Prince George’s County
Zoning Ordinance and Subdivision Regulations Rewrite

Community Update
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.
Prince George’s County is comprehensively rewriting its Zoning Ordinance and Subdivision Regulations.
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- Outdated, lengthy, and confusing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?

- Residents
- Business Owners
- Municipalities
- Planning Board
- Civic, Environmental Faith, and Other Organizations
- County Executive and County Agencies
- M-NCPPC
- Developers & Real Estate Industry
- Consultants
- County Council
Why do the **Zoning Ordinance and Subdivision Regulations** matter to me?
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

More Discretionary Review

Increased Costs

Uncertain Outcomes

Late-Stage Community Input

Mistakes and Mistrust

Overly Detailed Regulations
Recommended Process

Successful Communities and Increased Investment

More Administrative Review

Upfront Community Input

Streamlined Process

Certainty of Outcomes

Modern, Appropriate Level of Regulation

Effective Collaboration
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**

---

**Figure Captions**

**Nested Text with headings and subheadings**

**Illustrations of text provisions**

---

**Chapter 3: Development Standards**

Section 3.9: Building and Site Design Standards

Subsection 3.9.1: Space Requirements

(II) Large-Scale Development

Developments composed of one or more structures engaged in retail or wholesale activities exceeding 20,000 square feet, or developments with a single large commercial retail structure 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) Linear Buildings

(i) A series of smaller “liner buildings” shall be positioned along the primary facade of the large structure to break up the structure’s mass.

(ii) As an alternative to liner buildings, the primary facade of a large-scale development structure can be designed to appear as multiple smaller storefronts, except that individual doorways shall not be required.

---

**Figure 5.47:** This image depicts how buildings in conventional areas may locate off-street parking in the area between the building’s facade and the street if provided, provided the building is three stories in height or greater.
Explain Procedures with Flowcharts

Public Hearings

- Application
- Referrals
- Technical Staff Report (TSR)
- Planning Board\(^1\)
- Appeal or Decision to Review
- District Council (DC)\(^1\)

Zoning Map Amendments

1. Pre-Application Conference
2. Submission of Application
3. Determination of Completeness
4. Staff Schedules Public Hearing and Provides Notice
5. Staff Review and Report
6. HPC Review and Recommendation (When Related to Historic Districts)
7. Planning Commission Public Hearing and Recommendation
8. County Council Public Hearing and Decision
9. Zoning Map Amendments

\(^1\) Public Hearings
Consolidate
Zones and Regulations

<table>
<thead>
<tr>
<th></th>
<th>Today</th>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Conventional</strong></td>
<td>33</td>
<td>25</td>
</tr>
<tr>
<td><strong>“Floating”</strong></td>
<td>26</td>
<td>7</td>
</tr>
<tr>
<td><strong>Overlay</strong></td>
<td>14</td>
<td>11</td>
</tr>
</tbody>
</table>
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

Neighborhood 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

Neighborhood 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
Development Review Decision Makers

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

<table>
<thead>
<tr>
<th>Module</th>
<th>Public Review Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zones and Uses</td>
<td>Fall 2015</td>
</tr>
<tr>
<td>Development Standards and Subdivision Regulations</td>
<td>Spring 2016</td>
</tr>
<tr>
<td>Processes and Administration</td>
<td>Summer 2016</td>
</tr>
<tr>
<td>Comprehensive Review Draft</td>
<td>Fall 2016</td>
</tr>
<tr>
<td>Final Approval</td>
<td>March 2017</td>
</tr>
</tbody>
</table>
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

Chad Williams, M-NCPPC Project Manager
chad.williams@ppd.mncppc.org

Anika Jackson, M-NCPPC, Public Affairs
anika.jackson@mncppc.org

Core Team Email
ZoningPGC@ppd.mncppc.org

Project Website
zoningpgc.pgplanning.com

OpenComment
https://pgplanning.opencommence.us/