



**Prince George's County  
Zoning Ordinance and Subdivision Regulations Rewrite**

Fall 2017 Community Update



The Maryland – National Capital Park & Planning Commission

# Project Background

## *What is Zoning?*



- **Zoning** is the process of regulating the land use and building design (e.g. height, density, and setback) within a community.
- **Zoning Ordinance** is the written law that defines how zoning can be implemented in a community.



# Project Background

## *Why are we rewriting?*



The current ordinance is...

- Outdated, lengthy, and confusing
- Not responsive to the county's vision for future growth and development
- An impediment to economic growth

# Project Goals

*What do we hope to accomplish?*



- More Streamlined and User-Friendly Code
- Simpler Zones and Zone Regulations
- Implement *Plan Prince George's 2035*
- Updated Regulations that Best Fit Prince George's County

# Key Proposed Changes

## *Zoning Structure: 27-4*



- Simplifies zones – from 73 to 34
- Renames zones to start with the zone type (Residential, Commercial, etc.) for clarity
- Incorporates the recently-adopted Military Installation Overlay
- Requires a minimum amount of nonresidential development in some zones to achieve a mix of residential and nonresidential uses
- Eliminates the D-D-O, T-D-O, and M-U-I zones

# Key Proposed Changes

## *Use Structure: 27-5*



- Simplifies uses – from 1,200 to 229
- Reorganizes the Use tables to a Three-tiered structure
  - Use classification > Use categories > Use types
- Consolidates and defines all uses in a distinct division
- Includes new uses and use standards based on:
  - Recent Council amendments (medical cannabis, urban farm)
  - Input from stakeholders (private dormitory, pet grooming establishment)
- Adds mixed-use standards for the Commercial Neighborhood (CN) Zone
- Refines and expands accessory uses (e.g. beekeeping)
- Eliminates initial proposals for Backyard Chickens and Accessory Dwelling Unit

# Key Proposed Changes

## *Development Standards: 27-6*



- *Establishes NEW standards that do not exist today:*
  - Green Building Standards and Incentives
  - Open Space Set-Asides
  - Roadway Access, Mobility, and Circulation
  - Design standards for multifamily, mixed-use, nonresidential and large retail development
  - Neighborhood Compatibility
  - Traditional Agricultural and Urban Farm Compatibility
  - Noise Control
  
- *Modernizes standards for:*
  - Signage
  - Landscaping
  - Parking

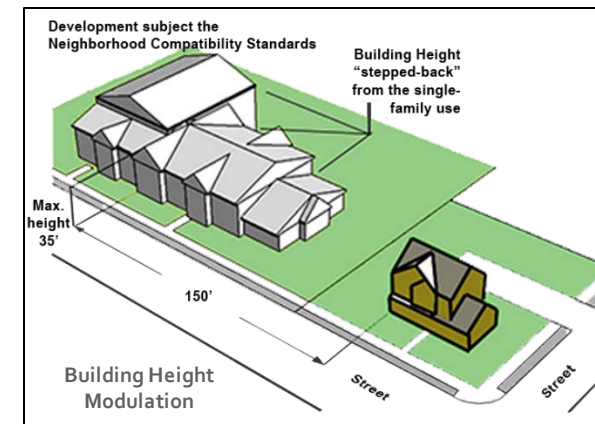


# Key Proposed Changes

## *Neighborhood Compatibility Standards: 27-6.1100*



- Protects single-family neighborhoods – both detached and townhouse subdivisions
- Applies to new:
  - Multifamily
  - Townhouse
  - Live/work
  - Nonresidential
  - Mixed-use development





# Key Proposed Changes

## *Community Input: 27-3*



- Strengthens process for civic organizations to register to receive notice of neighborhood meetings, application submittal, and public hearings
- Consolidates all public notification requirements into a table
- Requires posting of notice on land subject to administrative decisions so surrounding landowners are aware of what is happening
- Includes a notification of application completeness
- Reduces the thresholds between major and minor detailed site plans, which will result in more public hearings for site plan approval

# Key Proposed Changes

*Community Input: 27-3.402*



## Pre-Application Neighborhood meeting

- New neighborhood meeting requirement to allow citizen input on major projects before applications are submitted
- Encouraged for many applications
- 30-days public notice period; meetings on weeknights or weekends
- 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 detailed site plans
  - Major adjustments

# Key Proposed Changes

## *Review and Approval Authority: 27-3*



- Simplifies Review Procedures from 67 to 21
- Creates standard review procedures for all proposed development applications
- Reinstates the District Council's "election to review" authority for major detailed site plan, special exceptions, and certifications of nonconforming uses
- Establishes major and minor detailed site plan review with differentiation based on project size
- Creates a table of review and decision-making authority
- Clarifies the role of municipalities and agencies in development review

# Key Proposed Changes

## *Subdivision Regulations: 24*



- Updates transitional (i.e. “grandfathering”) provisions for when the new Subdivision Regulations are adopted
- Revises thresholds for minor vs. major subdivision
- Revises public facility adequacy requirements and includes a new “Certificate of Adequacy” requirement.
- This certificate would expire after 12 years (with options to renew up to 18 years total), at which point development, if not complete, would need to retest for adequacy

# Key Changes

## Summary



- Regulations are easier to understand and navigate
- Simplifies the process of development for preferred development and makes it more demanding for other development
- Consolidates and clarifies procedures
- Strengthens opportunities for early and meaningful public involvement
- 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

# Project Schedule



## SEPT - DEC 2017

- Comprehensive Review Draft released for public review and comment
- Consideration of small number of bills, including establishment of Countywide Map Amendment process

## JAN - SPRING 2018

- Council retreat - update
- Legislative draft presented to Council
  - Legislative package
  - Review of draft Applications Manual
- Legislative hearings and approval



# Project Schedule



## SPRING - FALL 2018

- Public outreach and education
- Finalization of Applications Manual
- Preparation of application forms, flowcharts, and other documents
- Countywide Map Amendment underway





# Questions?

# Next Steps



## How Can I Help?

- GET INVOLVED and spread the word!
- Give us your feedback and ideas
  - <http://pgplanning.civiccomment.org>
- Give your Council Member your feedback
- Attend our community forums for the modules and Comprehensive Review Draft
- Join our conversation – website, CiviComment, 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](http://www.facebook.com/ZonePGC)



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

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