



# Build Your Neighborhood

#PGCZoningRewrite

September 17, 2015



The Maryland – National Capital Park & Planning Commission



# Zoning Rewrite Online

## Stay Connected

2

**Project Email**  
[zoningpgc@ppd.mncppc.org](mailto:zoningpgc@ppd.mncppc.org)



# Zoning Rewrite Online

## Stay Connected

3

**Project Website**  
[zoningpgc.pgplanning.com](http://zoningpgc.pgplanning.com)

## OpenComment

<https://pgplanning.opencomment.us/>



[Facebook.com/ZonePGC](https://www.facebook.com/ZonePGC)



[@ZonePGC](https://twitter.com/ZonePGC)

[#PGCZoningRewrite](https://twitter.com/ZonePGC)

# About Prince George's County Statistics



**904,430**

Residents



**498**

Square Miles



**148**

Neighborhood Parks



**17**

Farmers' Markets



**41%**

of population is  
younger than 30



**23**

Metrorail and MARC  
transit stations



- Ranked #1 in the state for recycling (and #3 nationally!)
- Our 52% forest and tree canopy coverage leads the region.
- The Gateway Arts District along US 1 is home to nationally-renowned artists.
- Local and urban farms are on the rise in Edmonston, Bowie, and Aquasco.







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# Meeting Recap

## *What did we accomplish?*

- Learned how zoning and development can shape our neighborhoods.
- Used online tools to provide feedback on the Zoning Rewrite recommendations.
- Participated in an interactive simulation of how zoning can reflect the aspirations, fears, and hopes of the people that live in a community.



# Project Team

## Who are we?

- **Prince George's County Planning Department, M-NCPPC**  
Project Guardians
- **Clarion Associates Team**  
Nine expert consultant firms
- **Prince Georgians! We, the people...**  
Who live, work, play, and learn in this County.



# Project Background

*What are we doing?*

Prince George's County is comprehensively rewriting its Zoning Ordinance and Subdivision Regulations.

