Topics of Discussion

• Project Summary
• Zone Districts
• Use Regulations
• Next Steps
Project Schedule

- **January 2014**
  - Project Initiation

- **December 2014**
  - Evaluation & Recommendations Report

- **October 2015**
  - Draft of Zones & Use Regulations

- **July 2014**
  - Issue Identification & Evaluation Memo

- **April 2015**
  - Drafting of Ordinance Began
Project Schedule

Spring 2016
- Development Standards & Subdivision Regulations

Fall 2016
- Comprehensive Review Draft

Fall 2017
- Implementation

Summer 2016
- Administration & Procedures

Winter 2017
- Presentation to Council
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 ≠ Simple

• The law is only a means to an end
G. Single-Family Residential – Attached (SFA-A) Zone

1. Purpose
The purpose of the Single Family Residential – Attached (SFA-A) Zone is to provide for pedestrian-oriented and well-connected to surrounding lands, preserving the natural features of the land, and compatible with surrounding lands. Development allowed in the SFA-A Zone includes: family, three-family, and townhouse dwellings; small-to-moderate single-family detached dwellings; live/work units; recreation/entertainment; personal services, and retail sales and service 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-A, Use Regulations, and any modified use standards for applicable overlay zones.

Prince George’s County, Maryland
Public Review Draft | October 2013

The Maryland-National Capital Park and Planning Commission 8
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?

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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