



Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

Community Update

Spring 2015



The Maryland – National Capital Park & Planning Commission

Let's define a few terms

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.

Let's define a few terms

What is Subdivision?



- ***Subdivision*** is the division by plat or deed of a larger piece of property into two or more smaller lots, plots, sites, tracts, parcels, or other land divisions (either for development or for sale).
- ***Subdivision Regulations*** is the written law that defines how land can be subdivided in a community.

Let's define a few terms

What Are Plans?



- ***The General Plan*** is the overall policy document guiding the County's physical growth. It establishes where and how the County should grow and evolve over the next 20 years. **Plan Prince George's 2035** is the current General Plan for Prince George's County.
- ***Master Plans*** provide specific recommendations on the land use, natural environment, transportation networks, housing and neighborhoods, historic preservation, urban design, and public facilities for one or more of the County's Planning Areas.
- ***Sector Plans*** are smaller plans for *portions* of one or more Planning Areas. They contain the same functional information as a Master Plan but apply to smaller areas that are often targeted for future development or which could benefit from a new vision and framework for future implementation actions.

Project Background

What are we doing?



Prince George's County is
comprehensively rewriting its Zoning
Ordinance and Subdivision Regulations.

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- Outdated, lengthy, and confusing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

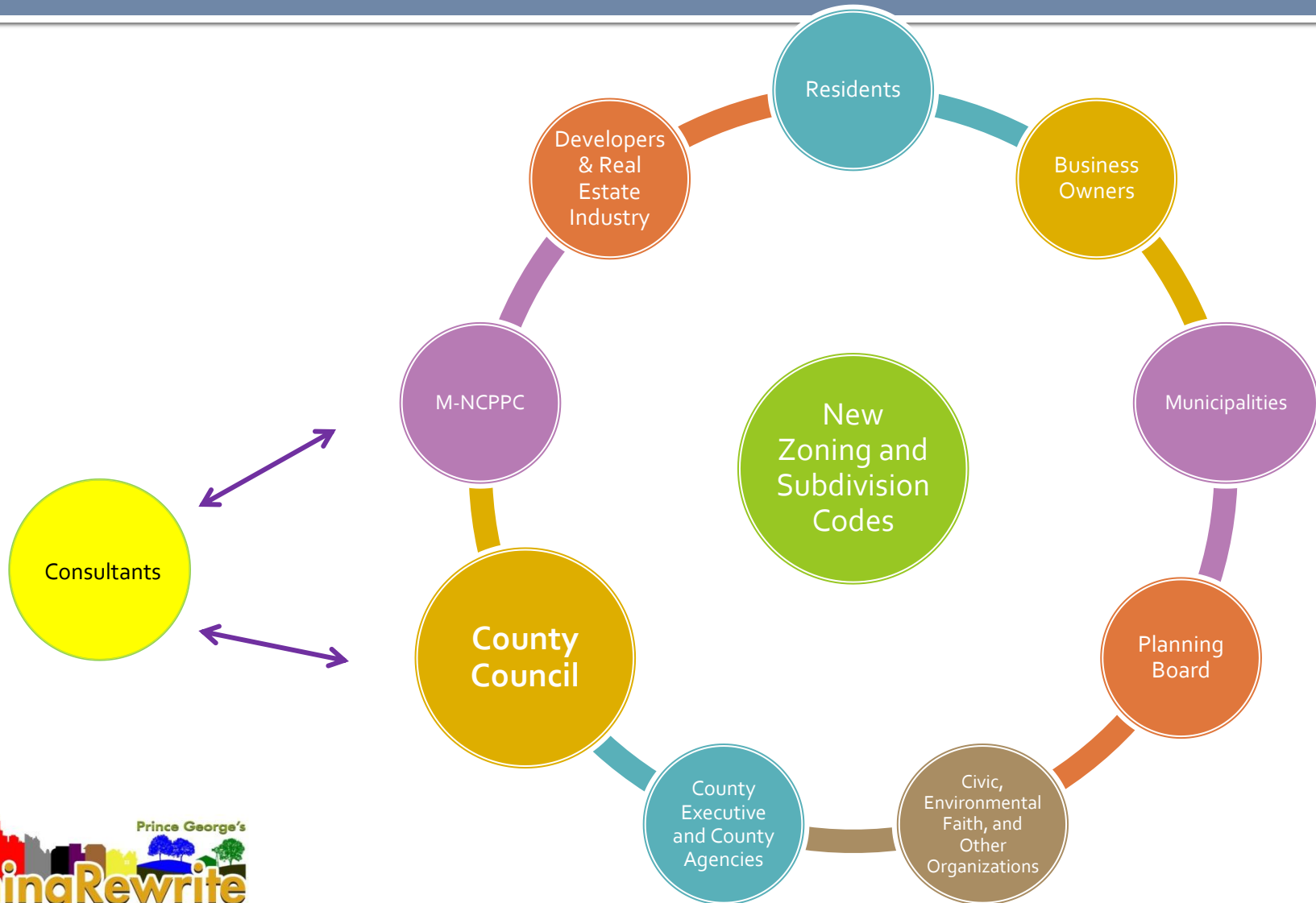
What do we hope to accomplish?

