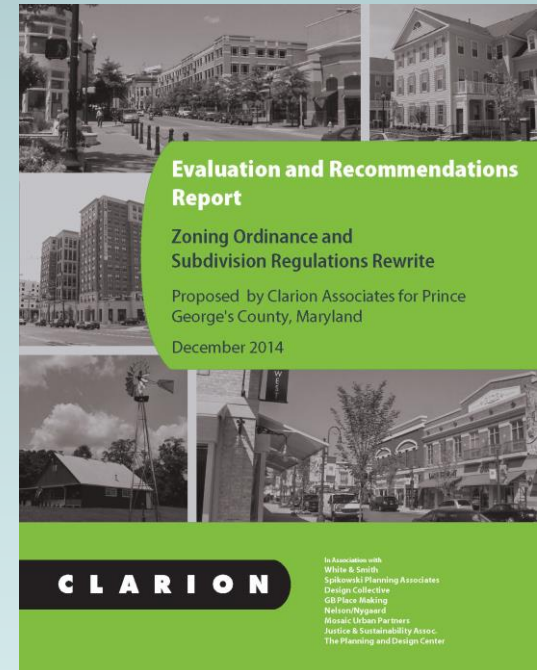
- **Current Zoning Ordinance and Subdivision Regulations are part of problem**

- Difficult to understand and navigate
- Review of development projects time-consuming and inefficient, and outcomes are uncertain
- Standards for development not sufficiently specific and measureable

Reasons for the Rewrite

Key Project Themes

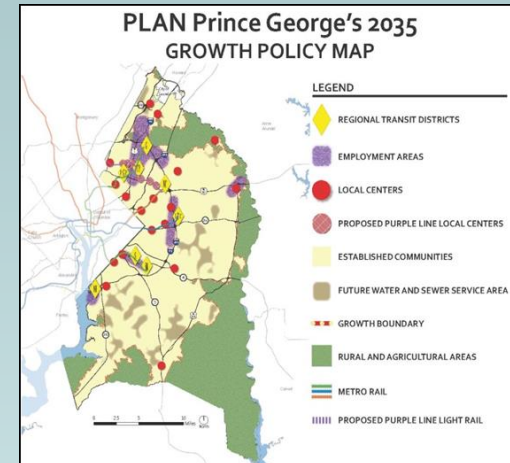
- 1: More Streamlined and User-Friendly
- 2: Simpler Zones and Zone Regulations
- 3: Implement *Plan Prince George's 2035*
- 4: Updated Regulations that Best Fit Prince George's County



How the Public Review Draft Responded

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

User-friendly zone format

Purpose of zone

Reference to use regulations

Division 27-4 Zones and Zone Regulations
Sec. 27-4.200 Base Zones
27-4.202 Residential Base Zones
27-4.202.G Residential, Single-Family – Attached (RSF-A) Zone

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 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



Drawing of physical character

Photos of typical building forms

Zoning Ordinance
27-4—22

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How the Public Review Draft Responded

User-friendly zone format

Table of
dimensional
standards

Three-
dimensional
illustrations

References
to other
standards

Division 27-4 Zones and Zone Regulations

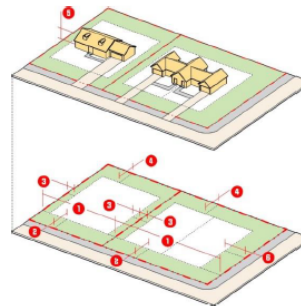
Sec. 27-4.200 Base Zones

27-4.202 Residential Base Zones

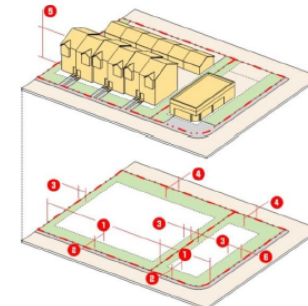
27-4.202.G Residential, Single - Family - Attached (RSF - A) Zone

3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	8.70	12.44	16.33	n/a	[1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	5,000	2,000[2]	2,000[2]	6,500	[2] Per dwelling unit, as applied to the development lot as a whole rather than individual lots under attached units.
1 Lot width, min. (ft)	50	40	40	45	[3] Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units.
2 Front yard depth, min. (ft)	30	35 [3]	35	60	[4] On corner lot, min. side yard depth alongside street = 25 ft. [5]
3 Side yard depth, min. (ft) [4]	15	15	15	15	[5] Applicable to the development lot as a whole rather than individual lots under attached units.
4 Rear yard depth, min. (ft)	8	8[5]	8[5]	8	
5 Principal structure height, maximum (ft)	20	20	20	20	
	40	40	50	40	



Single-Family Dwellings
and Two- and Three-
Family Dwellings



Townhouse Dwellings
and Other Uses

4. References to Other Standards

Sec. 27-3.400 Standard Review Procedures	Sec. 27-6.300 Open Space Set-Asides	Sec. 27-6.1100 Neighborhood Compatibility Standards
Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards	Sec. 27-6.400 Landscaping	Sec. 27-6.1200 Agricultural Compatibility Standards
Sec. 27-4.400 Overlay Zones	Sec. 27-6.500 Fences and Walls	Sec. 27-6.1300 Urban Farm Compatibility Standards
Sec. 27-5.200 Principal Uses	Sec. 27-6.600 Exterior Lighting	Sec. 27-6.1400 Signage
Sec. 27-5.300 Accessory Uses and Structures	Sec. 27-6.700 Environmental Protection and Noise Controls	Sec. 27-6.1500 Green Building Standards
Sec. 27-5.400 Temporary Uses and Structures	Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards	Sec. 27-6.1600 Green Building Incentives
Sec. 27-6.100 Roadway Access, Mobility, and Circulation	Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards	Division 27-7 Nonconformities
Sec. 27-6.200 Off-Street Parking and Loading	Sec. 27-6.1000 Industrial Form and Design Standards	Division 27-2 Interpretation and Definitions

