



**Zoning Ordinance and Subdivision Regulations Rewrite
Victoria Falls Civic Association
October 3, 2016**

The purpose of this discussion was to present Clarion Associates' recommendations contained in Module 3 for process and administration, and to discuss the concerns and questions of the group. Questions and comments are identified by **bold text**. Responses to questions and additional presenter comments are identified by normal text.

How have other communities been zoned? How does this process compare with neighboring counties?

The zones in the County are not the same as those in neighboring counties. However, the consultant team has drafted over 120 ordinances from all over the country. They are recommending best practices that are catered to Prince George's County.

Will the change in zoning affect our taxes?

Will the Zoning Ordinance impact privately maintained roads?

Not the Zoning Ordinance, but the Subdivision Regulations would have a role to play on privately maintained roads if a project needs to go through subdivision. Also, the Department of Public Works & Transportation (DPW&T) is developing a new street standards guide, which will have both urban and non-urban street sections. New development can still have homeowners' association-maintained roads, but new roads will be built to one of the new standards.

Would we have to petition to change zones?

Normally, yes. However, staff will work with the community to recommend the most appropriate zone for Victoria Falls. The District Council will have the final decision regarding the zoning. The public sector does not have the money to rebuild or improve everything in the County. Generally, public funds are most effective when leveraged to incentivize private development.

We want only one zone to cover the entire community. If there are different zones, it will be too difficult for the HOA to manage.

Comment noted.

What would be the biggest change once the new zoning is in effect?

It is likely that there would be no noticeable change once the new zoning code takes place. However, if this community receives a new zoning designation, it would be protected by neighborhood compatibility



standards which will limit the impact of new neighboring nonresidential development. Existing structures will not change.

When would the new zoning go into effect?

The timetable is dependent upon the District Council to review and vote for the proposed code. Assuming the new code was approved next fall, it would take about six months for the new zoning to go into effect.

This process is taking too long. We can't wait 18 months.