



Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite

Winter 2016 Community Update



The Maryland – National Capital Park & Planning Commission

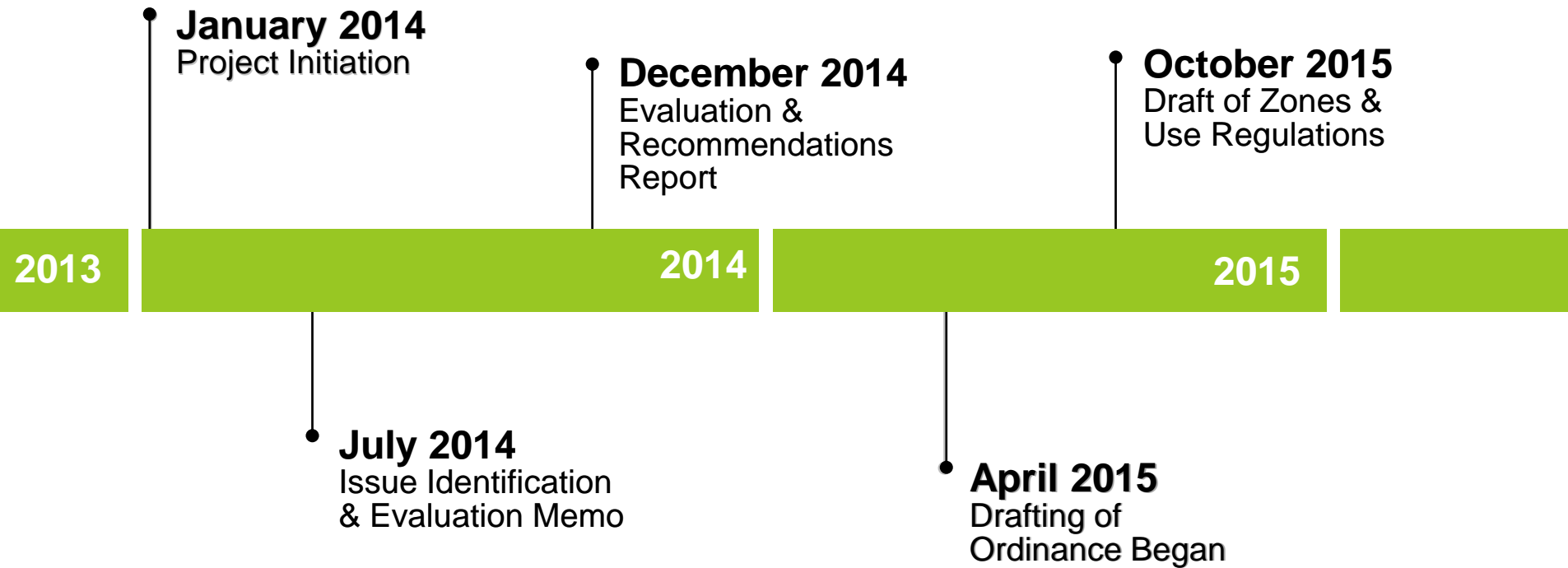
Project Background



- What are we doing?
- Why are we rewriting?
- What do we hope to accomplish?
- Who is involved?

Project Timeline

Where have we been?



Project Timeline

Where have we been?



Spring 2016

Development
Standards &
Subdivision
Regulations

Fall 2016

Comprehensive
Review Draft

Fall 2017

Implementation

2016

2017

2018

Summer 2016

Administration &
Procedures

Winter 2017

Presentation to
Council

Project Timeline

What's in Module 1?



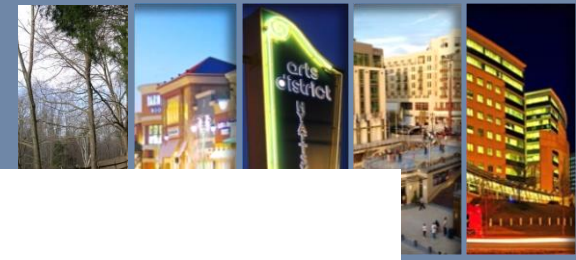
- Zones and Zone Regulations
 - Division 27-3
- Use Regulations
 - Division 27-4
- Interpretations and Definitions
 - Division 27-8

The Clarion Team Recommendations



MODULE 1 Zones and Use Regulations

User-Friendly Format



Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.202 Residential Base Zones
27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

G. Single-Family Residential – Attached (SFR-A) Zone

1. Purpose

The purpose of the Single-Family Residential – Attached (SFR-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.



