



Prince George's County, Maryland Executive Summary of Module 1

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

October 2015

C L A R I O N

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

Public Review Draft

Zoning Ordinance and Subdivision
Regulations Rewrite

Background: The Project and Schedule

At the direction of the County Council, the Maryland-National Capital Parks and Planning Commission (M-NCPPC) for Prince George's County is conducting a comprehensive rewrite of the County's Zoning Ordinance and Subdivision Regulations ("development regulations"). The project will transform the current development regulations to a more user-friendly 21st Century Zoning Ordinance and Subdivision Regulations.¹

Because the rewriting of the Zoning Ordinance and Subdivision Regulations is a significant task that requires special expertise and many hours of work, the County retained a nationally recognized team of consultants led by Clarion Associates to assist it in the effort. The project will require two or more years of effort to complete. The work began in early 2014 and was organized into the four phases, as shown by the timetable below:

Schedule for Zoning and Subdivision Rewrite

Phase	Timeframe	Status
1. Public outreach and input	2014	Ongoing
2. Evaluation and Recommendations	2014	Completed
3. Drafting the new Ordinance and Regulations	2015 - early 2017	Ongoing
4. Implementing the new Ordinance and Regulations	2017	

¹ A glossary of common planning terms can be accessed at http://www.pgplanning.org/Resources/Tools_On-line/Glossary.htm.

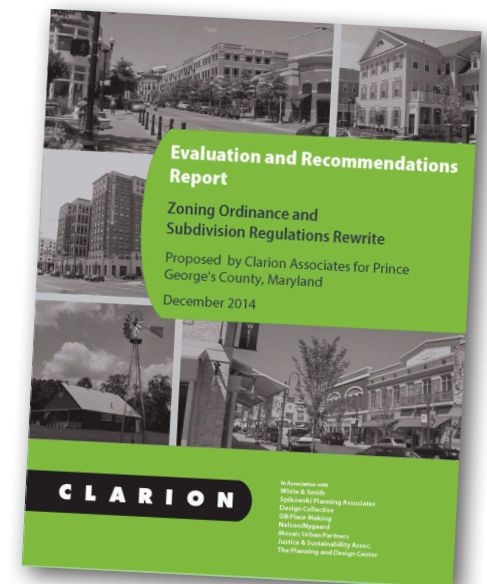
Public Outreach and Evaluation and Recommendations Report (ERR)

The first year of the project involved:

- An extensive public outreach effort to gain community input on the most important goals to achieve in the rewrite (key themes);
- An independent review by the Clarion team of the plans, development regulations, and other relevant materials used by the County to review and approve development; and
- Identification of areas where the current development regulations fall short of best practices, as well as the zoning tools and changes needed to address the key themes.

This effort culminated in the consultant's preparation of an *Evaluation and Recommendations Report (ERR)*, which synthesizes the key themes for the project, along with the consultant's evaluation of the current development regulations and recommendations on what needs to be changed and how to change it. The *ERR* identified four key themes for improvement. They are:

- **Make the Regulations More User-Friendly and Streamlined;**
- **Modernize, Simplify, and Consolidate Zones and Zone Regulations;**
- **Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035*;**
- **Modernize the Regulations and Incorporate Best Practices;**



For each key theme, the *ERR* recommends changes to the development regulations. The last section in the *ERR*, the Annotated Outline, provides a detailed outline, or “road map,” for how the rewritten regulations should be structured if the key themes are to be addressed. It also explains how the regulations should be written and where each change should be incorporated in the rewritten regulations. It recommends that the rewritten Zoning Ordinance be organized into the following eight divisions.

