



**Zoning Ordinance and Subdivision Regulations Rewrite
Riverdale Park Town Council
April 4, 2016**

The purpose of this discussion was to present Clarion Associates' recommendations contained in Module 1 for zones, zone regulations, and uses; and to discuss the concerns and questions of the organization. Public questions and comments are identified by **bold text**. Responses to questions and additional presenter comments are identified by normal text.

Are small-scale commercial properties/development only allowed in the multifamily zone?

Clarion Associates is proposing that multifamily residential base zones and commercial base zones allow more blending of uses by-right. The guiding principle is that including a limited mix of uses encourages healthy communities and allows for an easier transition for blighted or vacant properties.

During the six-month rezoning process, will municipalities have the opportunity to provide input on the rezoning applications?

Yes. Today, approximately 92 percent of the County has a Euclidean, or "by-right" zone, and we believe that these zones will be a direct one-to-one translation in the new ordinance. For the other zones and properties, the intent is to prepare a "decision tree" that will assist in determining which new zone will be applied. Municipalities will have the opportunity to comment on this matrix.

How will sector plans be addressed in the new Zoning Ordinance?

Today, sector plans consist of two parts: the community vision (plan) and the zoning. The new Zoning Ordinance and the Countywide Map Amendment would replace the zoning that was mapped as a part of the sectional map amendment that typically accompanies a sector plan. Staff is confident we will retain all of the plans and their aspirational visions.

With respect to the ongoing Riverdale Park/Beacon Heights Sector Plan, this and the Greater Cheverly Sector Plan create unique situations in that the accompanying comprehensive rezoning will either need to be part of the Countywide Map Amendment, or follow-up and separate sectional map amendments.

At what point will we start to see a map that lays out the new zones?

Maps of potential rezoning will not be produced until after the Countywide Map Amendment has been formally initiated. Until the District Council approves the new Zoning Ordinance, we will not know which new zones will be part of the equation. It would be premature to map property without this surety of the tools that will be available.

Will the Comprehensive Review Draft contain all three modules?

Yes, and it will include revisions in response to community input to the three modules of the draft Zoning Ordinance and Subdivision Regulations.