Prince George’s County
Zoning Ordinance and Subdivision Regulations Rewrite

District 3 Zoning Rewrite Update
Project Goals

What do we hope to accomplish?

- **Streamline** the ordinance and development approval process
- **Modernize** and consolidate our zones and development standards
- **Incentivize** revitalization and economic, transit-oriented, and mixed-use development
- **Protect** established neighborhoods
Plan Prince George’s 2035

Prince George's County Council approves Plan 2035

Tuesday May 6, 2014
Identifies updating the County’s Zoning Ordinance as the 1st Priority Strategy for Plan Implementation
Plan Prince George’s 2035

- **1st Priority** – DOWNTOWNS
- **2nd Priority** – Innovation Corridor
- **3rd Priority** – Other Regional Transit Districts
Rewritten ordinance proposes 43 zones
- 21 base zones
- 10 planned development zones
- 12 overlay zones

### Table 27-3.102: Establishment of Zones

<table>
<thead>
<tr>
<th>Base Zones</th>
<th>Planned Development Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural and Open Space Base Zones</td>
<td>Residential Planned Development Zones</td>
</tr>
<tr>
<td>PL: Public Land Zone</td>
<td>RPD-L: Residential Planned Development – Low Intensity Zone</td>
</tr>
<tr>
<td>AL: Agricultural – Large Lot Zone</td>
<td>RPD: Residential Planned Development Zone</td>
</tr>
<tr>
<td>AR: Agricultural-Residential Zone</td>
<td>MHPD: Mobile Home Planned Development Zone</td>
</tr>
<tr>
<td>Residential Zones</td>
<td>Transit/Activity Center Planned Development Zones</td>
</tr>
<tr>
<td>RE: Residential Estate Zone</td>
<td>NAC-PD: Neighborhood Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>RR: Rural Residential Zone</td>
<td>CAC-PD: Campus Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>SFR-4.6: Single-Family Residential-4.6 Zone</td>
<td>TAC-PD: Town Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>SFR-6.7: Single-Family Residential-6.7 Zone</td>
<td>LTO-PD Local Transit-Oriented Planned Development Zone</td>
</tr>
<tr>
<td>SFR-A: Single-Family Residential – Attached Zone</td>
<td>RTO-PD Regional Transit-Oriented Planned Development Zone</td>
</tr>
<tr>
<td>MFR-12: Multifamily Residential-12 Zone</td>
<td>Other Planned Development Zones</td>
</tr>
<tr>
<td>MFR-20: Multifamily Residential-20 Zone</td>
<td>MU-PD: Mixed-Use Planned Development Zone</td>
</tr>
<tr>
<td>MFR-48: Multifamily Residential-48 Zone</td>
<td>IE-PD: Industrial/Employment Planned Development Zone</td>
</tr>
<tr>
<td>Transit Oriented/Activity Center Base Zones</td>
<td>Other Overlay Zones</td>
</tr>
<tr>
<td>NAC: Neighborhood Activity Center Zone</td>
<td>Chesapeake Bay Critical Area Overlay Zones</td>
</tr>
<tr>
<td>TAC: Town Activity Center Zone</td>
<td>RCO: Resource Conservation Overlay Zone</td>
</tr>
<tr>
<td>LTO: Local Transit-Oriented Zone</td>
<td>LDO: Limited Development Overlay Zone</td>
</tr>
<tr>
<td>RTO-L: Regional Transit-Oriented – Low Intensity Zone</td>
<td>IDO: Intense Development Overlay Zone</td>
</tr>
<tr>
<td>RTO-H: Regional Transit-Oriented – High Intensity Zone</td>
<td>Aviation Policy Area Overlay Zones</td>
</tr>
<tr>
<td>Nonresidential Base Zones</td>
<td>APA-1: Runway Protection Zone</td>
</tr>
<tr>
<td>NC: Neighborhood Commercial Zone</td>
<td>APA-2: Inner Safety Zone</td>
</tr>
<tr>
<td>GCO: General Commercial and Office Zone</td>
<td>APA-3S: Small Airport Inner Turning Area Zone</td>
</tr>
<tr>
<td>SC: Service Commercial Zone</td>
<td>APA-3M: Medium Airport Inner Turning Area Zone</td>
</tr>
<tr>
<td>IE: Industrial/Employment Zone</td>
<td>APA-4: Outer Safety Zone</td>
</tr>
<tr>
<td>HI: Heavy Industrial Zone</td>
<td>APA-5: Sideline Safety Zone</td>
</tr>
<tr>
<td></td>
<td>APA-6: Traffic Pattern Area Zone</td>
</tr>
<tr>
<td></td>
<td>Other Overlay Zones</td>
</tr>
<tr>
<td></td>
<td>NCO: Neighborhood Conservation Overlay Zone</td>
</tr>
</tbody>
</table>
Key Proposed Changes