Purpose of zone

Representative drawing of physical character

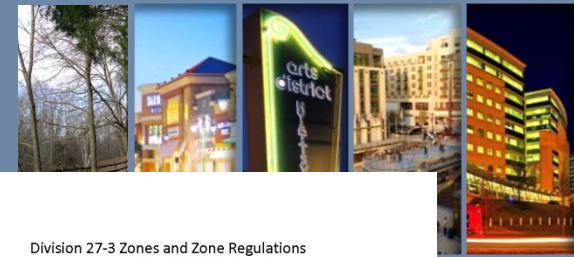
Reference to uses

Photographs of typical building forms

Zoning Ordinance
27-3—36

Prince George's County, Maryland
Public Review Draft | October 2015

User-Friendly Format

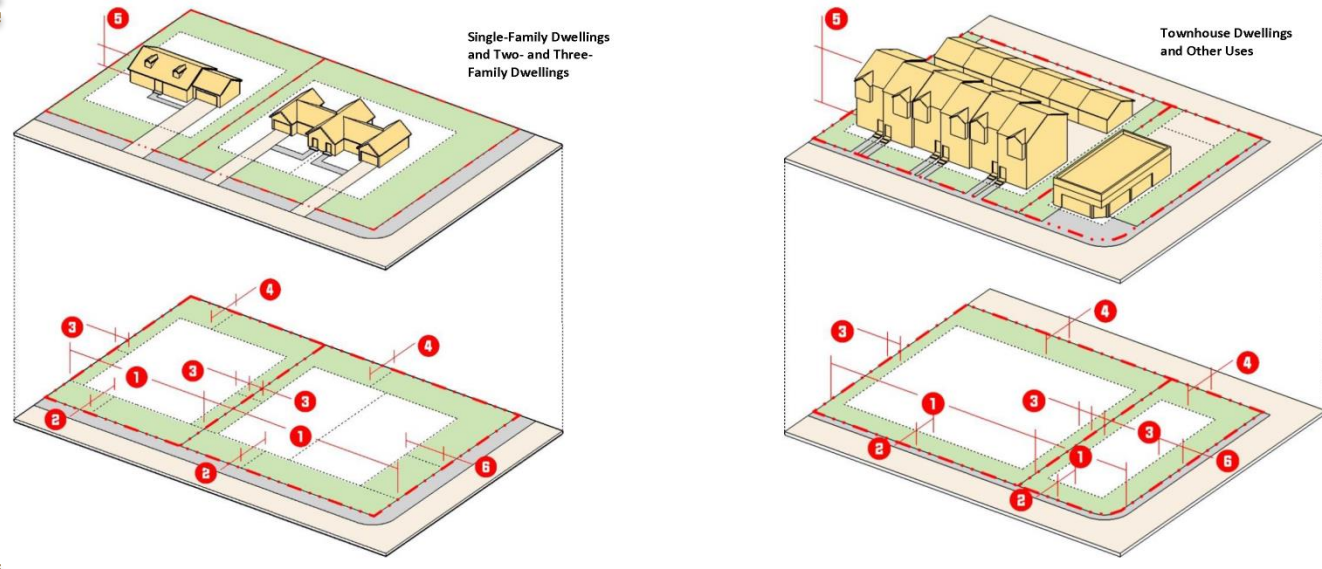


Division 27-3 Zones and Zone Regulations
 Sec. 27-3.200 Base Zones
 27-3.202 Residential Base Zones
 27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