Proposed Structure for Zoning Ordinance

- Division 27-1: General Provisions
- Division 27-2: Administration
- Division 27-3: Zones and Zone Regulations
- Division 27-4: Use Regulations
- Division 27-5: Development Standards
- Division 27-6: Nonconformities
- Division 27-7: Enforcement
- Division 27-8: Interpretation and Definitions

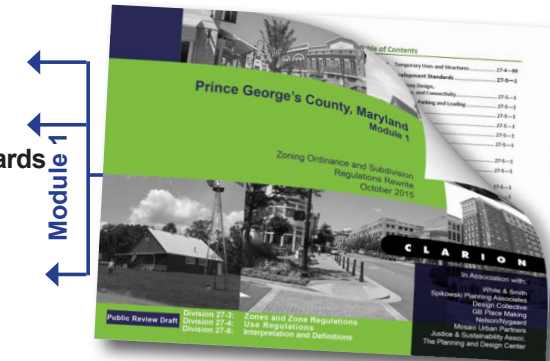
The Process for Rewriting the Zoning Ordinance and Subdivision Regulations

After receiving input from the public at community meetings, input from the Planning Board, and direction from the District Council, refinements were made to the Annotated Outline and the drafting of the development regulations began in 2015. The Annotated Outline from the *ERR* has been used as the “road map” for the drafting. Because the development regulations are lengthy and complex documents, the drafting process is being conducted in three separate modules. Each module includes a draft of part of the development regulations. The three separate modules are:

- Module 1: Zones and Use Regulations;
- Module 2: Development Standards and Subdivision Standards; and
- Module 3: Administration (Zoning and Subdivision)

Recently, the Public Review Draft of Module 1: Zones and Use Regulations, was released for review and community input. It includes all the regulations relevant to the zones and uses. They are found in three of the eight divisions of the rewritten Zoning Ordinance:

- Division 27-1: General Provisions
- Division 27-2: Administration
- Division 27-3: Zones and Zone Regulations
- Division 27-4: Use Regulations
- Division 27-5: Development Standards
- Division 27-6: Nonconformities
- Division 27-7: Enforcement
- Division 27-8: Interpretation and Definitions



Module 1 is available for online commenting at the Zoning Rewrite’s OpenComment website, located at <http://pgplanning.opencomment.us>. OpenComment allows all Prince Georgians and other interested parties to register for an account (free and unshared) to comment on written documents, join conversations, and engage in an online debate about the Clarion team’s recommendations. Module 1 can also be downloaded as an Adobe PDF document from the project website at <http://zoningpgc.pgplanning.com>. Should you wish to read a hard copy of Module 1, all 19 of the County’s public libraries will have a reference copy available.

A short summary of each of the three divisions in Module 1 follows this section. The M-NCPPC and Prince George’s County welcomes public input on the draft materials. Elected officials, appointed officials, and citizens of Prince George’s County are urged to read this material and note those areas that you agree with—as well as those that you do not agree with—so that key discussions can be vigorous, open, and honest.

Community meetings on Module 1 will be conducted on October 27-29, 2015 and additional community meetings will follow. Information about the community meetings, as well as other meetings and materials related to the rewrite may be obtained from <http://zoningpgc.pgplanning.com>.

Division 27-3: Zones and Zone Regulations

Division 27-3: Zones and Zone Regulations, is an important component of the Zoning Ordinance. It, along with **Division 27-4: Use Regulations**, determines what may be built on a landowner's property or on the property next door. Division 27-3 is the division that establishes all zones and describes the purpose of each zone. It sets out, in tabular and graphic format, the principal intensity and dimensional standards that define the base zones. It also includes provisions for planned development (PD) zones and overlay zones and sets out development and design standards essential to the character or function of these zones.

In accordance with the recommendations in the *ERR* (Section III.C, Suggested New Zone Structure) to make the regulations more understandable and user-friendly and address policy recommendations in *Plan Prince George's 2035*, a number of changes are made to the current zones and zone regulations. All zones and zone regulations are placed in the division. Some of the current base zones are consolidated or eliminated, and some new zones are added. The base zones are laid out in a graphically rich and understandable format. New planned development zones are added to replace a number of the current floating zones. The result is a user-friendly, understandable, and efficient zoning ordinance that implements the policy direction in *Plan Prince George's 2035*.

