



Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

District 3 Zoning Rewrite Update

March 30, 2017



The Maryland – National Capital Park & Planning Commission

Project Goals

What do we hope to accomplish?



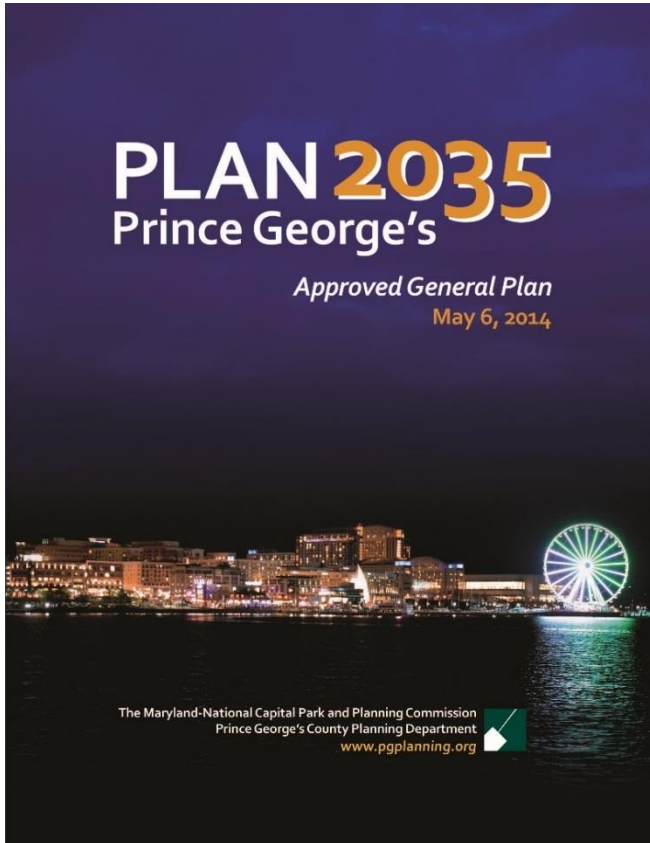
- **Streamline** the ordinance and development approval process
- **Modernize** and consolidate our zones and development standards
- **Incentivize** revitalization and economic, transit-oriented, and mixed-use development
- **Protect** established neighborhoods

Plan Prince George's 2035



**Tuesday
May 6, 2014**

Prince George's County
Council approves
Plan 2035



Plan Prince George's 2035



PRIORITY STRATEGIES

STRATEGIC INVESTMENT PROGRAM

The Plan 2035 vision hinges on our commitment to strategically prioritize and target our resources. To that end, Plan 2035 includes critical initiatives, policies, and strategies for a new Strategic Investment Program to help implement the priorities laid out in the Strategic Investment Map; to guide federal, state, and county investment; and to provide a framework for the development of new plans, programs, and regulations.

The Strategic Investment Map (see Map 16) targets public sector funding and incentives to four areas: Downtown Prince George's, the Innovation Corridor, Neighborhood Revitalization Areas, and Priority Preservation Areas. Please see the *Blueprint for Tomorrow* section for a detailed descriptions of these priority areas.

Where Do We Begin: Critical Initiatives

Plan 2035 includes a range of strategies important to the future of Prince George's County that, not surprisingly, cannot all be pursued simultaneously (many face financial, staffing, and/or programmatic challenges while others, by nature, involve gradual change). To focus County efforts, the Plan 2035 Strategic Investment Program highlights three initiatives that should be integrated into the County's work programs and budget immediately following Plan 2035's approval (see below). Not only do these initiatives underpin the Strategic Investment Program's policies and strategies, but they will move Prince George's County toward its overall vision by yielding high economic returns and enhancing public services.

Plan 2035 critical initiatives:

1. Update the Prince George's County Zoning and Subdivision Ordinances

In order to begin implementation of Plan 2035, we must first undertake a comprehensive update of the County's Zoning and Subdivision Ordinances to modernize, streamline, and simplify the County's regulatory environment. Plan 2035 strategies that should be considered during the update are listed in Table 28.