Zoning Structure

27-3 (Module 1)

- **Current Zoning Ordinance includes 74 zones**
  - 33 base zones
  - 26 mixed-use and comprehensive design zones
  - 15 overlay zones

- **Rewritten ordinance proposes 43 zones**
  - 21 base zones
  - 10 planned development zones
  - 12 overlay zones

- **Logical and intuitive organization**

- **User-friendly format**
Key Proposed Changes

Replacement of Mixed-Use Zones

27-3.203 (Module 1)

- **Replacement of M-U-TC, M-U-I, and M-X-T**
  - New center based zones
  - More flexibility with new residential, commercial, and industrial zones

- **Deletion of overlay zones (TDO and DDO)**
### Key Proposed Changes

**Use Structure (Principal Uses)**

27-4 and 27-8 (Module 1)

### D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>NAC</th>
<th>TAC</th>
<th>LTO</th>
<th>RTO.L</th>
<th>RTO.H</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture/Forestry Uses</strong></td>
<td>Community garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.B.1.a</td>
</tr>
<tr>
<td></td>
<td>Other agriculture/forestry uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Agriculture/Forestry Related Uses</strong></td>
<td>Agriculture research facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Farm distribution hub</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Farm supply sales or farm machinery/impliment sales, rental, or repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Farm winery</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sawmill</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Open Space Uses</strong></td>
<td>Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.B.2.c</td>
</tr>
<tr>
<td></td>
<td>Cemetery</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td>Artists’ residential studios</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.C.1.a</td>
</tr>
<tr>
<td></td>
<td>Dwelling, live-work</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, manufactured home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.C.1.b</td>
</tr>
<tr>
<td></td>
<td>Dwelling, multifamily</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.C.1.c</td>
</tr>
<tr>
<td></td>
<td>Dwelling, single-family detached</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, three-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, two-family</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manufactured home park</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones**

- **P** – Permitted by Right
- **SE** – Allowed only with approval of a Special Exception
- **Blank cell** – Prohibited

**Use-Specific Standards**

- 27-4.203.B.1.a
- 27-4.203.B.2.a
- 27-4.203.B.2.c
- 27-4.203.B.3.a
- 27-4.203.C.1.a
- 27-4.203.C.1.b
- 27-4.203.C.1.c
- 27-4.203.C.1.d
Key Proposed Changes

Use Structure

27-4 and 27-8 (Module 1)

- **New structure for uses**
- **All uses defined in Chapter 27-8: Interpretation and Definitions**
- **Consolidated in one chapter**
- **Three-tier classification system**
  - Use classification
  - Use categories
  - Use types
- **Separate sections for principal and temporary uses**
Key Proposed Changes

Development Standards

27-5 (Module 2)

- **New standards that do not exist today:**
  - Green Building Standards and Incentives
  - Open Space Set-Asides
  - Roadway Access, Mobility, and Circulation
  - Form and Design Standards
  - Large Retail Development Standards

- **Modernized standards for:**
  - Signage
  - Landscaping
  - Parking

- **Quality development that protect:**
  - Our environmental and historical resources
  - Our neighborhoods
Neighborhood Compatibility Standards (NEW)

- Protects single-family neighborhoods
- Applies to new:
  - Multifamily
  - Townhouse
  - Live/work
  - Nonresidential
  - Mixed-use development
Key Proposed Changes

Neighborhood Compatibility Standards

27-5.1100 (Module 2)

- Proper transition between residential and more intense uses

- US 1 (Baltimore Ave) and Centers proximate to residential
### Table 27-2.200: Summary of Development Review Responsibilities

<table>
<thead>
<tr>
<th>Procedure</th>
<th>District Council</th>
<th>Planning Board</th>
<th>Board of Zoning Appeals</th>
<th>Planning Director</th>
<th>DPE Director</th>
<th>Historic Preservation Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Comprehensive Plans</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Amendments and Planned Developments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Text Amendment</td>
<td>I &lt;D&gt;</td>
<td>I &lt;R&gt;</td>
<td>R</td>
<td>C [3]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sectional Map Amendment (SMA)</td>
<td>I &lt;D&gt;</td>
<td>I &lt;R&gt;</td>
<td>R</td>
<td>C [3]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Development (PD) Map Amendment</td>
<td>&lt;D&gt;</td>
<td>&lt;R&gt;</td>
<td>R</td>
<td>C [3]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chesapeake Bay Critical Area Overlay Zone Map Amendment</td>
<td>I &lt;D&gt;</td>
<td>I &lt;R&gt;</td>
<td>&lt;R&gt;</td>
<td>R</td>
<td>C [3]</td>
<td></td>
</tr>
<tr>
<td><strong>Special Exceptions</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Exception</td>
<td>&lt;A&gt;</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>R</td>
<td>C [3]</td>
<td></td>
</tr>
<tr>
<td>Minor Change to Approved Special Exception</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Plans</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Site Plan</td>
<td>&lt;D&gt;</td>
<td>&lt;A&gt;</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Key Proposed Changes