Division 27-3: Zones and Zone Regulations is structured hierarchically, first by organizing the zones by zone types:

- Base zones
- Planned Development zones
- Overlay zones

A base zone is a zone within which a single set of use, intensity, dimensional, and development standards are applied. Uses are either allowed by right, allowed subject to approval of a specific exception permit, or prohibited. The base zones are organized by character or classification (Rural and

Division 27-3: Zones and Zone Regulations

- **Section 27-3 General Provisions**
- **Section 27-3.200 Base Zones**
 - ▶ 27-3.201 Agricultural and Open Space Zones
 - ▶ 27-3.202 Residential Zones
 - ▶ 27-3.203 Transit-Oriented/Activity Center Zones
 - ▶ 27-3.204 Nonresidential Zones
- **Section 27-3.300 Planned Development Zones**
 - ▶ 27-3.301 General Provisions for all Planned Development Zones
 - ▶ 27-3.302 Residential and Planned Development Zones
 - ▶ 27-3.303 Transit-Oriented/Activity Center Planned Development Zones
 - ▶ 27-3.304 Other Planned Development Zones
- **Section 27-3.400 Overlay Zones**
 - ▶ 27-3.401 General
 - ▶ 27-3.402 Chesapeake Bay Critical Area Overlay Zones
 - ▶ 27-3.403 Aviation Policy Area Overlay Zones
 - ▶ 27-3.404 Other Overlay Zones

Agricultural, Residential, Transit-Oriented/Activity Center, and Nonresidential). The planned development zones generally allow more flexibility in the establishment of design and development standards in the zone in return for more innovative and high quality development and community benefits. They are organized in a way that is similar to the base zones (Residential, Transit-Oriented/Activity Center, and Other).

Overlay zones apply standards in addition to or instead of the standards governing development in the underlying base zone or a planned development zone. The overlay zones are organized by geographic or area application (the Chesapeake Bay Critical Area Overlays, the Aviation Policy Area Overlays, and Neighborhood Conservation Overlays).

Within the base zones, each individual zone is listed from the least to the most intensive. The table on this page shows this new organization and the change in the base zones from the current to the proposed Zoning Ordinance. The zones in the current Zoning Ordinance are in the left column, and the line-up of zones in the rewritten ordinance are shown in the right column.

The number of zones in the rewritten ordinance are reduced from 73 to 42. They include:

- 21 Base zones;
- 10 Planned Development zones; and
- 11 Overlay zones.

The complete table of the changes in all zones from the current to the rewritten Zoning Ordinance is included in Appendix A.

Current and Proposed Zones	
Current Zones	Proposed Zones
Base Zones	
Agricultural and Open Space Base Zones	
R-O-S: Reserved Open Space	PL: Public Land
O-S: Open Space	AL: Agriculture – Large Lot
R-A: Residential-Agricultural	AR: Agriculture Residential
R-E: Residential Estate	(moved to Residential)
Residential Base Zones	
(moved from Agricultural and Open Space)	RE: Residential Estate
R-R: Rural Residential	RR: Rural Residential
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7
R-35: One-Family Semidetached & Two-Family Detached	SFR-A: Single-Family Residential – Attached Zone [CONSOLIDATED]
R-20: One-Family Triple-Attached Residential	
R-T: Townhouse	
R-30: Multifamily Low Density Residential	MFR-12: Multifamily Residential-12 [CONSOLIDATED]
R-30C: Multifamily Low Density Residential – Condominium	
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]
R-18C: Multifamily Medium Density Residential – Condominium	
R-10: Multifamily High Density Residential	
R-10A: Multifamily High Density Residential - Efficiency	MFR-48: Multifamily Residential-48 [CONSOLIDATED]
R-H: Multifamily High-Rise Residential	
Transit-Oriented/Activity Center Base Zones	
	NAC: Neighborhood Activity Center [NEW]
	TAC: Town Activity Center [NEW]
	LTO: Local Transit-Oriented [NEW]
	RTO-L: Regional Transit-Oriented -- Low-Intensity [NEW]
	RTO-H: Regional Transit-Oriented-- High Intensity [NEW]
Nonresidential Base Zones	
	NC: Neighborhood Commercial [NEW]
C-O: Commercial Office	
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	GCO: General Commercial and Office [CONSOLIDATED]
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	
C-M: Commercial Miscellaneous	SC: Service Commercial [CONSOLIDATED]
C-H: Existing Highway Commercial	
C-R-C: Commercial Regional Center	[DELETED]
I-1: Light Industrial	
I-3: Planned Industrial/ Employment	IE: Industrial/Employment [CONSOLIDATED]
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	
I-2: Heavy Industrial	HI: Heavy Industrial

Base Zones

As noted earlier, the 21 base zones in the rewritten ordinance are organized into four classifications.