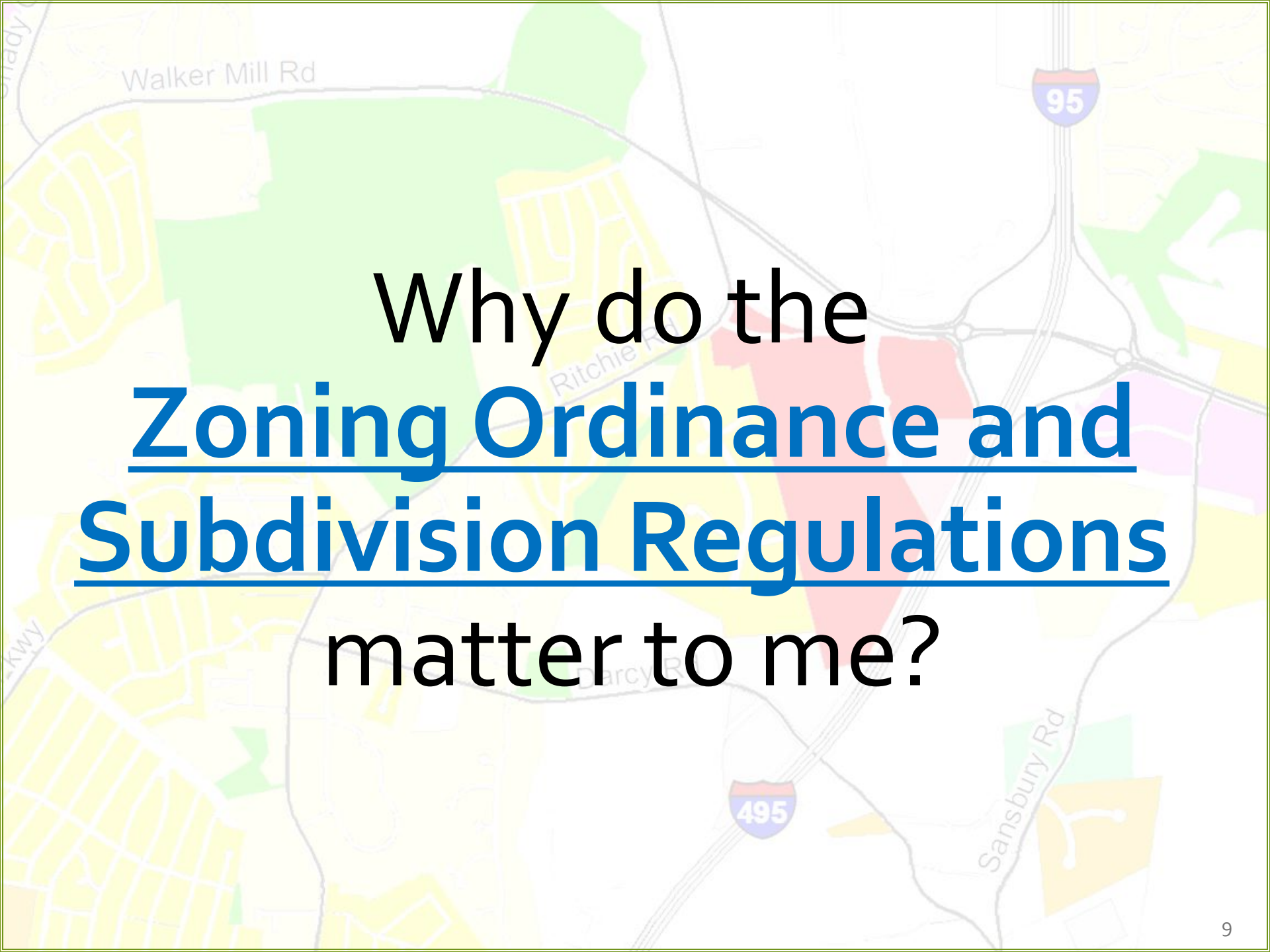


- ***Streamline*** the ordinance and development approval process
- ***Modernize*** and consolidate our zones and development standards
- ***Incentivize*** revitalization and economic, transit-oriented, and mixed-use development
- ***Protect*** established neighborhoods

Project Stakeholders

Who is involved?



A map of a suburban area with various colored zones (yellow, green, pink, orange) and roads. Labels include Walker Mill Rd, Ritchie Rd, Sansbury Rd, and highways 95 and 495. The text is overlaid on the map.

Why do the Zoning Ordinance and Subdivision Regulations matter to me?

Zoning & Subdivision

Why does it matter?



- The regulation of land use is one of the most important functions of County government