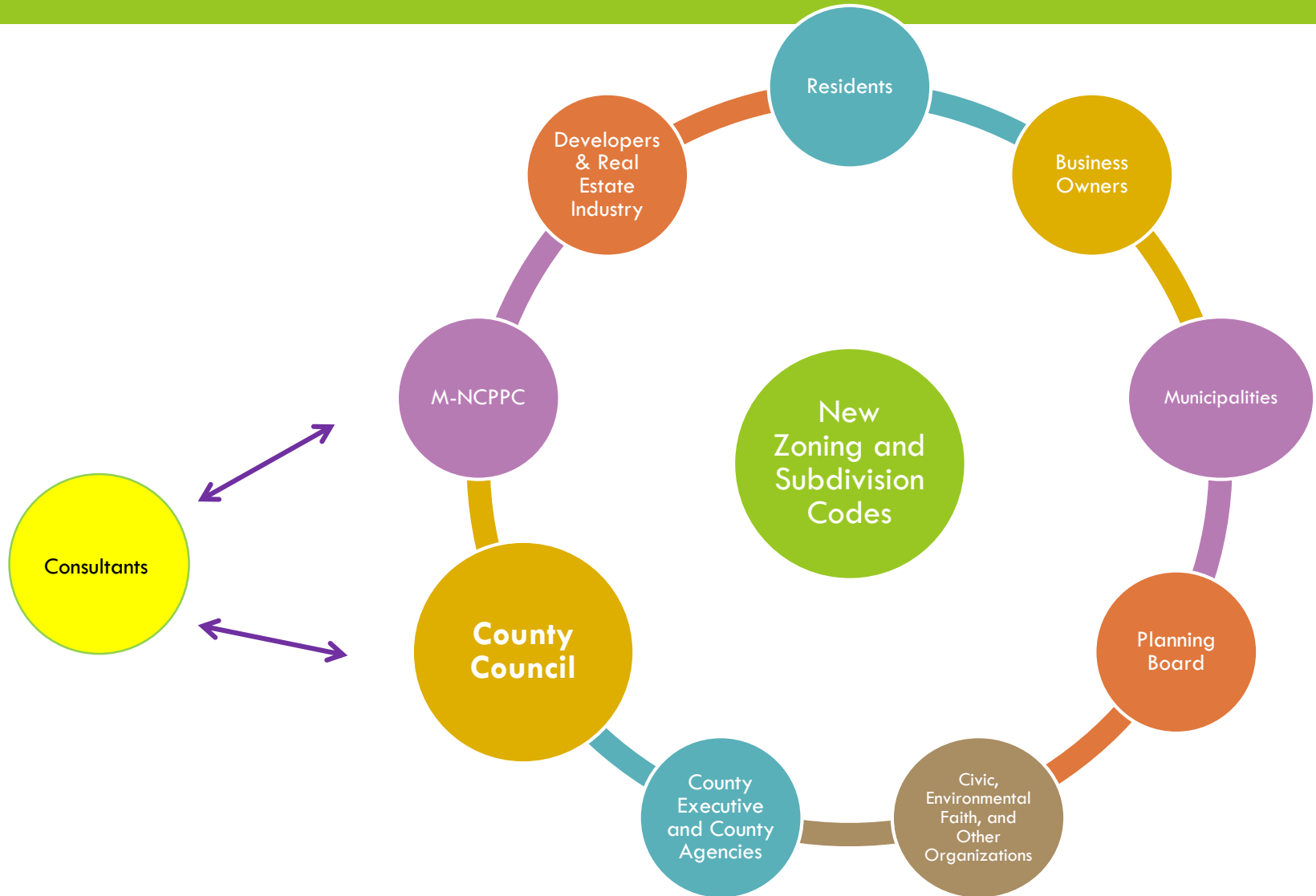
# Project Goals

## *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?*





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### Project Website

[zoningpgc.pgplanning.com](http://zoningpgc.pgplanning.com)

### OpenComment

<https://pgplanning.opencomment.us>



[Facebook.com/ZonePGC](https://www.facebook.com/ZonePGC)



[@ZonePGC](https://twitter.com/ZonePGC)

# Meeting Purpose

## *What are we doing today?*

- Explore desired outcomes for a new Zoning Ordinance and Subdivision Regulations,
- Dig deeper into our similarities and differences,
- Better understand what our neighbors may be looking to achieve,
- Review Recommendations for the new draft regulations!





## WHO IS IN THE ROOM?

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# What is your favorite type of cookie?

1. Chocolate Chip
2. Oatmeal Raisin
3. Sugar
4. Anything gluten-free
5. Other
6. I don't eat cookies

0%      0%      0%      0%      0%      0%

1.      2.      3.      4.      5.      6.

# Is this your first time attending a meeting about the Zoning Rewrite?

1. Yes
2. No

0%

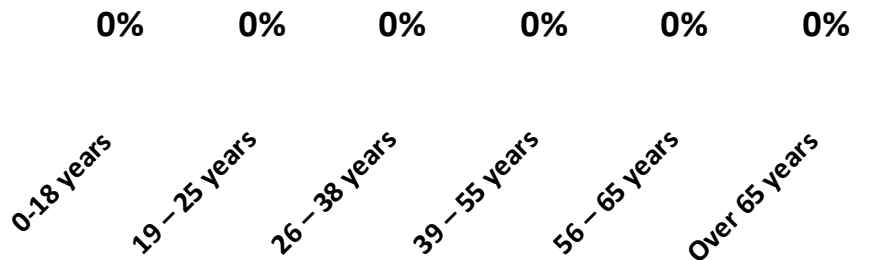
0%

Yes

No

# What is your age range?

1. 0-18 years
2. 19 – 25 years
3. 26 – 38 years
4. 39 – 55 years
5. 56 – 65 years
6. Over 65 years