Table of intensity and dimensional standards

3. Intensity and Dimensional Standards					
Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	8.70	12.44	16.33	n/a	[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
Net lot area, min. (sf)	5,000	2,000[2]	2,000[2]	6,500	[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).
1 Lot width, min. (ft)	50	40	40	45	[3] On corner lot, min. side yard depth alongside street = 25 ft. [6]
Lot coverage, max. (% of net lot area)	30	35	35	60	[4] Applicable to the development lot as a whole (not any individual lots under attached units).
2 Front yard depth, min. (ft)	15	15	15	15	
3 Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8	
4 Rear yard depth, min. (ft)	20	20	20	20	
5 Principal structure height, maximum (ft)	40	40	50	40	

Three-dimensional illustrations of intensity and dimensional standards



Prince George's County, Maryland
 Public Review Draft | October 2015

Zoning Ordinance
 27-3—37

New Zone Structure and Organization



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-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-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
Nonresidential Base Zones
NC: Neighborhood Commercial Zone
GCO: General Commercial and Office Zone
SC: Service Commercial Zone
IE: Industrial/Employment Zone
HI: Heavy Industrial 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

The Clarion Team Recommendations



BASE ZONES

Rural and Agricultural Zones



- 5 Rural and Agricultural zones reduced to 3

- **R-O-S** carried forward as **PL**

Purpose: Support and maintain land for the preservation and protection of the environment and farming

- **O-S** carried forward as **AL**

Purpose: Preserve and protect agriculture, forestry, and natural resource; and allow for low-density single-family detached dwellings (lots > 5 acre)

- **R-A** carried forward as **AR**

Purpose: Accommodate and maintain agricultural uses and low-density residential development



Residential Zones



- **14 Residential zones reduced to 8**
- **R-E moved from Agriculture**
Purpose: Low-density single-family detached dwellings on lots greater than 40,000 square feet
- **R-R carried forward as RR**
Purpose: Low-density single-family detached dwellings on lots greater than 20,000 square feet



Residential Zones



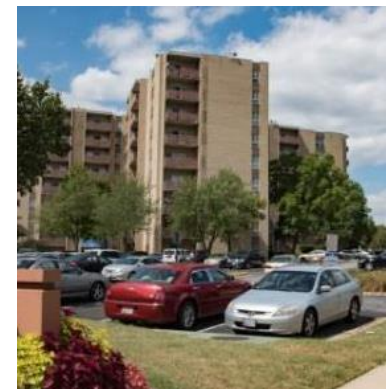
- **R-80 carried forward as SFR-4.6**
Purpose: Single-family detached dwellings on lots at least 9,500 square feet
- **R-55 carried forward as SFR-6.7**
Purpose: Single-family detached dwellings on lots at least 6,500 square feet in area.
- **R-35 and R-20 consolidated as SFR-A**
Purpose: Two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development.



Residential Zones



- **R-T, R-30, and R-30C consolidated as MFR-12**
Purpose: Medium-density residential development (up to 12 dwelling units per acre)
- **R-18 and R-18C consolidated into MFR-20**
Purpose: Medium- to moderately-high-density residential development (up to 20 dwelling units per acre).
- **R-10, R-10A, and R-H consolidated into MFR-48**
Purpose: High-density multifamily development (up to 48 dwelling units per acre)





Questions to think about:

1. Ag-related uses in the AR zone – how much is too much?
2. Can townhouses and apartments co-exist in the same zone?
3. Commercial uses in the multifamily zones – how much is too much?

Nonresidential Zones

Commercial



- 11 commercial zones reduced to 3
- C-R-C deleted
- NC is new
Purpose: Small-scale neighborhood retail primarily serving the daily needs of nearby residents; also well-suited for traditional “main streets.”



Nonresidential Zones

Commercial



- **C-O, C-A, C-S-C, C-1, C-2, C-G, C-C, and C-W consolidated into GCO**

Purpose: Business, civic, and mixed-use development, typically at major intersections.

- **C-M and C-H consolidated into SC**

Purpose: Retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments.



Nonresidential Zones

Industrial



- 5 industrial and employment zones reduced to 2
- **I-1, I-3, I-4, and U-L-I** consolidated into **IE**

Purpose: Mix of employment, research and development, and light industrial development

- **I-2** carried forward as **HI**

Purpose: Intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands.





