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?

- **January 2014**: Project Initiation
- **July 2014**: Issue Identification & Evaluation Memo
- **December 2014**: Evaluation & Recommendations Report
- **October 2015**: Draft of Zones & Use Regulations
- **April 2015**: Drafting of Ordinance Began
Project Timeline
Where have we been?

- **Spring 2016**
  Development Standards & Subdivision Regulations

- **Fall 2016**
  Comprehensive Review Draft

- **Fall 2017**
  Implementation

- **Summer 2016**
  Administration & Procedures

- **Winter 2017**
  Presentation to Council

- **2016**

- **2017**

- **2018**
Zones and Zone Regulations
- Division 27-3

Use Regulations
- Division 27-4

Interpretations and Definitions
- Division 27-8
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.
### User-Friendly Format

#### Table of intensity and dimensional standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Two- or Three-Family Dwelling</th>
<th>Townhouse Dwelling</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (ds/ac of net lot area)</td>
<td>8.70</td>
<td>12.44</td>
<td>16.33</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot size area, min. (sf)</td>
<td>5,000</td>
<td>2,000[2]</td>
<td>2,000[2]</td>
<td>2,500</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>50</td>
<td>40</td>
<td>40</td>
<td>45</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>30</td>
<td>35</td>
<td>35</td>
<td>60</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side yard depth, min. (ft) [1]</td>
<td>8</td>
<td>8(4)</td>
<td>8(4)</td>
<td>8</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)</td>
<td>40</td>
<td>40</td>
<td>50</td>
<td>40</td>
</tr>
</tbody>
</table>

**NOTES:**

- ds/ac = dwelling units per acre; sf = square feet; ft = feet
- See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
- Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).
- On corner lot, min. side yard depth alongside street < 25 ft.
- Applicable to the development lot as a whole (not any individual lots under attached units).

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#### Three-dimensional illustrations of intensity and dimensional standards

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## 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
  - 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
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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAC</td>
<td>Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td>TAC</td>
<td>Town Activity Center Zone</td>
</tr>
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<td>LTO</td>
<td>Local Transit-Oriented Zone</td>
</tr>
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</tr>
<tr>
<td>RTO-H</td>
<td>Regional Transit-Oriented - High Intensity Zone</td>
</tr>
</tbody>
</table>
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
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?
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
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

  - Envisioned primarily outside centers.

- **IE-PD** zone builds on the **E-I-A** zone
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

<table>
<thead>
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<tr>
<td>NCO: Neighborhood Conservation Overlay Zone</td>
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</tbody>
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### 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 | | | | | | | | | | | | | | | |
|-------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
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| 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 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 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 X |
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| Zones | | | | | | | | | | | | | | | |
|-------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
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| P | | | | | | | | | | | | | | | |

Zoning Rewrite
Creating a 21st Century Zoning Ordinance
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

<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>
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<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>
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