- Development can **improve** or **hinder** the community.
- It is the Zoning and Subdivision rules that help guide the result

Zoning & Subdivision

Why does it matter?



Commercial



Zoning & Subdivision

Why does it matter?



Residential



Zoning & Subdivision

Why does it matter?



Signs



Zoning & Subdivision

Why does it matter?



Roads

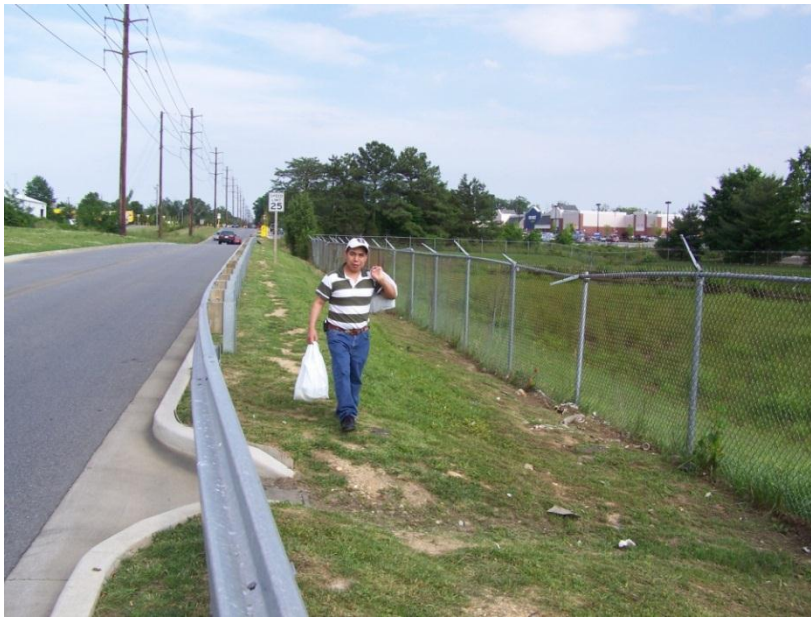


Zoning & Subdivision

Why does it matter?



Sidewalks



Zoning & Subdivision

Why does it matter?



Usable Green Space



Zoning & Subdivision

Why does it matter?



Connections within Neighborhoods



Zoning & Subdivision

Why does it matter?



Parking Areas



Zoning & Subdivision

Why does it matter?