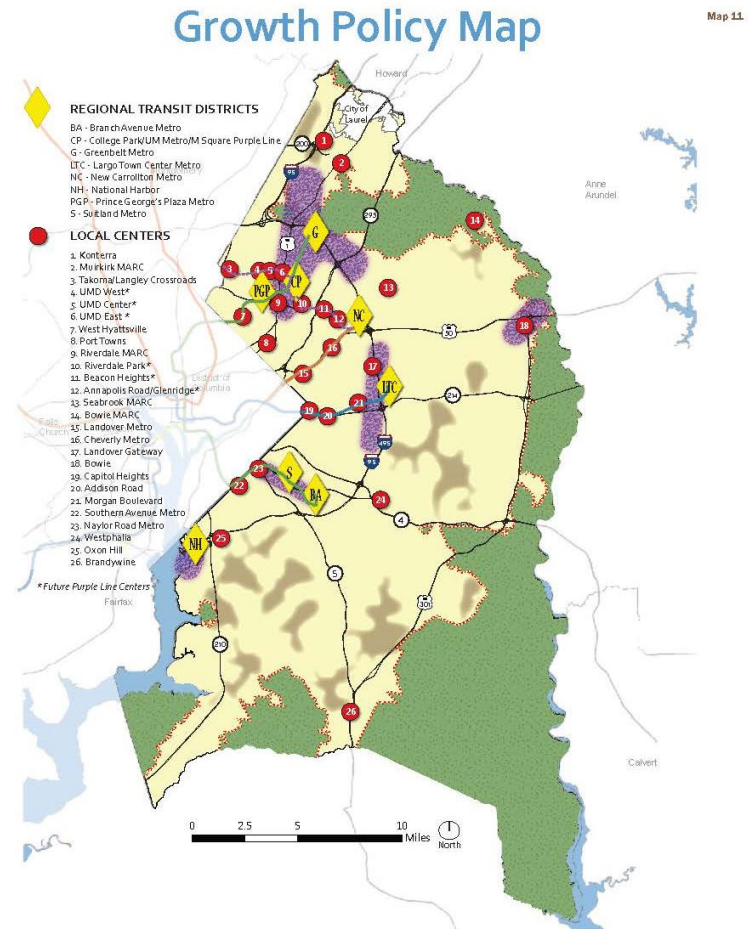
Question to think about:

The NC Zone creates community-centric retail and traditional Main Streets. Is there desire for small-scale commercial near residential properties?

Transit-Oriented/ Activity Center Base Zones



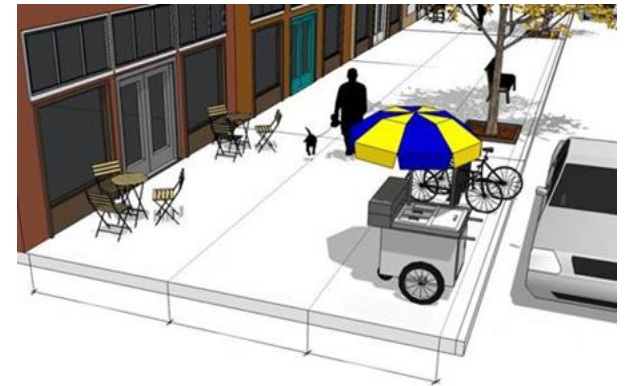
- Replaces current structure for mixed use/transit-oriented development zones
- Zones conform with General Plan policy direction
- New framework: combination of transit-oriented/activity center base zones and Planned Development (PD) zones



Transit-Oriented/ Activity Center Base Zones



- Development standards applicable to Transit Oriented/Activity Center zones
- Focus on establishing template for walkable urbanism
 - Street front/sidewalks/trees
 - Parking/Parking Structures and location
 - Access and circulation
 - Building form



Transit-Oriented/ Activity Center Base Zones



5 transit-oriented/activity center base zones:

- **NAC**
- **TAC**
- **LTO**
- **RTO- L**
- **RTO-H**

Table 27-3.203: 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



Neighborhood Activity Center Base Zone



- **Purpose:** Low and moderate density, small-scale mixed use.
- Intended locations are areas identified as **Neighborhood Centers** in Plan 2035