# Do you have children of school age (K-12)?

1. Yes
2. No

**0%**

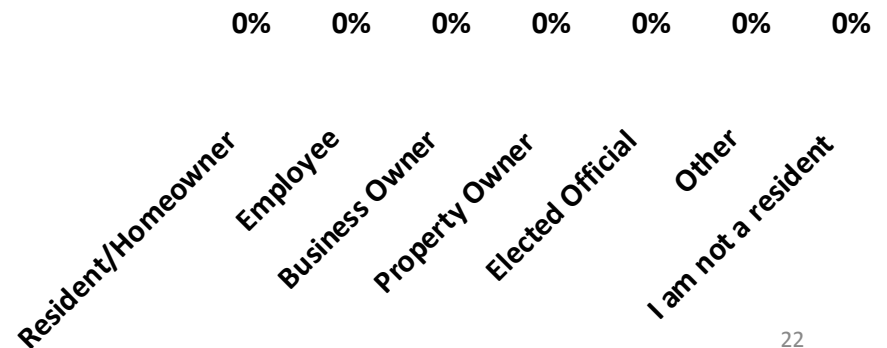
**Yes**

**0%**

**No**

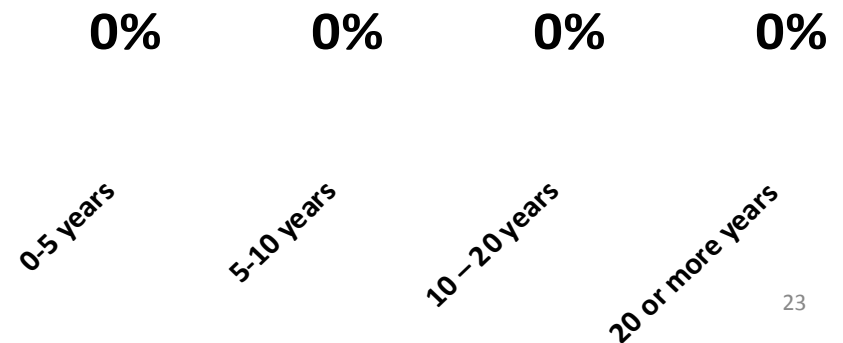
# I participate in Prince George's County as a/an\_\_\_\_\_. Select all that apply.

1. Resident/Homeowner
2. Employee
3. Business Owner
4. Property Owner
5. Elected Official
6. Other
7. I am not a resident