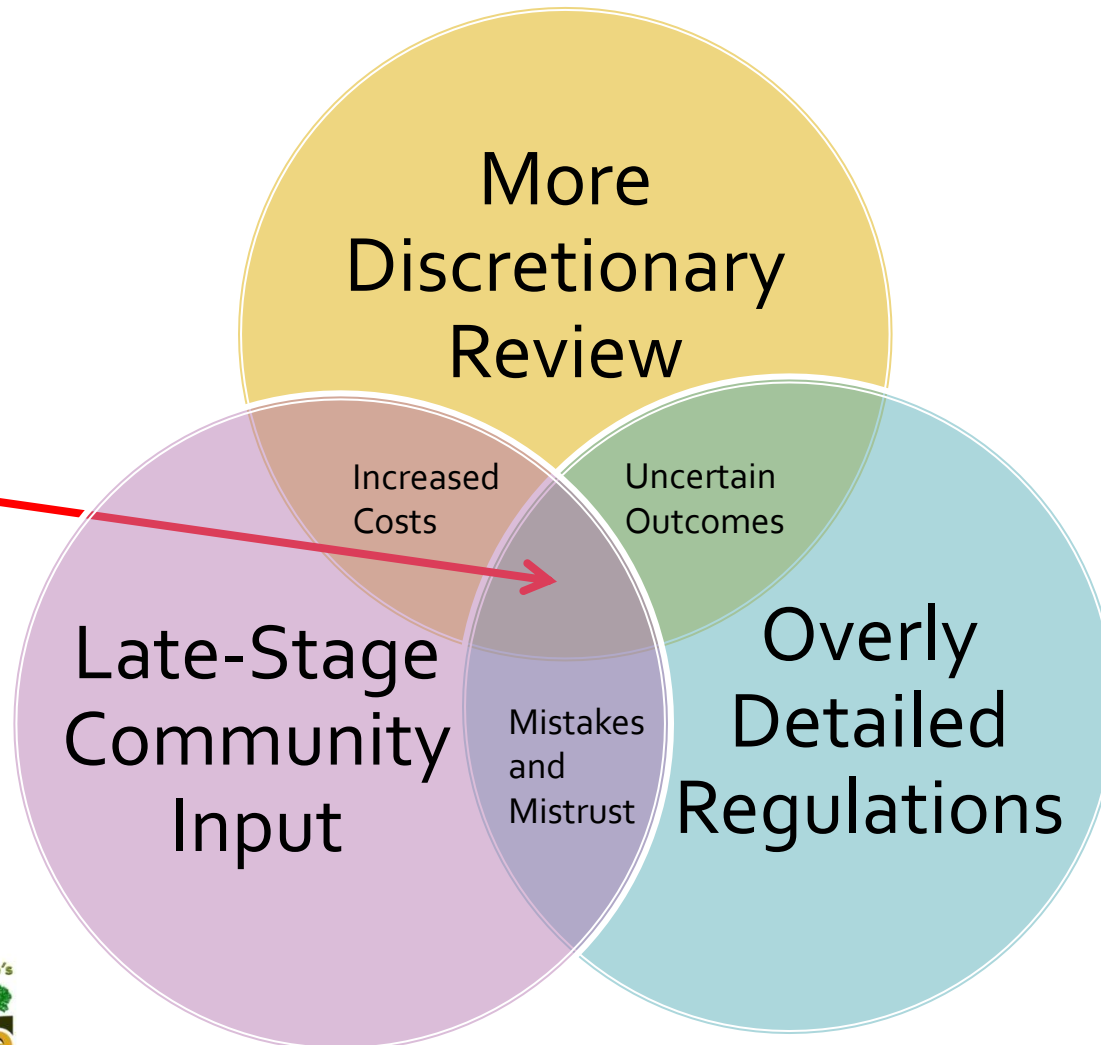
What gets built next to what



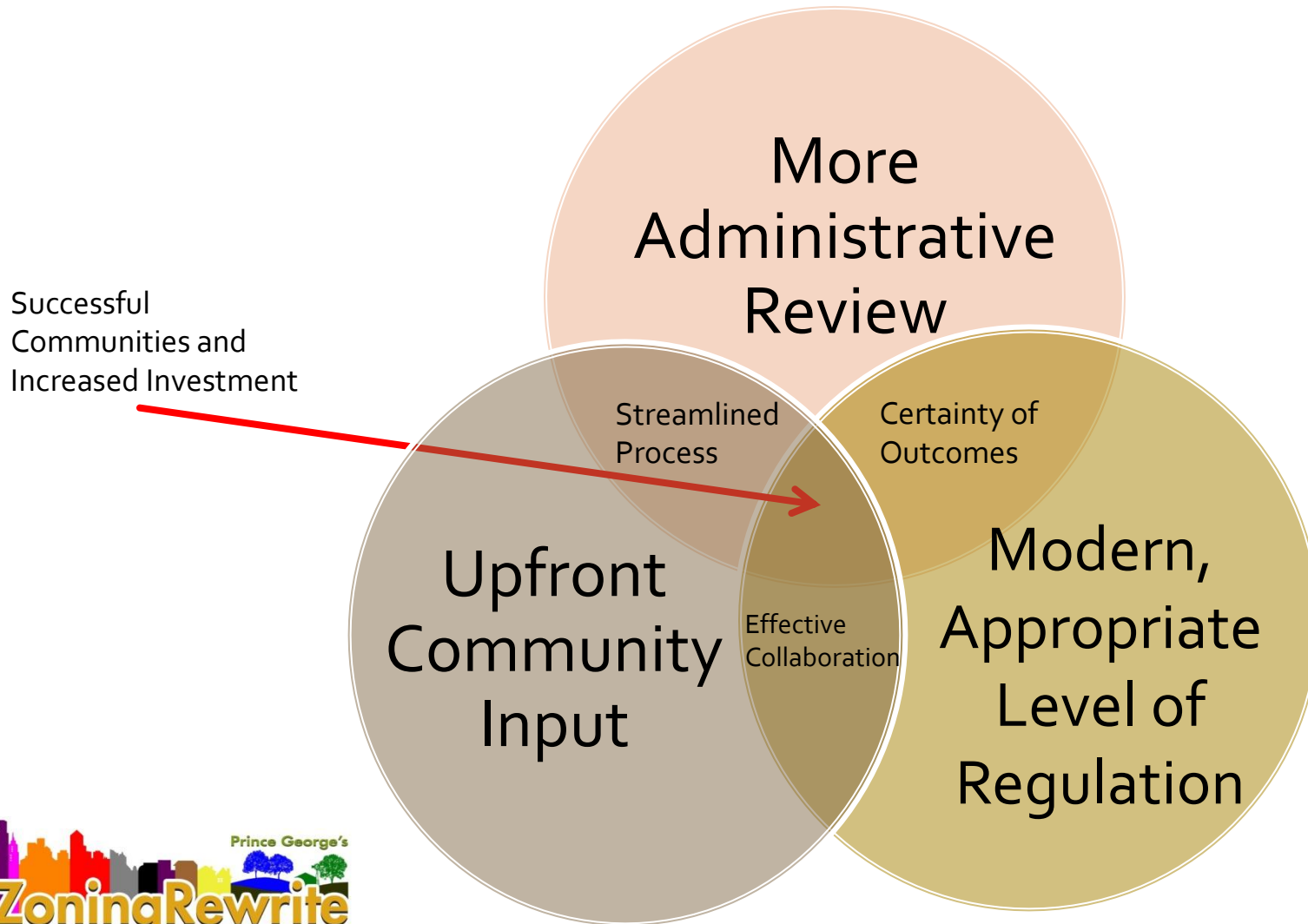
Current Process



Disincentive to
Investment in
Prince George's
County



Recommended Process





The Clarion Team *Recommendations*

Simplify the Code Structure



8 Divisions 48 Sections

Subtitle 27: Suggested Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

**Division 27-3 Zone and Zone
Regulations**

Division 27-4 Use Regulations

**Division 27-5 Development
Standards**

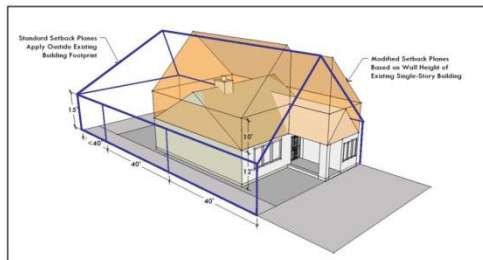