- Agricultural and Open Space;
- Residential;
- Transit-Oriented/Activity Center; and
- Nonresidential

To improve user-friendliness, each zone is laid out a similar way, integrating both text and graphics to establish the regulations and explain concepts. An example of this new lay-out is shown below and on the next page. It starts with a purpose statement, which expresses in text form the County's intent and purpose in establishing the base

zone, including the desired character, form, and the uses that are generally allowed in the zone. On this same page is a reference to the use standards that apply in the zone, along with a bird's eye view graphic and photographs demonstrating the form and character of the zone. This is followed on the next page of the ordinance with a table of dimensional and intensity standards, and a set of dimensional standards' graphics that demonstrate the application of the dimensional and intensity standards. Finally there is a table that references standards in other parts of the ordinance that also apply to development in the zone.

<p>Purpose of zone</p>	<p>1. Purpose²</p> <p>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:</p> <ul style="list-style-type: none">• Pedestrian-oriented and well connected to surrounding lands;• Respectful of the natural features of the land; and• Compatible with surrounding lands. <p>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.</p>		<p>Representative drawing of physical character</p>
<p>Reference to uses</p>	<p>2. Use Standards³</p> <p>See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.</p>		<p>Photographs of typical building forms</p>

The majority of changes in the base zones involve either a consolidation and refinement of current zones or the establishment of the new Transit-Oriented/Activity Center Zones. The general rules applied in the consolidation and refinement is fairly straightforward. If a current zone is working and is consistent with the policy direction in *Plan Prince George’s 2035*, it is carried forward unless it could be consolidated with another zone. Zones are consolidated in instances where they serve the same general purpose, allow the same or similar uses, and their dimensional and intensity standards are similar. Refinements are made to incorporate best practices and add clarity. Endnotes are included in the draft after each zone that explain what actions are taken with each zone – whether it is carried forward, consolidated, or new – as well as other refinements that are made in the rewrite.

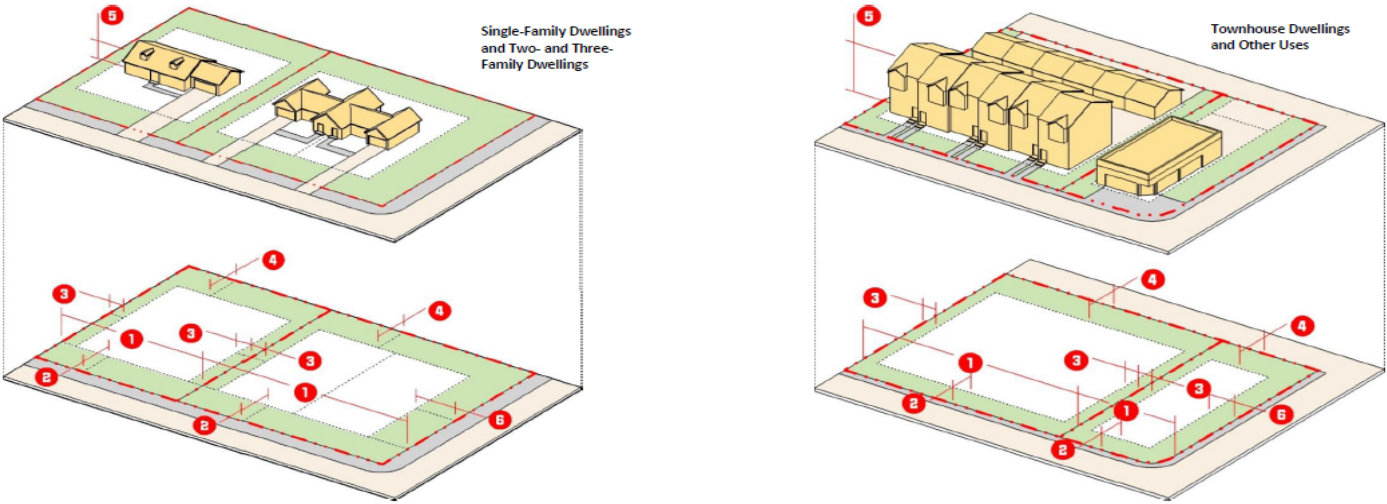
The most significant consolidation of the current zones occur in the Nonresidential classification, where a number of the commercial zones are consolidated. It results in three basic commercial zones: the General Commercial and Office (GCO) Zone, the Service Commercial (SC) Zone, and the Neighborhood Commercial (NC) Zone (which is new). For the most part, the single-family residential zones are carried forward with little changes, while there is modest consolidation of the multifamily zones. Finally, there are modest changes in the current Agricultural and Open Space zones, primarily to ensure the zones are consistent with the desired character. Of note is that the current Residential Agricultural (RA) zone is renamed Agricultural Residential (AR), and refined to more strongly support an agricultural and rural character.

