

Zoning Ordinance and Subdivision Regulations Rewrite

PRINCE GEORGE'S COUNTY COUNCIL RETREAT

JANUARY 6, 2016

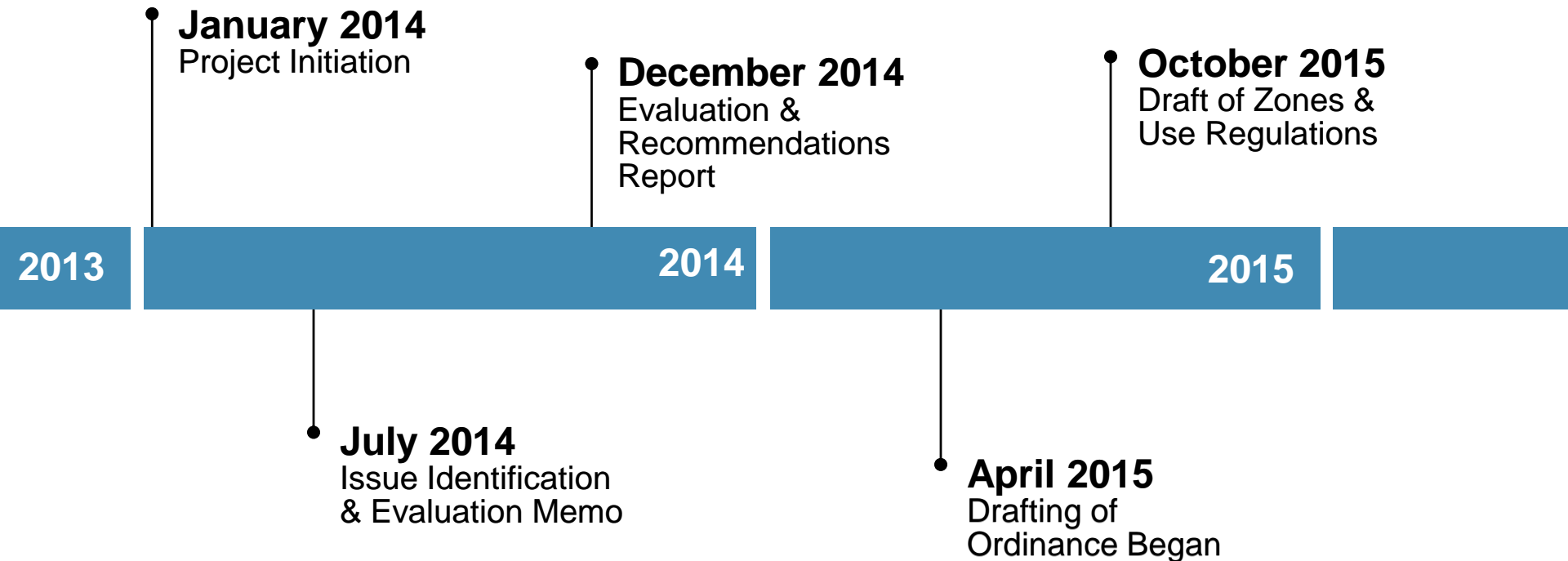


Topics of Discussion

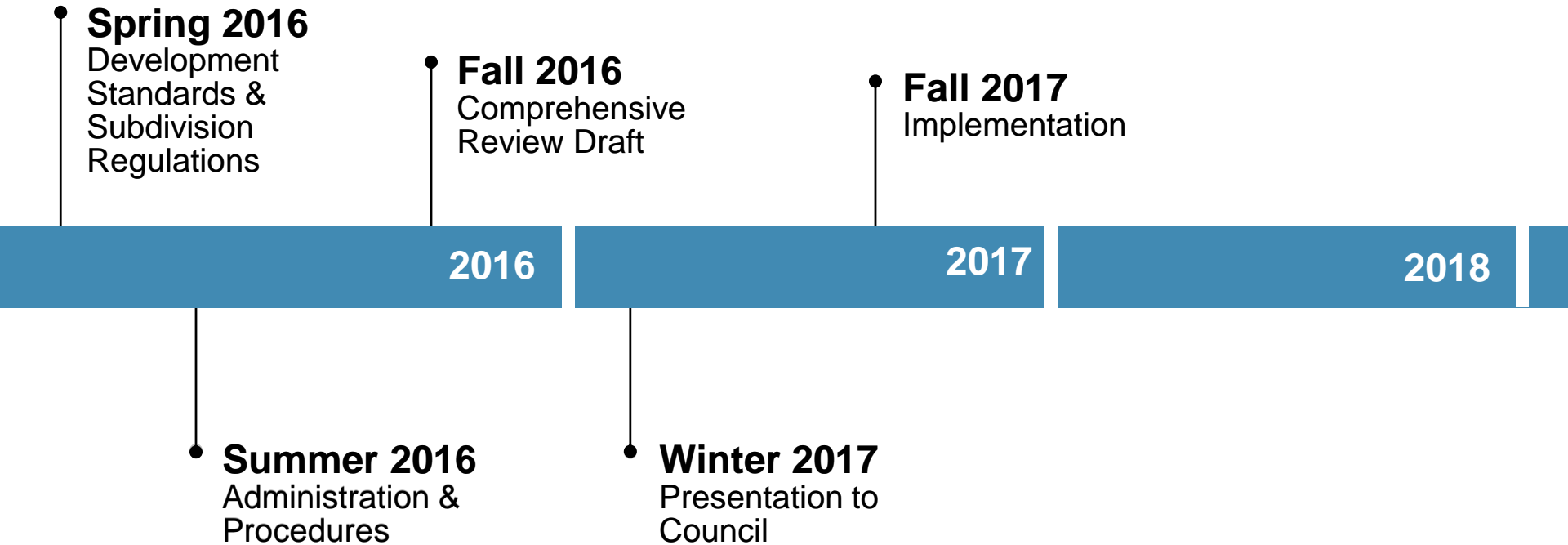
- Project Summary
- Zone Districts
- Use Regulations
- Next Steps



Project Schedule



Project Schedule



What's in Module 1

Zones and Zone Regulations

- Division 27-3

Use Regulations

- Division 27-4

Interpretations and Definitions

- Division 27-8



Module 1: Zones & Regulations

ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE



Things to Keep in Mind

- Simplified \neq Simple
- The law is only a means to an end



Document 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.



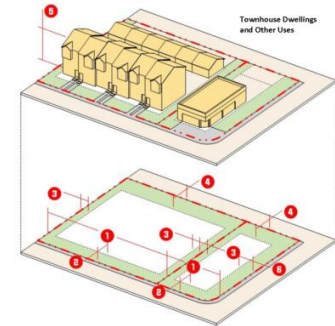
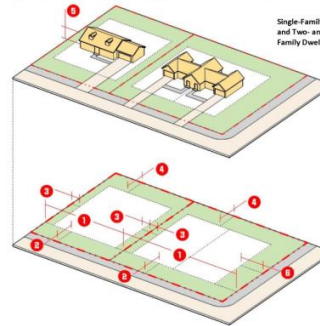
Zoning Ordinance
27-3—36

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

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

3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Unit	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).
Lot width, min. (ft)	50	40	40	45	[3] On corner lot, min. side yard depth alongside street = 25 ft.
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).
Front yard depth, min. (ft)	15	15	15	15	
Side yard depth, min. (ft) [5]	8	8[4]	8[4]	8	
Rear yard depth, min. (ft)	20	20	20	20	
Principal structure height, maximum (ft)	40	40	50	40	