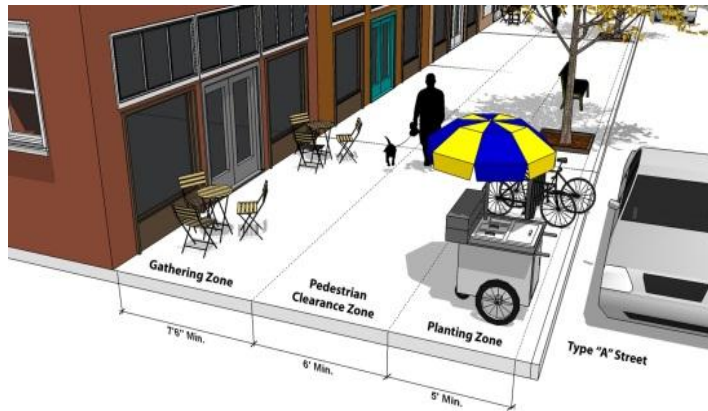
Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Integrate Text, Tables and Graphics



Dynamic Headers

White Space

Footers

CHAPTER 5: DEVELOPMENT STANDARDS
Section 5.3: Building and Site Design Standards
Subsection: 5.3.6: Nonresidential and Mixed-Use Development
(11) Large-Scale Development

(ii) Minimum Building Height

In cases where any off-street surface parking is located between the primary building façade and the street it fronts, the minimum building height shall be at least three stories.

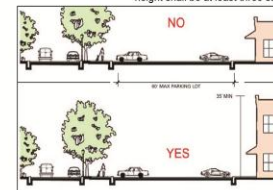


Figure 5-47: This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's façade and the street it fronts, provided the building is three stories in height or greater.

(11) Large-Scale Development

Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

(a) Liner Buildings

- (i) A series of smaller "liner buildings" shall be positioned along the primary façade of the large structure to break up the structure's mass.
- (ii) As an alternative to liner buildings, the primary façade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.