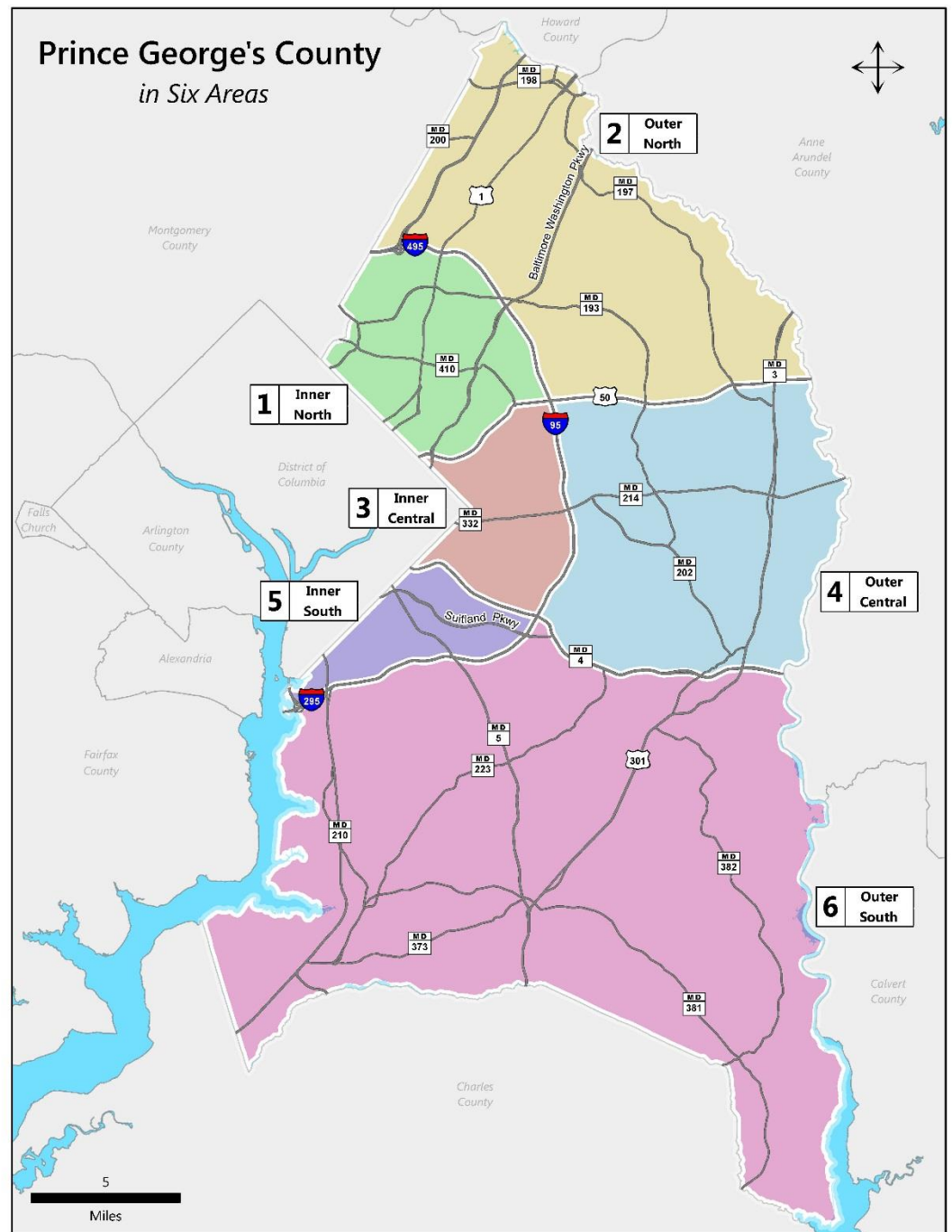


# How long have you lived, worked, or played, in Prince George's County?

1. 0-5 years
2. 5-10 years
3. 10 – 20 years
4. 20 or more years



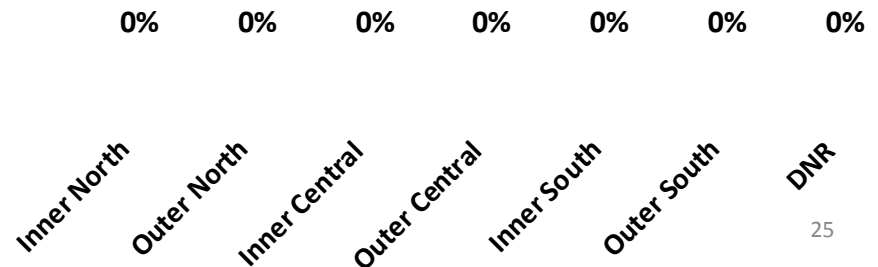
Where in Prince George's County do you live, own property, or operate a business?





# Where in Prince George's County do you live, own property, or operate a business?

1. Inner North
2. Outer North
3. Inner Central
4. Outer Central
5. Inner South
6. Outer South
7. I do not live, own property, or operate a business in Prince George's County



# First-time Meeting Participants by Age





Prince George's

# Zoning Rewrite

The Maryland-National Capital Park and Planning Commission

Creating a 21st Century Zoning Ordinance

## BUILDING OUR NEIGHBORHOOD

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# Neighborhood Building

The next set of questions will allow us to get a better sense of what types of things we would like in our shared community.

You will be asked to respond based on how much you agree or disagree with the statement provided.

Responses are on a scale of 1 – 5:

1	2	3	4	5
<b>Agree</b>	<b>Somewhat agree</b>	<b>Undecided</b>	<b>Somewhat disagree</b>	<b>Disagree</b>

I am willing to accept more development in my neighborhood, if the kinds of stores and restaurants I enjoy are also provided nearby.

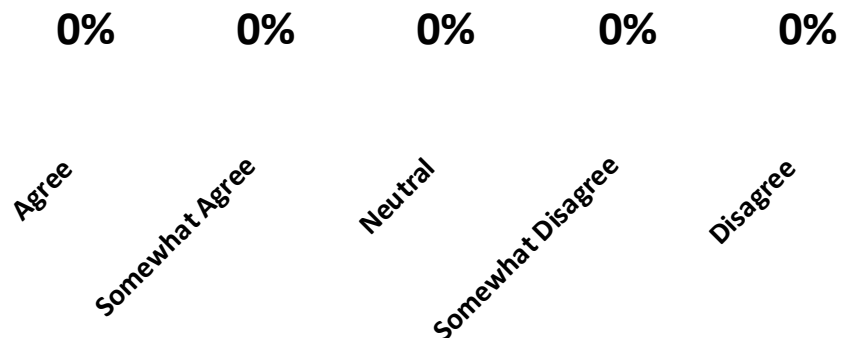
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I am willing to accept more development in my neighborhood, if the kinds of stores and restaurants I enjoy are also provided nearby.**

I would enjoy living close to a Metro station if it were developed with a mix of uses, including entertainment, restaurants, plazas, offices, and housing, that may be active around the clock.