Table of intensity and dimensional standards

3. Intensity and Dimensional Standards ⁴					
Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses	
Density, max. (du/ac of net lot area)	8.70 ²	12.44	16.33	n/a	
Net lot area, min. (sf)	5,000 ^{3,10}	2,000[2]	2,000[2]	6,500	
1 Lot width, min. (ft) ¹¹	50 ¹²	40	40 ¹³	45	
Lot coverage, max. (% of net lot area)	30	35 ¹⁴	35	60 ^{15,16}	
2 Front yard depth, min. (ft) ¹⁷	15	15	15 ¹⁸	15	
3 Side yard depth, min. (ft) [3]	8 ¹⁹	8[4] ¹⁰	8[4] ²¹	8 ²²	
4 Rear yard depth, min. (ft)	20	20	20	20	
5 Principal structure height, maximum (ft) ^{23,24}	40 ¹⁸	40 ¹⁸	50 ²⁷	40	

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
 [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.⁵
 [2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).⁶
 [3] On corner lot, min. side yard depth alongside street = 25 ft. ^{6,7}
 [4] Applicable to the development lot as a whole (not any individual lots under attached units).

Three-dimensional illustrations of intensity and dimensional standards



The biggest change to the base zone structure is the establishment of the new Transit-Oriented/Activity Center Zones. They replace the current zones used for approving mixed-use and transit-supportive development—the comprehensive design, planned community, and mixed-use zones, and the Development District and Transit District overlay zones. They are established to (1) better reflect *Plan Prince George’s 2035’s* classifications and policies for centers that support compact, mixed-use, transit-supportive development, as well as (2) provide a base zone alternative that allows preferred forms of walkable urbanism and transit-supportive development to occur by right, without a complex, lengthy, and uncertain development review process.

It should be noted that the Transit-Oriented/Activity Center Zones will function similarly to how base zones currently work in Prince George’s County—by-right development applications will proceed directly to the permit office. Only development that meets certain criteria, such as that which the County, in collaboration with the community through this Zoning Rewrite process may establish for Major Site Plans, will be subject to a discretionary review. This discretionary review path will include the strengthened, up-front community input process. Based on the recommendations in *Plan Prince George 2035*, five base Transit-Oriented/Activity Center Zones are established. They are:

- **NAC Neighborhood Activity Center Zone;**
- **TAC Town Activity Center Zone;**
- **LTO Local Transit-Oriented Zone;**
- **RTO-L Regional Transit-Oriented Zone-Low; and**
- **RTO-H Regional Transit-Oriented Zone-High.**

The endnotes to each of these zones provide additional detail on the plan direction they implement, as well as the development form and other requirements they include.

They align with the Neighborhood Centers, Town Centers, Local Transit Centers, and Regional Transit Districts in *Plan Prince George 2035*.



