Prince George’s County
Zoning Ordinance and Subdivision Regulations Rewrite

Port Towns Community Development Corporation

September 19, 2017
The Maryland – National Capital Park & Planning Commission
**Project Goals**

**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- Outdated, lengthy, and confusing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?

- **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
Prince George's County Council approves Plan 2035
Plan Prince George’s 2035

Identifies updating the County’s Zoning Ordinance as the 1st Priority Strategy for Plan Implementation
1\textsuperscript{st} Priority – DOWNTOWNS
2\textsuperscript{nd} Priority – Innovation Corridor
3\textsuperscript{rd} 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

#### 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: Single-Family 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: Multifamily Residential 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

#### 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

27-4 (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

27-4.303 (Module 1)

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

- **Deletion of overlay zones (TDO and DDO)**
### 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>P</td>
</tr>
<tr>
<td></td>
<td>Other agriculture/forestry uses</td>
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</tr>
<tr>
<td><strong>Agriculture/Forestry Related Uses</strong></td>
<td>Agriculture research facility</td>
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</tr>
<tr>
<td></td>
<td>Farm distribution hub</td>
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<tr>
<td></td>
<td>Farm supply sales or farm machinery/implement sales, rental, or repair</td>
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<tr>
<td></td>
<td>Farm winery</td>
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<td></td>
<td>Sawmill</td>
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<tr>
<td><strong>Open Space Uses</strong></td>
<td>Arbororetum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Cemetery</td>
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</tr>
<tr>
<td></td>
<td>Dwelling, manufactured home</td>
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</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>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, single-family detached</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>Dwelling, three-family</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Dwelling, two-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Manufactured home park</td>
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</tr>
</tbody>
</table>

Note: P = Permitted by Right, SE = Allowed only with approval of a Special Exception, Blank cell = Prohibited
Key Proposed Changes

**Use Structure**
27-5 and 27-2 (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

27-6 (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

Proper transition between residential and more intense uses

US 1 (Baltimore Ave) and Centers proximate to residential
# Key Proposed Changes

## Review and Approval Authority

### 27-3.200 (Module 3)

### Table 27-2.200: Summary of Development Review Responsibilities

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Review and Decision-Making Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>District Council</td>
</tr>
<tr>
<td>Amendments and Planned Developments</td>
<td></td>
</tr>
<tr>
<td>Text Amendment</td>
<td>I &lt;D&gt;</td>
</tr>
<tr>
<td>Sectional Map Amendment (SMA)</td>
<td>I &lt;D&gt;</td>
</tr>
<tr>
<td>Planned Development (PD) Map Amendment</td>
<td>&lt;D&gt;</td>
</tr>
<tr>
<td>Chesapeake Bay Critical Area Overlay Zone Map Amendment</td>
<td>I &lt;D&gt;</td>
</tr>
<tr>
<td>Special Exceptions</td>
<td>&lt;A&gt;</td>
</tr>
<tr>
<td>Minor Change to Approved Special Exception</td>
<td></td>
</tr>
<tr>
<td>Site Plans</td>
<td></td>
</tr>
<tr>
<td>Minor Site Plan</td>
<td>&lt;A&gt;</td>
</tr>
</tbody>
</table>

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

27-3.400 (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
**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?
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
  - Required mix of uses for some zones

- **Uses**
  - Hold off on Accessory Dwelling Units and Backyard Chickens
  - Further distinguish neighborhood and service commercial zones
  - 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
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

Plan 2035 Designated Growth Centers

- Regional Transit Districts: New Carrollton Metro
- Local Transit Districts: Cheverly Metro, Landover Metro, Morgan Boulevard Metro
- Town Centers: Landover Gateway
- Neighborhood Centers: Port Towns
**The Countywide Map Amendment**

- Everything else? – The Decision Matrix
  - Mixed-Use Zones and Comprehensive Design Zones Outside Centers
    - M-X-T/M-U-I west of Landover/Annapolis Road and East of Anacostia River
    - M-X-T southeast, abutting Cheverly Metro
    - M-X-T north of Vista Gardens Marketplace
    - M-U-I along Martin Luther King Highway in Glenarden
    - M-U-I east of Morgan Blvd Metro on Central Avenue
    - M-U-I along Sherriff Road near Fairmount Heights
Transition and Implementation
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, 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