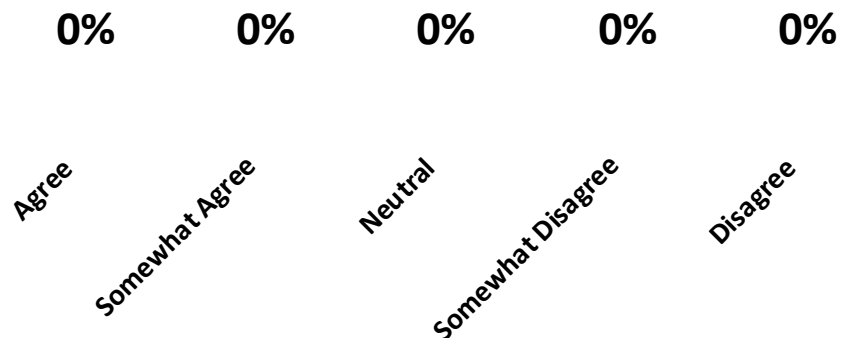
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I would enjoy living close to a Metro station if it were developed with a mix of uses, including entertainment, restaurants, plazas, offices, and housing, that may be active around the clock.**



I feel that community and urban gardening should be an essential part of my neighborhood.

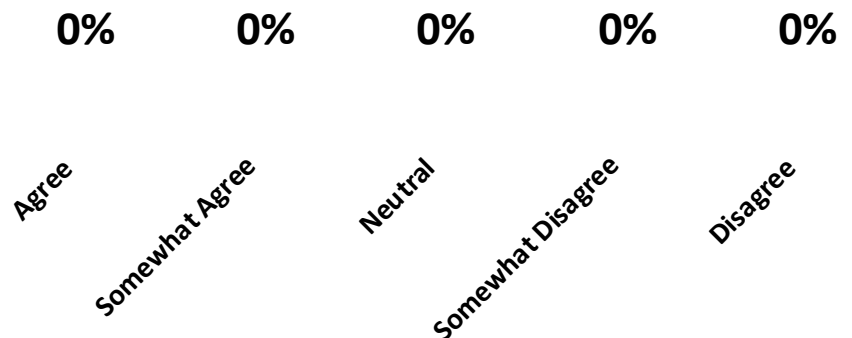
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I feel that community and urban gardening should  
be an essential part of my neighborhood.**

I support small-scale urban livestock such as hens (not roosters), rabbits, and goats if me or my neighbors wish to keep them.

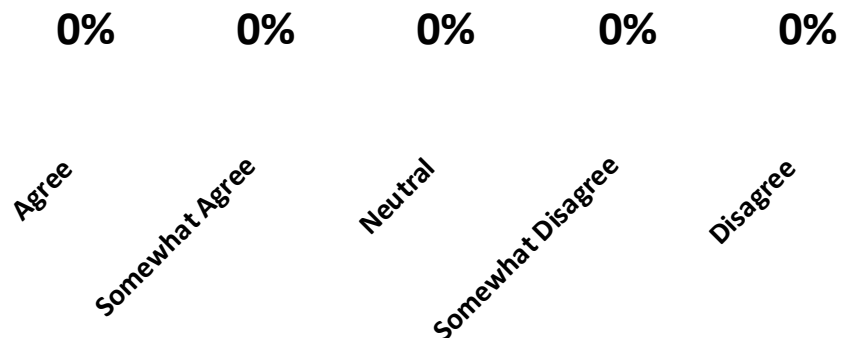
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I support small-scale urban livestock such as hens  
(not roosters), rabbits, and goats if me or my  
neighbors wish to keep them.**

I would be interested in seeing more of a mix of housing types in my neighborhood so I can stay here as I age or provide choices for my children or parents as they age.

A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree

0%

0%

0%

0%

0%

Agree

Somewhat Agree

Neutral

Somewhat Disagree

Disagree

**I would be interested in seeing more of a mix of housing types in my neighborhood so I can stay here as I age or provide choices for my children or parents as they age.**

I would not mind new medium or large-scale development near my home as long as the developer provides measures to mitigate impacts.