Planned Development Zones

Division 27-3 establishes new planned development zones that are specifically designed to reflect *Plan Prince George's 2035's* center classifications, work in conjunction with the base Transit-Oriented/Activity Center Zones, and implement policies associated with those classifications. There are eight new planned development zones proposed that provide alternatives to the Residential, Nonresidential, and Transit-Oriented/Activity Center base zones. There are also two current zones that are carried forward as planned development zones. Generally, planned development zones provide the landowner flexibility to vary certain development and design standards from the base zone, and potentially add more density, with the expectation that their minimum development quality will surpass what is otherwise achievable through strict application of the base zone standards. A planned development must be approved as a rezoning and must include as part of the approval a PD Basic Plan (a concept plan for the planned development) and Conditions of Approval. The other Comprehensive Design, Mixed-Use, and Planned Community zones in the current Zoning Ordinance are eliminated in favor of the new planned development zones.

The section groups planned development zones by type. They are:

- **Residential Planned Development Zones;**
- **Transit-Oriented/Activity Center Planned Development Zones;** and
- **Other Planned Development Zones**

The Residential Planned Development Zones are:

- The **Residential Planned Development-Low (R-PD-L) Zone**, which is a low density residential zone that is primarily single-family residential in character (like the current R-L zone);
- The **Residential Planned Development(R-PD) Zone**, which provides development options for moderate- and high-density residential development; and
- The **Mobile Home Planned Development (MH-PD) Zone**, which largely carries forward the current Planned Mobile Home Community (R-M-H) Zone, generally as is, but as a planned development zone.



Five new Transit-Oriented/Activity Center Planned Development Zones are proposed. All but the CAC-PD have parallel Transit-Oriented/ Activity Center base zones. They are:

- **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.**

They would typically be applied in one of the locations where the parallel Transit-Oriented/Activity Center base zone is allowed but has not been placed on the Zoning Map or when an applicant desires additional flexibility from the base zone requirements where a Transit-Oriented/ Activity Center base zone is on the Zoning Map.

Finally, there are two “Other” Planned Development Zones. The new **Mixed-Use Planned Development (MU-PD) Zone** takes the place of the current mixed-use and comprehensive design zones. The MU-PD Zone could be applied in appropriate locations outside lands designated for Regional Transit Districts, Local Transit Centers, Town Centers, or Neighborhood Centers on the Growth Policy Map of *Plan Prince George’s 2035*, as well as outside lands classified as an Agricultural or Open Space zone or Residential zone. The **Industrial/Employment Planned Development (IE-PD) Zone** builds on and carries forward in a planned development form the Employment and Institutional Area (E-I-A) Zone in the current Zoning Ordinance (the zone is also carried forward as a base zone in the Employment/Industrial (IE) base zone).

Overlay Zones

The overlay zones in the current Zoning Ordinance are generally carried forward, with a few exceptions. Specifically, Chesapeake Bay Critical Area Overlay Zones are carried forward with some refinements to conform with the balance of the division. The Aviation Policy Area Overlay Zones are likewise carried forward with a few structural refinements. The Transit District Overlay Zone and Development District Overlay Zone are eliminated in favor of the Planned Development Zones.

Finally, the current Architectural Conservation Overlay (ACO) Zone is proposed to be converted to a Neighborhood Conservation Overlay (NCO) Zone, with a revised administrative plan approval process.

Division 27-4: Use Regulations

As is discussed in the *ERR* (III. D., Identify and Classify Uses in a Simpler and More Flexible Way), the structure of the use regulations and use tables in the current Zoning Ordinance is too complex and difficult to understand for a number of reasons. Too many specific uses are listed, which has led to a policy that if a use is not specifically listed, it is considered prohibited in the zone. This makes it difficult to accommodate new uses and variations of listed uses. Too many use standards are modified by use table footnotes which are hard to understand and interpret. Many uses are not defined. The various use tables contain different names for the same or similar use. Some listed uses contain the suffix “or similar use,” which creates uncertainty about what the use includes. District regulations identify uses that are not listed in the corresponding use table. Some special exception uses could be converted to by-right uses if they are subject to measurable use-specific standards. In many instances there is an inconsistent application of how the uses are organized.

Finally, the use tables do not generally distinguish principal uses, accessory uses, and temporary uses from one another. In some cases, accessory or temporary uses are identified as such in their name, but are listed with principal uses. In other cases, uses that could be a principal use or an accessory use (e.g., parking lot or garage) are not distinguished as either, despite significant differences in their function and impact. The result is confusion about whether certain uses are allowed only as a principal use, allowed as either a principal or accessory use (or temporary use), or allowed only as an accessory use (or temporary use).