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How the Public Review Draft Responded

Module 2: Development Standards

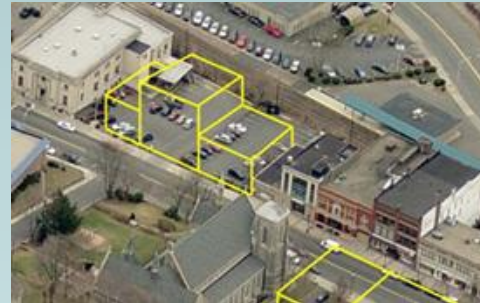
- Mobility and circulation standards
- Modernized parking standards
- Updated Landscape Manual
- Design standards for multifamily, mixed-use, nonresidential, and industrial development
- Neighborhood compatibility standards
- Agricultural compatibility standards
- Exterior lighting standards
- Green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



How the Public Review Draft Responded

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



How the Public Review Draft Responded

- **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



Refinements in the Comprehensive Review Draft

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

Base Zones
Rural and Agricultural Base Zones
ROS: Reserved Open Space Zone
AG: Agriculture and Preservation Zone
AR: Agricultural-Residential Zone
Residential Zones
RE: Residential Estate Zone
RR: Rural Residential Zone
RSF-95: Residential, Single-Family – 95 Zone
RSF-65: Residential, Single-Family – 65 Zone
RSF-A: Residential, Single-Family – Attached Zone
RMF-12: Residential, Multifamily-12 Zone
RMF-20: Residential, Multifamily-20 Zone
RMF-48: Residential, Multifamily-48 Zone
Nonresidential Base Zones
CN: Commercial Neighborhood Zone
CGO: Commercial General and Office Zone
CS: Commercial Service Zone
IE: Industrial/Employment Zone
IH: Industrial, Heavy Zone
Transit-Oriented/Activity Center Base Zones
NAC: Neighborhood Activity Center Zone
TAC: Town Activity Center Zone
LTO: Local Transit-Oriented Zone
RTO-L: Regional Transit-Oriented – Low Intensity Zone
RTO-H: Regional Transit-Oriented – High Intensity Zone
Other Base Zones
RMH: Planned Mobile Home Community Zone
LCD: Legacy Comprehensive Design Zone
LMXT: Legacy Mixed-Use Transit Oriented Zone
LMUTC: Legacy Mixed-Use Town Center Zone
Planned Development Zones
Residential Planned Development Zones
R-PD: Residential Planned Development Zone
Transit-Oriented/Activity Center Planned Development Zones
NAC-PD: Neighborhood Activity Center Planned Development Zone
TAC-PD: Town Activity Center Planned Development Zone
LTO-PD: Local Transit-Oriented Planned Development Zone
RTO-PD: Regional Transit-Oriented Planned Development Zone
Other Planned Development Zones
MU-PD: Mixed-Use Planned Development Zone
IE-PD: Industrial/Employment Planned Development Zone
Overlay Zones
Policy Area Overlay Zones
CBCA: Chesapeake Bay Critical Area Overlay Zone
APA: Aviation Policy Area Overlay Zone
MIO: Military Installation Overlay Zone
Other Overlay Zones
NCO: Neighborhood Conservation Overlay Zone

Refinements in the Comprehensive Review Draft

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 27-4.301.E.2: Modification of Development Standards

Standard	Means of Modifying
General Site Layout (Division 24-3: Subdivision Standards; Sec. 27-6.100, Roadway Access, Mobility, and Circulation)	PD Basic Plan
Roadway Access, Mobility, and Circulation (Sec. 27-6.100)	PD Basic Plan
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6.200)	Alternative Parking Plan PD Basic Plan
Open Space Set-Asides (Sec. 27-6.300)	Modifications Prohibited
Landscaping (Sec. 27-6.400)	Landscape Plan PD Basic Plan
Fences and Walls (Sec. 27-6.500)	PD Basic Plan
Exterior Lighting (Sec. 27-6.600)	PD Basic Plan
Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-6.700)	Modifications Prohibited
Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6.800)	PD Basic Plan
Nonresidential and Mixed-Use Form and Design (Sec. 27-6.900)	PD Basic Plan
Industrial Form and Design (Sec. 27-6.1000)	PD Basic Plan
Neighborhood Compatibility (Sec. 27-6.1100)	PD Basic Plan
Agricultural Compatibility (Sec. 27-6.1200)	Modifications Prohibited, if Applicable
Urban Farm Compatibility (Sec. 27-6.1300)	Modifications Prohibited, if Applicable
Signage (Sec. 27-6.1400)	Alternative Sign Plan PD Basic Plan
Green Building (Sec. 27-6.1500)	Modifications Prohibited

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)



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

Refinements in the Comprehensive Review Draft

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