Review and Approval Authority

27-200 (Module 3)

- **Administrative Approvals**...routine development decisions:
  - Enough parking?
  - Enough lighting?

- “Checks and Balances” are important to District Council

- Predictability and Efficiency

- What is the right threshold?
Key Decision Items

Community Input

27-2.400 (Module 3)

- **Require Public Notice (Table 27-2.407)**
  - Required posting
  - Retain public hearings
  - New Applications Manual

- **Pre-Application Neighborhood Meeting**
Pre-Application Neighborhood meeting

- **Encouraged** for many applications
- **Required** before submitting an application for:
  - Parcel-specific map amendments
  - Planned development (PD) map amendments
  - Chesapeake Bay Critical Area Overlay Zone map amendments
  - Special exceptions
  - Major site plans
  - Major adjustments

- **Notice posted and mailed 10 days in advance to municipalities, adjacent landowners and civic organizations**
Process and Schedule

WINTER / SPRING 2017
- PZED/COW Pre-Legislative Work Sessions
- Comprehensive Review Draft published
- Community meetings to present Comprehensive Review Draft

SUMMER 2017
- Review public comments on the Comprehensive Review Draft
- PZED/COW Pre-Legislative Work Sessions
  - Response to the Comprehensive Review Draft
Process and Schedule

FALL 2017

- Legislative draft presented to Council
- Legislative hearings and approval
- Initiate Countywide Map Amendment

WINTER / SPRING 2018

- Council Retreat – Update
- Drafting Applications Manual / Re-zone County
- Education
- Approve Countywide Map Amendment
SUMMER 2018

- New Zoning Ordinance and Subdivision Regulations take effect
- Public outreach and education
Questions?
Major Revisions for Next Draft

- **Zones**
  - Name changes
  - Expanded applicability of center base zones to include US 1
  - Remove MH-PD, CAC-PD, R-PD-L
  - New NCO Zones for Greenbelt, Mount Rainier
  - Required mix of uses?

- **Uses**
  - Hold off on Accessory Dwelling Units and Backyard Chickens
  - Further distinguish NC and SC
  - Take another look at personal services, nightclubs
  - Clearly incorporate urban agriculture
Major Revisions for Next Draft

- **Design Standards**
  - Re-visit minimum parking in LTO, RTO zones
  - Include “combination retail” and refine standards
  - Re-evaluate Neighborhood Compatibility Standards for context
  - Identify ways to strengthen Green Building Standards
  - Align noise regulation with State requirements
Major Revisions for Next Draft

- **Process and Administration; Subdivision**
  - Restore District Council election to review
  - Refine Pre-Application Neighborhood Meetings
  - Continue working to expand community notification
  - Appropriately reference municipal authority
  - Strengthen grandfathering provisions
  - Refine thresholds for Minor and Major Site Plans and Subdivisions
  - Refine Certificate of Adequacy process
  - Reconsider exempting LTO, RTO from transportation adequacy test
Transition and Implementation

- **The Countywide Map Amendment**
  - Administrative zoning process to apply new zones to properties
  - Intent – to ensure each property is matched to the new zone that is closest to the current zone
  - Public notification, open houses, and outreach
  - *NOT* intended to be an opportunity to make drastic changes; *NOT* a “free for all”; *NOT* a substitute for comprehensive plans
Transition and Implementation

Hypothetical Zoning in Councilmanic District 3

Current Zoning Ordinance includes 73 zones:
- 33 base zones
- 26 mixed-use and comprehensive design zones
- 14 overlay zones

Rewritten ordinance will include 42 zones:
- 21 base zones
- 10 planned development zones
- 11 overlay zones

Logical and intuitive organization
User-friendly format
Focuses on supporting:
- High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
- Green building practices
- Existing neighborhood character
- Rural/agricultural character in appropriate locations
- Redevelopment that is consistent with desired character
The Countywide Map Amendment

“Euclidean” or base zones
- Residential
- Commercial
- Industrial

What about my home?
- Own a single-family home in a single-family zone?
  No impact.
The Countywide Map Amendment

What about everything else?