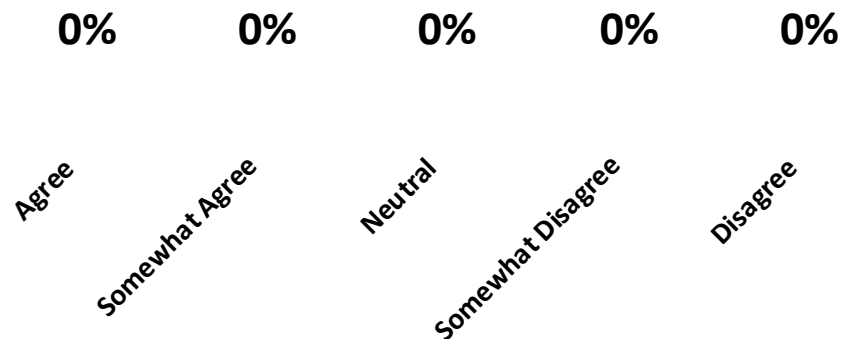
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I would not mind new medium or large-scale development near my home as long as the developer provides measures to mitigate impacts.**



I believe the County should try to attract more office and employment opportunities.

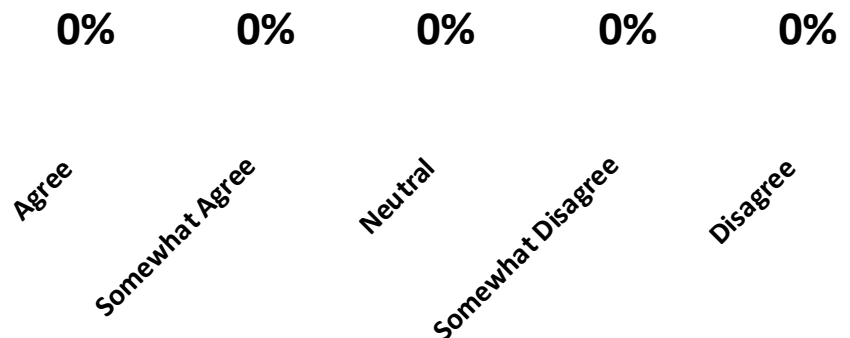
A. Agree

B. Somewhat Agree

C. Neutral

D. Somewhat Disagree

E. Disagree



**I believe the County should try to attract more office and employment opportunities.**



# CLARION TEAM RECOMMENDATIONS

September 17, 2015



The Maryland – National Capital Park & Planning Commission

## 8 Divisions

## 48 Sections

### 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

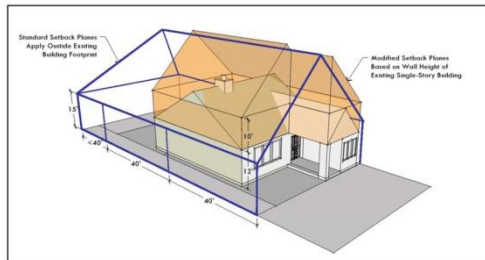
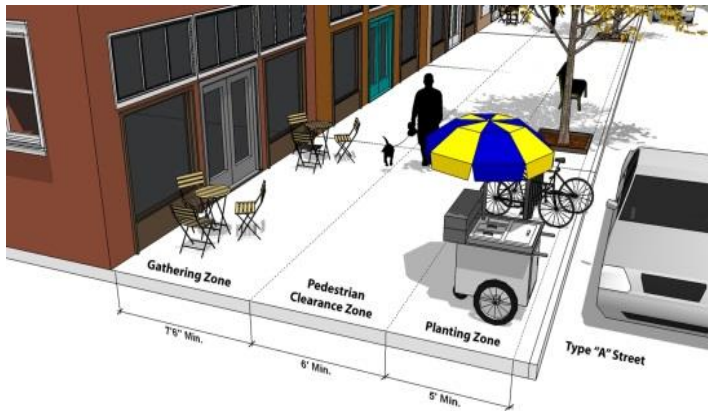
Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

# Integrate Text, Tables and Graphics



Dynamic Headers

White Space

Footers

**CHAPTER 5: DEVELOPMENT STANDARDS**  
 Section 5.3: Building and Site Design Standards  
 Subsection: 5.3.B: Nonresidential and Mixed-Use Development  
 (11) Large-Scale Development

**(ii) Minimum Building Height**  
 In cases where any off-street surface parking is located between the primary building façade and the street it fronts, the minimum building height shall be at least three stories.