Town Activity Center Base Zone



- **Purpose:** Auto-accessible, suburban centers with walkable core
- Intended locations are areas identified as **Town Centers** in Plan 2035



Local Transit-Oriented Base Zone



- **Purpose:** Moderate-intensity, mixed-use center connected by regional mass transit.
- Intended locations are areas identified as **Local Transit Centers** in Plan 2035



Regional Transit Oriented Low Intensity Base Zone



- **Purpose:** High-intensity, mixed-use, region-serving center for workers/residents
- Intended locations are areas identified as **Regional Transit Centers** in Plan 2035



Regional Transit Oriented High Intensity Base Zone



- **Purpose:** High-intensity, mixed-use, region-serving center for workers/residents
- Intended locations are areas identified as **Downtowns** in Plan 2035
 - Largo Town Center
 - Prince George's Plaza
 - New Carrollton





Questions to think about:

1. High quality urban design standards: Where is the sweet spot?
2. Density and height minimum: Where is the sweet spot?
3. Developer certainty vs. community certainty: What is the correct balance?

The Clarion Team Recommendations



PLANNED DEVELOPMENT ZONES

Planned Development Zones



- Replaces mixed-use and comprehensive design zones
- Alternative to base zones
- Increased flexibility in return for high quality and innovative design



Planned Development Zones



- Community benefits required
- Requires approval of PD Basic Plan in conjunction with rezoning that includes:
 - Concept plan and uses
 - Development standards
 - Conditions of approval



Photo Courtesy of Community Commons

Planned Development Zones



Residential **PD** Zones

- **R-PD-L** and **R-PD** zones build on the current **R-L** zone
- **MH-PD** zone carries forward the current **R-M-H** zone



Planned Development Zones



Center PD zones

- NAC-PD
- CAC-PD
- TAC-PD
- LTO-PD
- RTO-PD



Planned Development Zones



- **MU-PD** replaces **L-A-C**, **M-A-C**, **M-X-T**, **M-U-TC**, **M-U-I**, and **UC** zones
 - Envisioned primarily outside centers.
- **IE-PD** zone builds on the **E-I-A** zone



The Clarion Team Recommendations



OVERLAY ZONES

Overlay Zones



- 14 overlay zones reduced to 12
- **R-O-D, T-D-O, and D-D-O** eliminated
- **CBCA** zones carried forward
- **APA** zones carried forward
- **MIOZ** will be incorporated

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

Overlay Zones



- **ACO** changed to **NCO**
- Revised plan approval process and administrative review of development
- Intended to protect and preserve unique features and character of designated established neighborhoods.



Houses, 34th and Date St., Mt. Rainier, *Courtesy of Library of Congress*

Use Regulations



- All uses are consolidated in one chapter
- Separate sections for principal, accessory, and temporary uses
- All uses defined in ***Chapter 27-8: Interpretation and Definitions***

Division 27-4 Use Regulations

27-4.100 General Provisions

27-4.200 Principal Uses

27-4.201 General

27-4.202 Principal Use Tables

27-4.203 Standards Specific to Principal Uses

27-4.300 Accessory Uses and Structures

27-4.301 General

27-4.302 Accessory Use/Structures Tables

27-4.303 Standards Specific to Accessory Uses and Structures

27-4.400 Temporary Uses and Structures

27-4.401 General

27-4.402 Temporary Use/Structures Tables

27-4.403 General Standards for All Temporary Uses and Structures

Use Regulations



- Establishes three-tier classification system
 - **Classification** (Residential)
 - **Category** (Household Living)
 - **Use Type** (Single-family detached, townhouse, multifamily)
- Uses are Broadly Categorized
- Use-specific standards

How many Ps are there?



Zones													
Uses	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	X	X	X	X	X
	P	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	X	X	P	X	X
	X	X	X	X	X	P	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	P	X	X	X	X
	X	X	P	X	X	X	X	X	X	X	X	X	X

Zones													
Uses													
				P									
			P										
							P						
											P		
		P											

Next Steps

Project Schedule



- Continue to encourage community involvement and education
- **OpenComment** - <https://pgplanning.opencomment.us>
- Release of Module 2 ~ Spring, 2016



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

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