- Centers
  - Regional Transit Districts: New Carrollton Metro, College Park/UM Metro/M Square Purple Line
  - Neighborhood Centers: Annapolis Road/Glenridge, Beacon Heights, Riverdale Park, Riverdale MARC, UMD East, UMD Center, UMD West

- The Innovation Corridor
  - US 1 and MD 193
  - US 1 south of the Innovation Corridor

- Mixed-Use Zones and Comprehensive Design Zones Outside Centers
  - M-U-I/DDOZ along Central US 1
  - Riverdale Park M-U-TC
Transition and Implementation

- **Centers**
  - New Carrollton Metro Regional Transit District (Downtown)
  - College Park/UM Metro/M Square Purple Line Regional Transit District
  - Annapolis Road/Glenridge Neighborhood Center
  - Beacon Heights Neighborhood Center
  - Riverdale Park (East Riverdale) Neighborhood Center
  - UMD West Neighborhood Center

Current Zoning Ordinance includes 73 zones:
- 33 base zones
- 26 mixed-use and comprehensive design zones
- 14 overlay zones

Rewritten ordinance will include 42 zones:
- 21 base zones
- 10 planned development zones
- 11 overlay zones

Logical and intuitive organization
User-friendly format
Focuses on supporting:
- High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
- Green building practices
- Existing neighborhood character
- Rural/agricultural character in appropriate locations
- Redevelopment that is consistent with desired character
Transition and Implementation

Current Zoning Ordinance includes 73 zones
- 33 base zones
- 26 mixed-use and comprehensive design zones
- 14 overlay zones

Rewritten ordinance will include 42 zones
- 21 base zones
- 10 planned development zones
- 11 overlay zones

Logical and intuitive organization
User-friendly format
Focuses on supporting:
- High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
- Green building practices
- Existing neighborhood character
- Rural/agricultural character in appropriate locations
- Redevelopment that is consistent with desired character
Transition and Implementation

- **Centers**
  - UMD East?
  - UMD Center – a different dynamic; heart of the University of Maryland
  
- Riverdale Park MARC – Mixed-Use Town Center
  - Options:
    - NAC Zone
    - “Holding” or “Grandfather” zone pending new plan
    - Potential for future NCO Zone
    - Other?
Transition and Implementation

Current Zoning Ordinance includes 73 zones:
- 33 base zones
- 26 mixed-use and comprehensive design zones
- 14 overlay zones

Rewritten ordinance will include 42 zones:
- 21 base zones
- 10 planned development zones
- 11 overlay zones

Logical and intuitive organization
User-friendly format
Focuses on supporting:
- High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
- Green building practices
- Existing neighborhood character
- Rural/agricultural character in appropriate locations
- Redevelopment that is consistent with desired character
Transition and Implementation

- **US 1 and the Innovation Corridor**
  - Innovation Corridor – US 1 and MD 193 (ICC to Alt US 1 to Hanover Parkway)
  - Central US 1 Corridor Sector Plan
    - Walkable Nodes (2 levels)
    - Corridor Infill
  - US 1 South of Innovation Corridor?

- Current Zoning Ordinance includes 73 zones
  - 33 base zones
  - 26 mixed-use and comprehensive design zones
  - 14 overlay zones

- Rewritten ordinance will include 42 zones
  - 21 base zones
  - 10 planned development zones
  - 11 overlay zones

- Logical and intuitive organization
- User-friendly format
- Focuses on supporting:
  - High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
  - Green building practices
  - Existing neighborhood character
  - Rural/agricultural character in appropriate locations
  - Redevelopment that is consistent with desired character
Transition and Implementation

Current Zoning Ordinance includes 73 zones:
- 33 base zones
- 26 mixed-use and comprehensive design zones
- 14 overlay zones

Rewritten ordinance will include 42 zones:
- 21 base zones
- 10 planned development zones
- 11 overlay zones

Logical and intuitive organization
User-friendly format
Focuses on supporting:
- High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
- Green building practices
- Existing neighborhood character
- Rural/agricultural character in appropriate locations
- Redevelopment that is consistent with desired character
Next Steps

How Can I Help?

• GET INVOLVED and spread the word!

• Give us your feedback and ideas
  – http://pgplanning.opencomment.us

• Give your Council Member your feedback

• Attend our community forums for the modules and Comprehensive Review Draft

• Join our conversation – website, OpenComment, e-mail, Facebook, Twitter
Next Steps

Contact the project team and join the conversation:

ZoningPGC@ppd.mncppc.org
301-780-8173
or
www.facebook.com/ZonePGC
@ZonePGC
zoningpgc.pgplanning.com