**Figure 5-47:** This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's façade and the street it fronts, provided the building is three stories in height or greater.

**(11) Large-Scale Development**  
 Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment 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) Liner Buildings**

**(i)** A series of smaller "liner buildings" shall be positioned along the primary façade of the large structure to break up the structure's mass.

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

**Figure 5-48:** The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

City of Franklin, Tennessee | Zoning Ordinance Page 5-48

Figure Captions

Nested Text with headings and sub-headings

Illustrations of text provisions

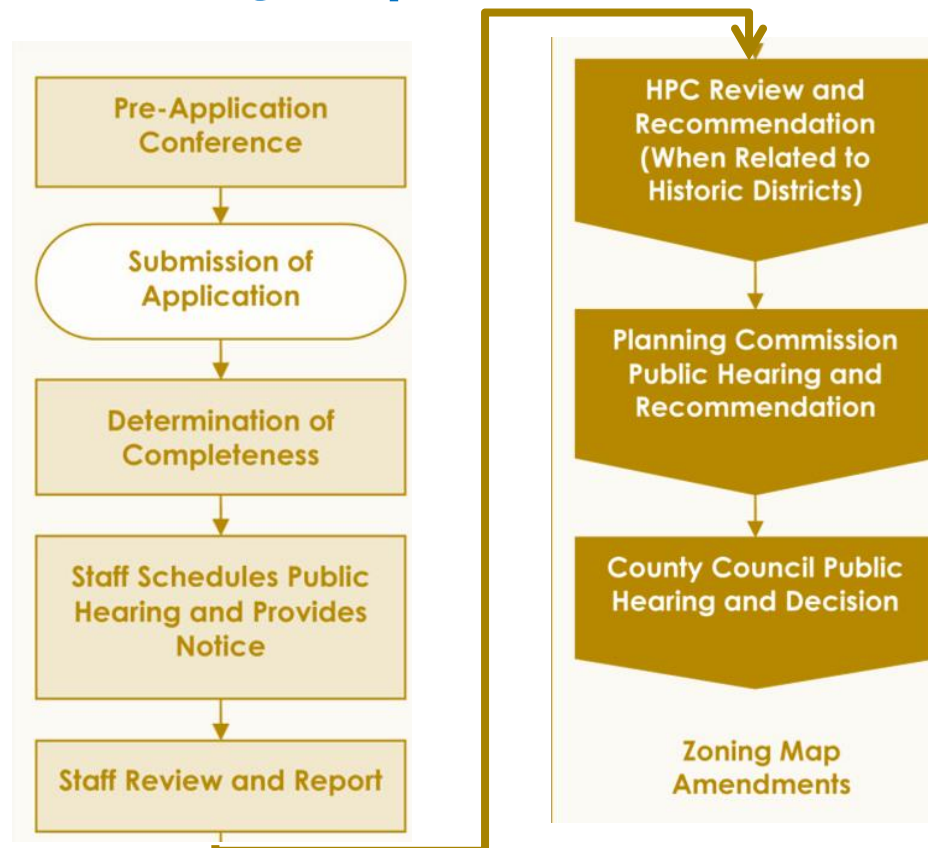
# Explain Procedures with Flowcharts

## Public Hearings



<sup>1</sup> Public Hearings

## Zoning Map Amendments



# Consolidate Zones and Regulations

	Today	Recommended
	<b>73</b> Zones	<b>43</b> Zones
Conventional	<b>33</b>	<b>25</b>
“Floating”	<b>26</b>	<b>7</b>
Overlay	<b>14</b>	<b>11</b>

- Enhancing Community Involvement
- Implementing 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

## 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

- More administrative and approval procedures for Planning Board and Staff
- Elimination of call up procedures
- Retention of appellate process, but some changes



**WHAT DO YOU THINK?**

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## NEXT STEPS

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- Continue to encourage community involvement and education
- Began initial draft of the Code~ April, 2015





# 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

# Next Steps

## How Can I Help?

58

- 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

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