Page 252 of Plan 2035

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***

Key Proposed Changes

Zoning Structure

27-3 (Module 1)



Rewritten ordinance proposes 43 zones

- 21 base zones
- 10 planned development zones
- 12 overlay zones

Table 27-3.102: Establishment of Zones

Base Zones

Agricultural and Open Space Base Zones

PL: Public Land Zone

AL: Agricultural – Large Lot Zone

AR: Agricultural-Residential Zone

Residential Zones

RE: Residential Estate Zone

RR: Rural Residential Zone

SFR-4.6: Single-Family Residential-4.6 Zone

SFR-6.7: Single-Family Residential-6.7 Zone

SFR-A: Single-Family Residential – Attached Zone

MFR-12: Multifamily Residential-12 Zone

MFR-20: Multifamily Residential-20 Zone

MFR-48: Multifamily Residential-48 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

Nonresidential Base Zones

NC: Neighborhood Commercial Zone

GCO: General Commercial and Office Zone

SC: Service Commercial Zone

IE: Industrial/Employment Zone

HI: Heavy Industrial Zone

Planned Development Zones

Residential Planned Development Zones

RPD-L: Residential Planned Development – Low Intensity Zone

RPD: Residential Planned Development Zone

MHPD: Mobile Home Planned Development Zone

Transit/Activity Center Planned Development Zones

NAC-PD: Neighborhood Activity Center Planned Development Zone

CAC-PD: Campus 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

Chesapeake Bay Critical Area Overlay Zones

RCO: Resource Conservation Overlay Zone

LDO: Limited Development Overlay Zone

IDO: Intense Development Overlay Zone

Aviation Policy Area Overlay Zones

APA-1: Runway Protection Zone

APA-2: Inner Safety Zone

APA-3S: Small Airport Inner Turning Area Zone

APA-3M: Medium Airport Inner Turning Area Zone

APA-4: Outer Safety Zone

APA-5: Sideline Safety Zone

APA-6: Traffic Pattern Area Zone

Other Overlay Zones

NCO: Neighborhood Conservation Overlay Zone

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 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																	
Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards
		NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE	HI		
Agricultural and Open Space Uses																	
Agriculture/Forestry Uses	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a	
	Other agriculture/forestry uses													P	P		
Agriculture/Forestry Related Uses	Agriculture research facility													P	P		
	Farm distribution hub											P	P	P	P		
	Farm supply sales or farm machinery/implement sales, rental, or repair										P	P	P	P			
	Farm winery										P	P	P	P		27-4.203.B.2.a	
	Sawmill														P	27-4.203.B.2.c	
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a	
	Cemetery											SE	SE	SE	SE		
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a	
	Dwelling, live-work	P	P	P	P	P		P		P	P	P	P	P	SE	27-4.203.C.1.b	
	Dwelling, manufactured home															27-4.203.C.1.c	
	Dwelling, multifamily	P	P	P	P	P	P	P	P	P		P	P	P	SE		
	Dwelling, single-family detached										P						
	Dwelling, three-family	P	P	P	P	P		P		P							
	Dwelling, townhouse	P	P	P	P	P		P		P	P						
	Dwelling, two-family										P						
Manufactured home park															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

Key Proposed Changes

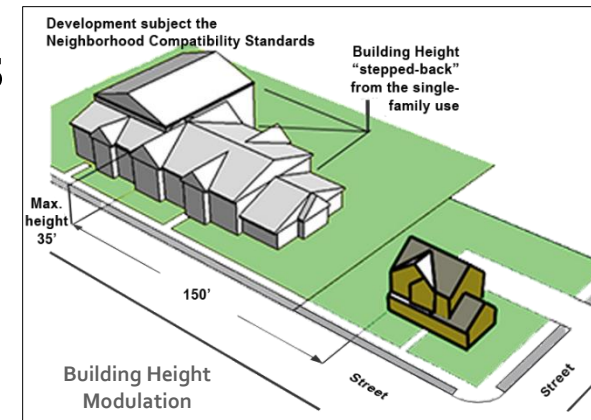
Neighborhood Compatibility Standards

27-5.1100 (Module 2)



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*



Key Proposed Changes

Review and Approval Authority

27-2.200 (Module 3)