To address these concerns and to bring more clarity and better organization to the use regulations, **Division 27-4: Use Regulations**, does several things. First, all use regulations are consolidated in Division 27-4. Second, and based on best practices, the treatment of principal uses is organized around a three-tiered use classification system that

Division 27-4: Use Regulations

- **Section 27-4.100** General Provisions
- **Section 27-4.200** Principal Uses
- **Section 27-4.300** Accessory Uses and Structures
- **Section 27-4.300** Temporary Uses and Structures

adds text descriptions to clarify use groups at three different levels:

- **Use Classifications** (broad general classifications such as Residential, Commercial, Institutional, and Industrial)
- **Use Categories** (major subgroups within Use Classifications that are based on common characteristics, such as “Group Living” and “Household Living” under the Residential classification)
- **Uses** (specific uses within the Use Categories, such as “single-family detached dwellings,” “multifamily dwellings,” and “townhouse” under the Household Living category and Residential classification)

Third, the characteristics and functions of each Use Category under which each use is grouped are established, and each use is defined in **Division 27-8: Interpretation and Definitions** (see Section 27-8.300 Use Classifications and Interpretation). As part of this reclassification of uses, where uses can be consolidated or modernized, this is also done. Where changes are made or new uses are added (or current uses defined), it is noted in a footnote. This organization and definition of uses is consistently applied throughout the regulations and all terminology is made consistent.

Fourth, **Division 27-4: Use Regulations** distinguishes between principal uses, accessory uses, and temporary uses – and organizes the division based on these distinctions (See side bar on previous page that shows organization of division).

Each section consolidates the respective uses (principal, accessory, or temporary) in tables, and identifies how the use is treated (e.g., whether a principal use is permitted or requires approval of a special exception permit; whether an accessory use is allowed in a zone; or whether a temporary use is allowed, and if so whether a permit is required before the temporary use occurs). In instances where there

are specific standards that apply to the use (to mitigate impacts), that is noted in the last column of the table, along with the section where the use standards are located. A copy of one of the Principal Use Tables is set out below to show how the information is provided.

Finally, as discussed in the *ERR*, the use standards are modernized and refined to make them consistent with best practices, and more precise in their language.

Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones																						
For Planned Development Zones: A = Allowable Blank cell = Prohibited																						
For Overlay Zones only: X = Prohibited, irrespective of treatment by underlying base zone																						
A blank cell in the Overlay Zones means the use is allowed if allowed in underlying base zone																						
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone																						
P* = Permitted by right, irrespective of treatment by underlying base zone																						
Principal Use Category	Principal Use Type	Planned Development Zones										Overlay Zones								Use-Specific Standards		
		R-PD-L	R-PD	MHP-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	CBCAO Zones			APAO Zones							
											RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6		
	Continuing care retirement community		A			A	A	A	A	A					X	X				X		27-4.203.C.2.b
	Group residential facility		A												X	X				X		27-4.203.C.2.c
	All other group living uses														X	X				X		
Public, Civic, and Institutional Uses																						
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment					A	A	A	A	A	A											
	All wireless telecommunications towers		A	A				A	A		A											27-4.203.D.1.a
Community Service Uses	Adult day care facility	A	A		A	A	A	A	A	A					X	X	X	X		X		
	Child care center	A	A		A	A	A	A	A	A	A				X	X	X	X		X		27-4.203.D.2.a
	Cultural facility	A	A	A	A	A	A	A	A	A												
	Emergency services facility	A	A	A	A	A	A	A	A	A	A											
	Place of worship	A	A	A	A	A	A	A	A	A	A											27-4.203.D.2.b
	All other community service uses	A	A		A	A	A	A	A	A												
Educational Uses	College or university		A			A	A	A	A	A	A				X	X	X	X		X		27-4.203.D.3.a
	School, elementary, middle, or high	A	A		A	A	A	A	A	A					X	X	X	X		X		27-4.203.D.3.b
	Vocational or trade school				A	A	A	A	A	A	A				X	X	X	X		X		
	Water-dependent research facility or activity operated by a government or educational institution									A		P*	P*	P*								27-4.203.D.3.c
Health Care Uses	Hospital					A	A	A	A						X	X	X	X		X		27-4.203.D.4.a
	Medical or dental clinic or lab					A	A	A	A	A	A											
	Methadone treatment center																					27-4.203.D.4.b
	Nursing home facility		A		A	A	A	A	A	A												
Transportation Uses	Park and ride facility					A	A	A	A	A	A											
	Parking facility (as a principal use)					A	A	A	A	A	A											
	Transit station or terminal					A	A	A	A	A	A											
	All other transportation uses																					27-4.203.D.5

