Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

Fall 2017 Community Update
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- Outdated, lengthy, and confusing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
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
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.civicomment.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:

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