Table 27-2.200: Summary of Development Review Responsibilities

D = Decision R = Recommendation C = Comment A = Appeal I = Initiation (If Other Than Applicant) < > = Public Hearing Required

Procedure	Review and Decision-Making Bodies						
	District Council	Planning Board	Board of Zoning Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Commission
Comprehensive Plans							
Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)	I <D> [1]	<R> [1]			R		R [3]
Amendments and Planned Developments							
Text Amendment	I <D>	I <R>			R		C [3]
Sectional Map Amendment (SMA)	I <D>	I <R>			R		C [3]
Parcel-Specific Map Amendment	<D>	<R> [2]		<R>	R		C [3]
Planned Development (PD) Map Amendment	<D>	<R>			R		C [3]
Chesapeake Bay Critical Area Overlay Zone Map Amendment	I <D>	I <R>		<R>	R		C [3]
Special Exceptions							
Special Exception	<A>	R		<D>	R		C [3]
Minor Change to Approved Special Exception					D		
Site Plans							
Minor Site Plan	<A>	<A>			D		

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***

Key Proposed Changes

Community Input

27-2.402 (Module 3)



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

Process and Schedule



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

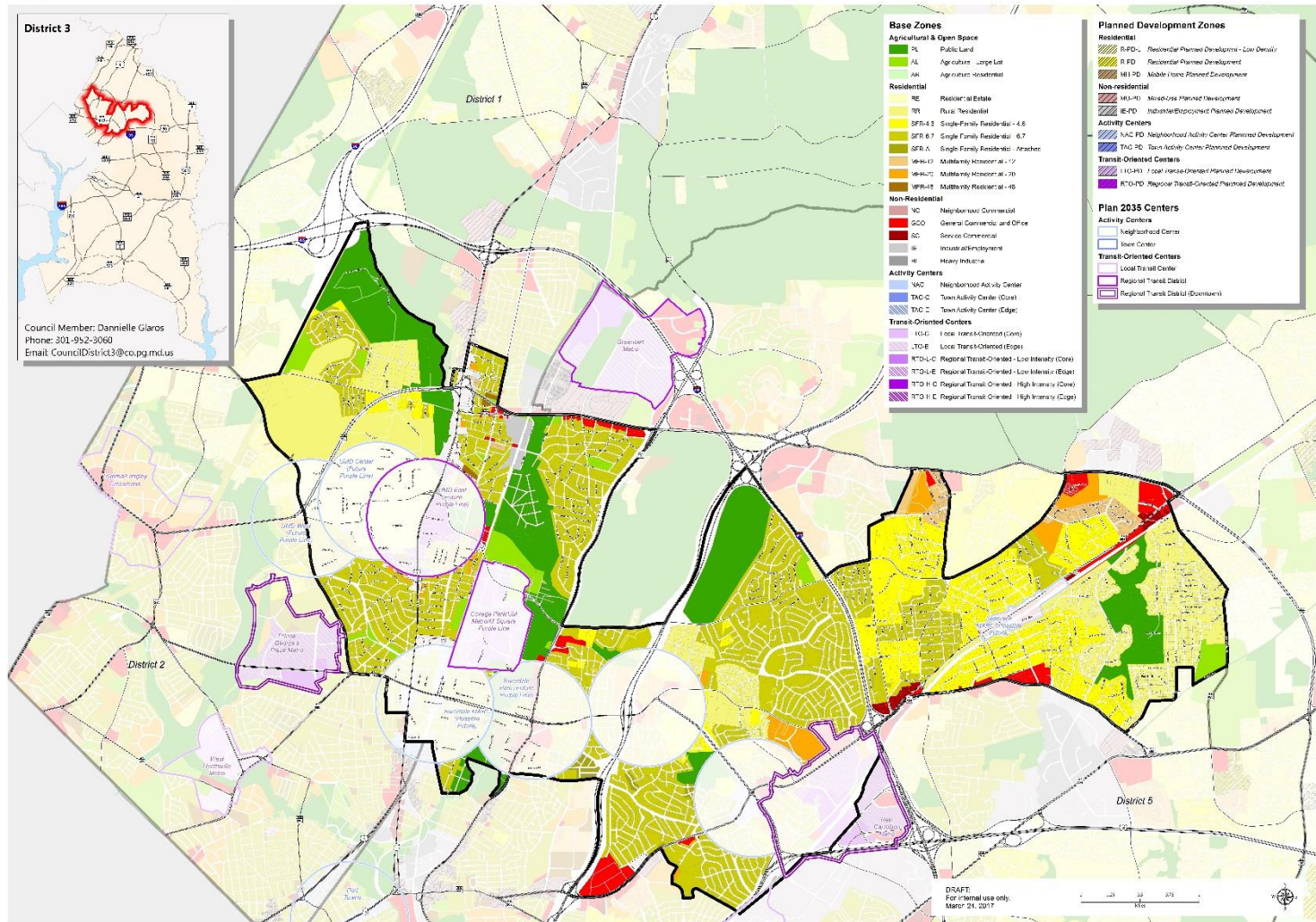


- ***The Countywide Map Amendment***
 - Administrative zoning process to apply new zones to properties
 - Intent – to ensure each property is matched to the new zone that is closest to the current zone
 - Public notification, open houses, and outreach
 - ***NOT*** intended to be an opportunity to make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

Transition and Implementation



Hypothetical Zoning in Councilmanic District 3



Transition and Implementation



- ***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.