Figure 5-48: The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

Figure Captions

Nested Text with headings and sub- headings

Illustrations of text provisions

Explain Procedures with Flowcharts

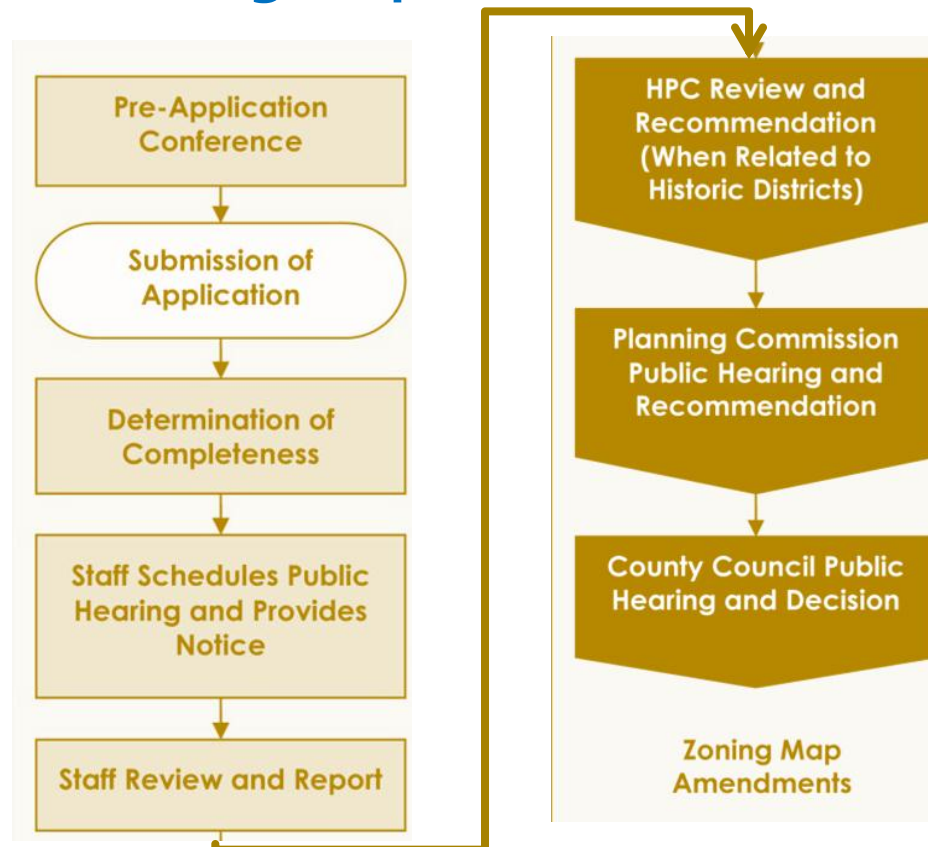


Public Hearings



¹ Public Hearings

Zoning Map Amendments



Consolidate Zones and Regulations



	Today	Recommended
	73 Zones	43 Zones
Conventional	33	25
"Floating"	26	7
Overlay	14	11

Protect Established Neighborhoods



- Enhancing Community Involvement
- Implementing Design Regulations



Flexibility Funnel



Enhance Community Involvement



Meaningful input up front = more ability to collaborate and influence

- **Improve application notification** and incorporate modern technology
- Require **pre-application neighborhood** meetings for any discretionary review application
- Require **pre-application conferences** with staff and implement a process to ensure application completeness

Implement Design Regulations



Nighborhood Compatibility Standards

- Protect the character of established single-family neighborhoods
- Potential standards include: building dimensions, parking/loading/refuse areas, lighting, signage, open space, and operational standards

Nighborhood Conservation Overlay Zone

- Similar to historic district regulations, but less detailed
- Incorporates a pre-approved area or neighborhood plan covering infill and redevelopment and consistency with elements found in existing community

Incorporate Best Practices



Implement and incorporate Plan Prince George's 2035 Goals

- Regional Transit Districts and Local Centers – base zones and flexible Planned Development zones
- Infill; redevelop and revitalize commercial corridors
- Sustainability
- Connectivity, roadway design, parking, and loading
- Open space and agriculture

Modify Review Authority



Development Review Decision Makers

- District Council
- Planning Board
- Board of Zoning Appeals
- Zoning Hearing Examiner
- Planning Director
- Department of Permitting , Inspections, and Enforcement (DPIE)

Modify Review Authority



- District Council Still Reviews (and Decides):
 - Master and Sector Plans
 - Rezoning
 - Planned Developments (new zones)
 - Major Site Plans

- Other Bodies Will Review (and Decide):
 - Minor Site Plans
 - Special Exceptions
 - “Adjustments”
 - Non-conforming Uses

Modify Review Authority



- More administrative and approval procedures for Planning Board and Staff
- Elimination of call up procedures
- Retention of appellate process, but some changes

Next Steps

Project Schedule



- Continue to encourage community involvement and education
- Began initial draft of the Code~ April, 2015



Next Steps

Zoning Rewrite Draft Schedule



Module	Public Review Draft
Zones and Uses	Fall 2015
Development Standards and Subdivision Regulations	Spring 2016
Processes and Administration	Summer 2016
Comprehensive Review Draft	Fall 2016
Final Approval	March 2017

Next Steps

How Can I Help?



- STAY INVOLVED!
- Give us your feedback and ideas
- Give the Planning Board and your Council Member your feedback
- Share what you have learned with family, friends, and neighbors
- Join our conversation – website, OpenComment, e-mail, Facebook, Twitter
- Attend our community forums for the modules and Comprehensive Review Draft

Contact Information

Stay involved



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