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Zoning Ordinance
27-3—37



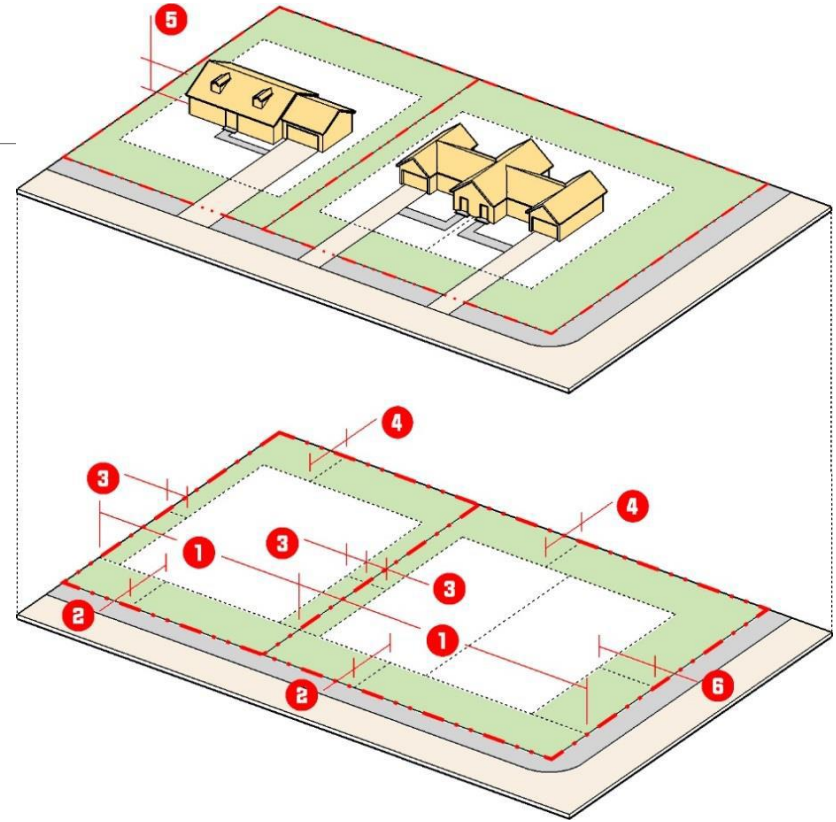
Illustrations

- Bird's Eye view illustration of the Zone
- Photographs depicting development



Diagrams

1. Lot width
2. Front yard depth
3. Side yard depth
4. Rear yard depth
5. Principal structure height



Objectives for Today

Part 1: Review Clarion's proposed ordinance and understand the overall approach

Part 2: What happens to the current zones?



Agriculture & Open Space

- **Public Land**

PL = Open Space and Farming*

- **Agricultural-Large Lot**

AL = Private Farms

* All use descriptions in this presentation describe the dominant use. Other uses may be allowed.



Agriculture Residential

- **Agriculture Residential**
AR = Transition Zone
- Allowed: Most farm uses and 2-acre home lots allowed



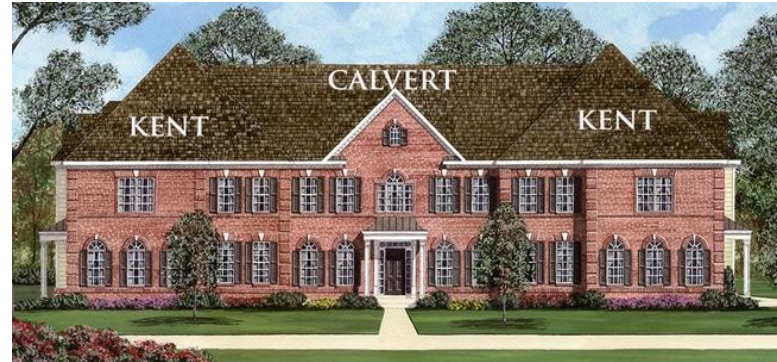
Detached Single Family Homes

- **Residential Estate**
RE = 1 acre lots
- **Rural Residential**
RR = 1/2 acre lots
- **Single-Family Residential-4.6**
SFR-4.6 = 1/5 acre lots
- **Single-Family Residential-6.7**
SFR-6.7 = 1/7 acre lots



Attached Single Family

- **Single-Family Residential – Attached**
SFR-A = Duplex, Triplex, and Townhouse
- Also Allowed: Artist Live/Work, Detached Single Family



Multifamily

- **Multifamily Residential-12**
MFR-12 = Townhouses and Garden Apartments
- **Multifamily Residential-20**
MFR-20 = Moderate-density (4-5 stories)
- **Multifamily Residential-48**
MFR-48 = High-density (6+ Stories)
- Also allowed: medical offices, professional offices, dry cleaners, salons, grocery stores and eating and drinking establishments



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?



“Traditional” Commercial

- **Neighborhood Commercial**
NC = Neighborhood Shopping/Services
- **Service Commercial**
SC = Highway Commercial
- **General Commercial & Office**
GCO = General Commercial and Office
- Also allowed: Multifamily Residential
except in the NC zone



Light Industrial/Employment

- **Industrial/Employment**
IE = Flex Space and Office park
- Also allowed: Multifamily Residential



Heavy Industry

Heavy Industrial

HI = Manufacturing and Mining



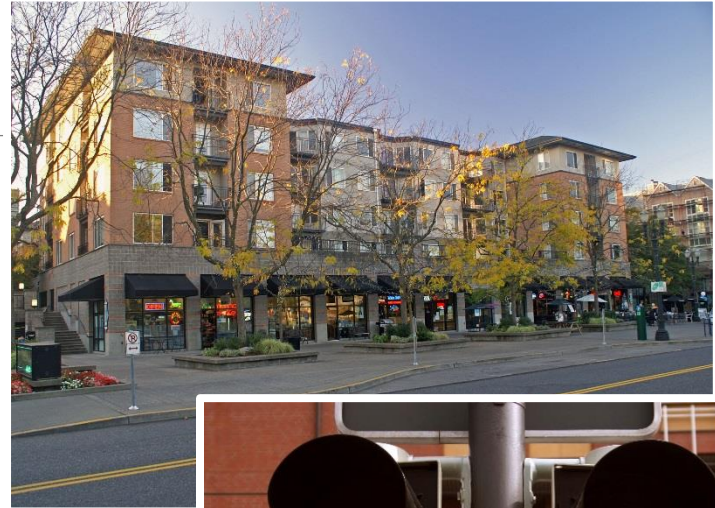
Question to think about:

The NC Zone creates community-centric retail and traditional Main Streets. What have you heard about the community's desire for small-scale commercial near residential properties?

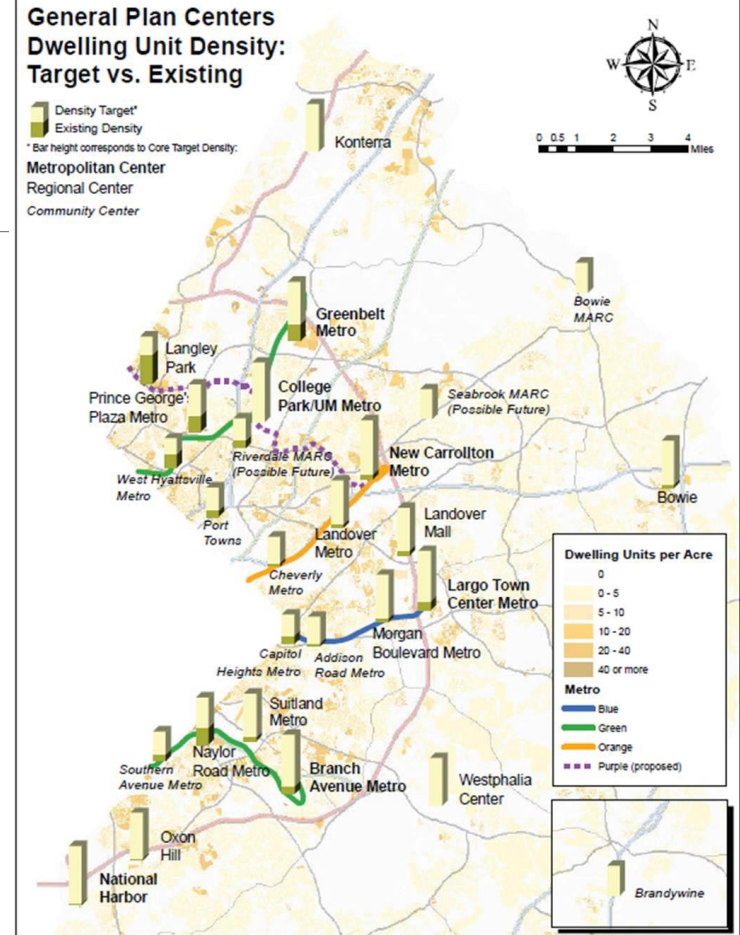


Activity Centers

- The **BIG** new idea!
- True mixed use
- Very high quality urban design
- Very pedestrian-friendly
- 9 increments of density



Activity Centers



Neighborhood Centers

Neighborhood Activity Center - (NAC)



Town Center

- Town Activity Center (TAC)
- Core density
- Edge density
- Not Transit-Oriented



Local Transit Center

- Local Transit Oriented (LTO)
- Core density
- Edge density
- MARC, Purple Line, Non-targeted Metro Stations



Regional Transit Center - Low

- Regional Transit Oriented - Low (RTO-L)
- Core density
- Edge density
- Targeted Metro Stations



Regional Transit Center - High

- Regional Transit Oriented – High (RTO-H)
- Core density
- Edge density
- True “Downtowns”



Many zones allow Planned Developments



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?



Conversion

Who stole my zone?



Module 1: Use Regulations

ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE



Use Regulations Structure

- Uses are grouped in one chapter
- Use-Specific Standards
- New identification format
Classification > Category > Use Type



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											

Use Regulations and Definitions

- Separate sections for principal, accessory and temporary uses
- Uses defined in *Chapter 27-8: Interpretation and Definitions*
- Administrative interpretations for new uses



Next Steps

ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE



Module 2: Development Standards

- Quality Development Standards
- Subdivision Regulations
- Adequate Public Facilities



Module 3: Administration

- Administration & Approval Process
- Nonconformities
- Enforcement



Thank You