Transition and Implementation



■ ***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

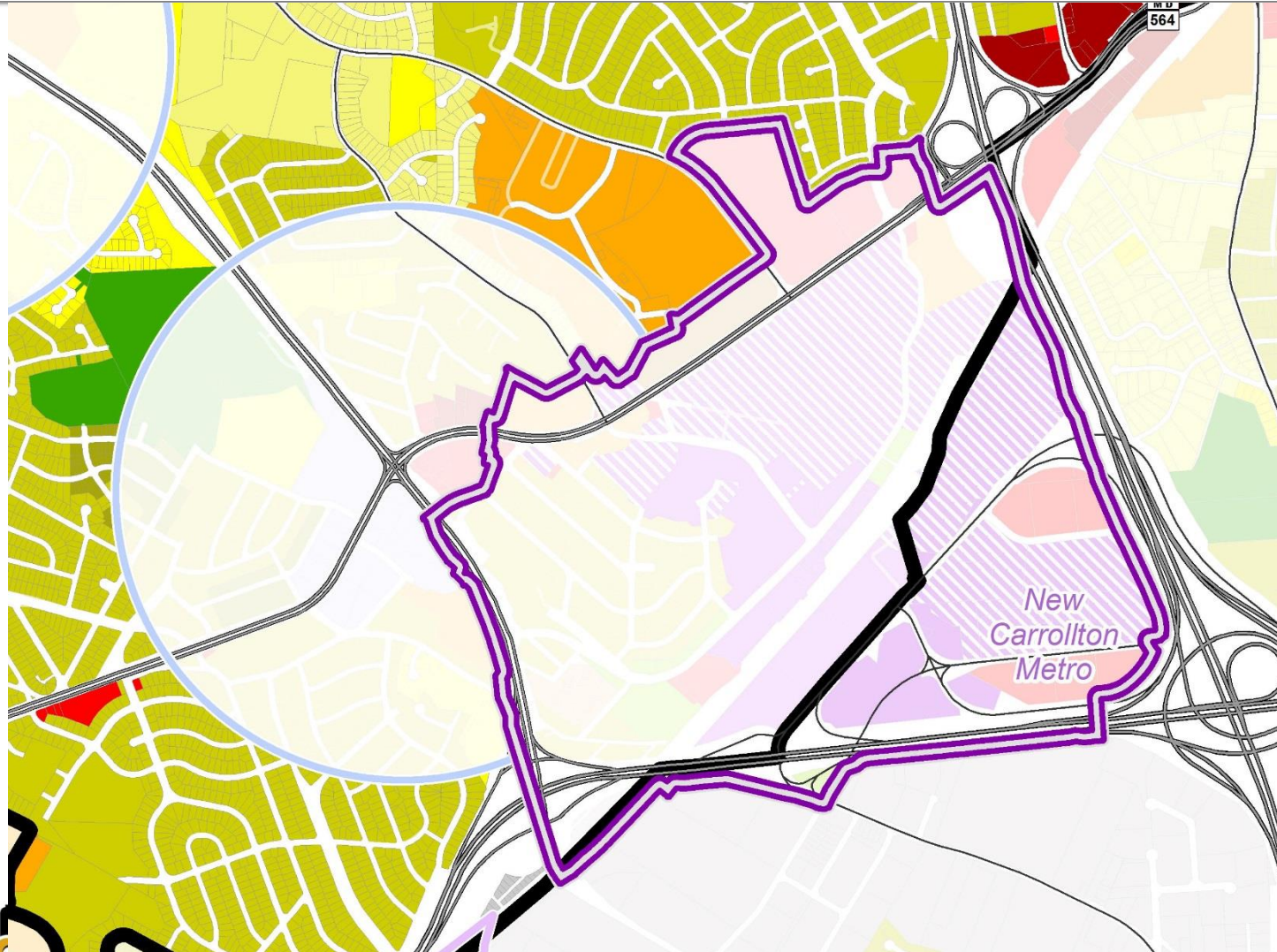
Transition and Implementation



■ *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

Transition and Implementation



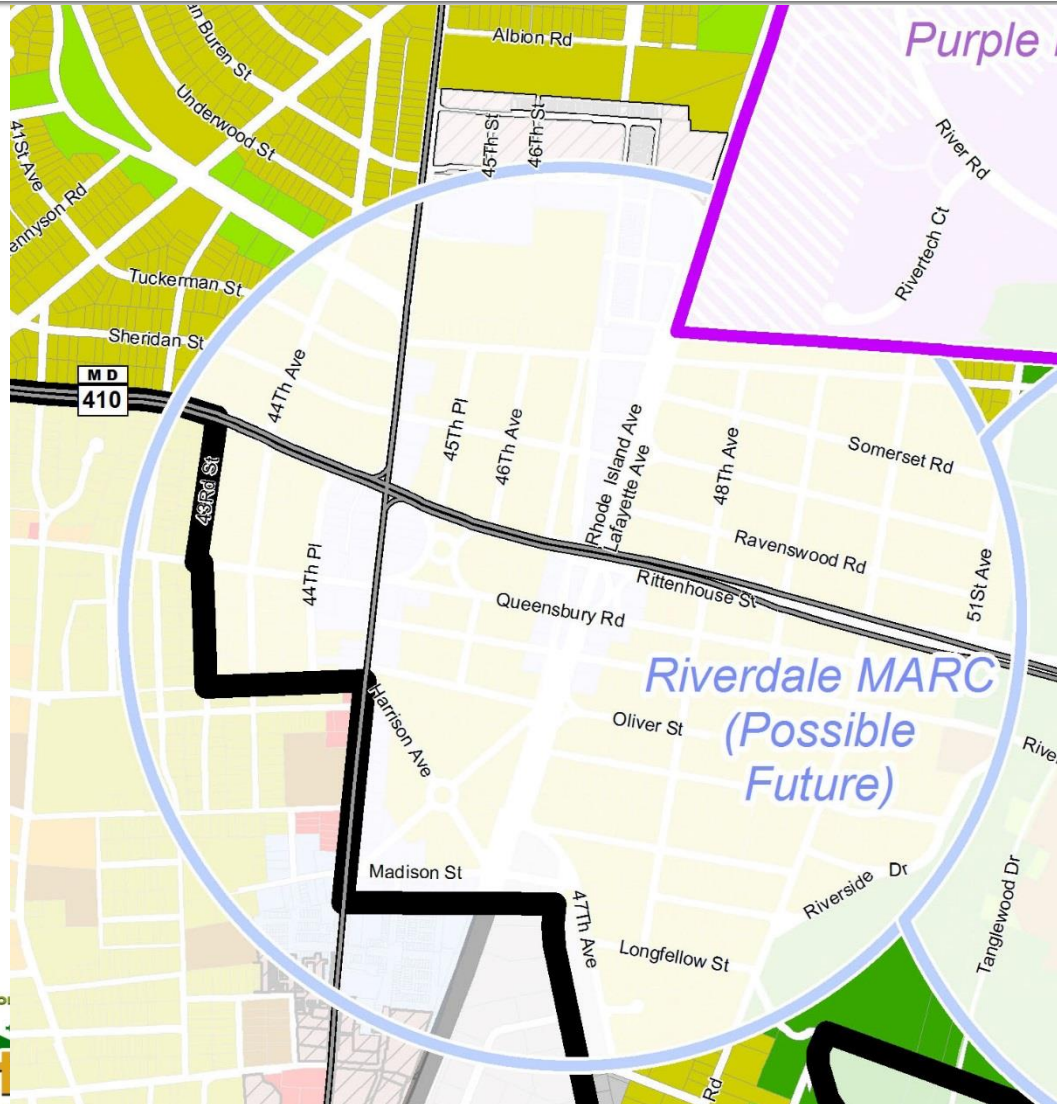
Transition and Implementation



■ *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

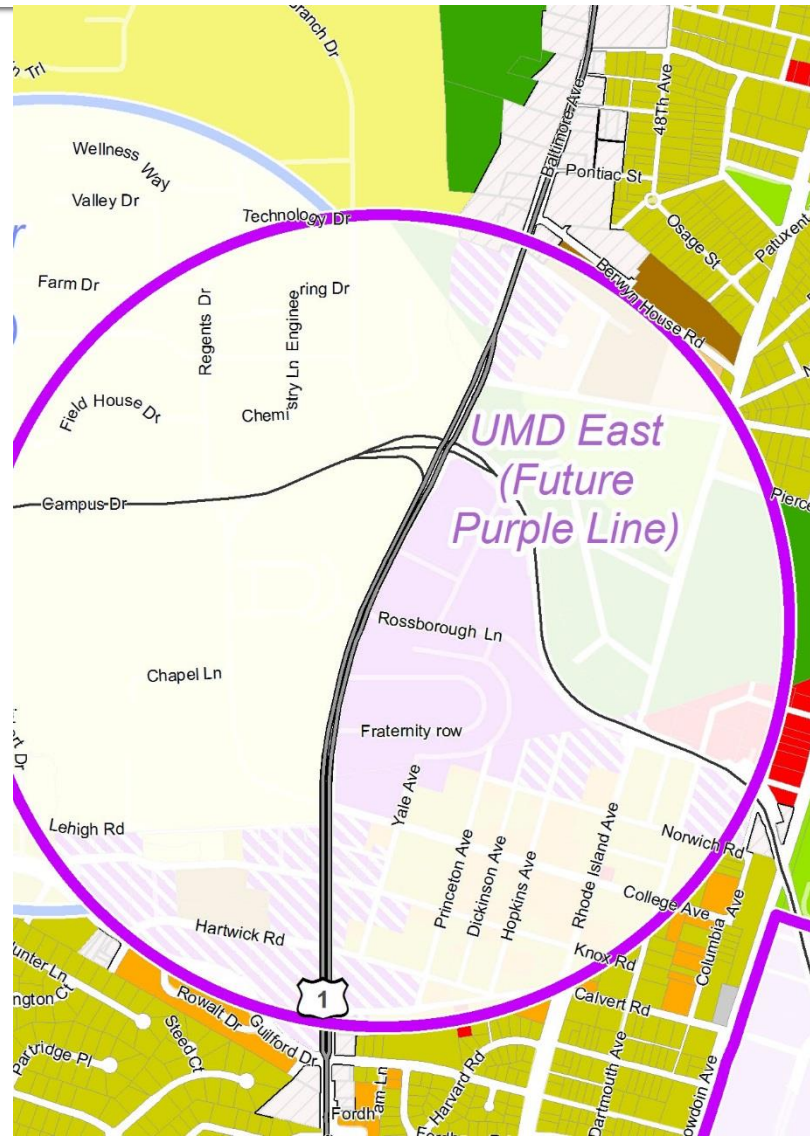


Transition and Implementation

- ***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?



Transition and Implementation



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](https://twitter.com/ZonePGC)

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