Use Specific Standards

Use Classification →

Use Category {

Use Type →

Division 27-8: Interpretation and Definitions

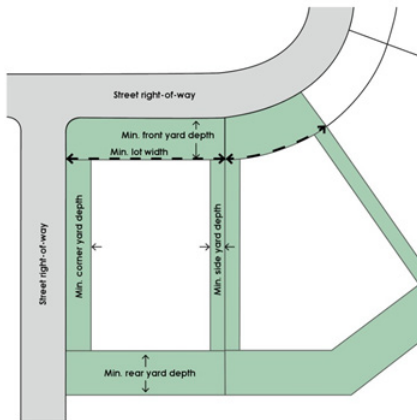
Division 27-8: Interpretation and Definitions consolidates all definitions and rules of measurement in one place in the Zoning Ordinance. It is organized into sections addressing:

- General rules for interpretation;
- Measurements, exceptions, and variations of intensity and dimensional standards;
- Use classifications and use definitions; and
- All other definitions

Section 27-8.100, General Rules for Interpretation, addresses general issues related to interpretation of Zoning Ordinance language, like how time is computed; the meaning of standard terms such as “shall,” “should,” “will,” and “may;” the use of plural and singular nouns, and other general issues that arise in interpreting and administering the Zoning Ordinance.

Section 27-8-200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, consolidates in one location the rules for measurements. Relevant to Module 1, the section includes the rules for measuring net lot area, lot width, net density, floor area ratio (FAR),

lot coverage, structure height, yard depths, as well as exceptions and variations. If additional rules of measurement need to be added as other modules are drafted, they will be placed in this section. Graphics are used in this section to assist in the explanation of the different rules of measurement.



Division 27-8: Definitions

- **Section 27-8.100** General Rules for Interpretation
- **Section 27-8.200** Measurement, Exceptions, and Variations of Intensity and Dimensional Standards
- **Section 27-8.300** Use Classifications and Interpretation
- **Section 27-8.400** Terms and Uses Defined

Section 27-8-300, Use Classifications and Interpretations, locates in one place all the descriptions of the characteristics and functions of each Use Category in the Principal Use Tables (found in Section 27-4.200, Principal Uses), as well as a definition for each use.

Section 27-8.400, Terms and Uses Defined, includes in one place all other definitions. The definitions included in the Module 1 draft are definitions relevant to Module 1. Definitions will be added as the other modules are drafted.

Appendix A

Current and Proposed Zones	
Current Zones	Proposed Zones
Base Zones	
Agricultural and Open Space Base Zones	
R-O-S: Reserved Open Space	PL: Public Land
O-S: Open Space	AL: Agriculture – Large Lot
R-A: Residential-Agricultural	AR: Agriculture Residential
R-E: Residential Estate	(moved to Residential)
Residential Base Zones	
(moved from Agricultural and Open Space)	RE: Residential Estate
R-R: Rural Residential	RR: Rural Residential
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7
R-35: One-Family Semidetached & Two-Family Detached	SFR-A: Single-Family Residential – Attached Zone
R-20: One-Family Triple-Attached Residential	[CONSOLIDATED]
R-T: Townhouse	MFR-12: Multifamily Residential-12 [CONSOLIDATED]
R-30: Multifamily Low Density Residential	
R-30C: Multifamily Low Density Residential – Condominium	
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]
R-18C: Multifamily Medium Density Residential - Condominium	
R-10: Multifamily High Density Residential	MFR-48: Multifamily Residential-48 [CONSOLIDATED]
R-10A: Multifamily High Density Residential - Efficiency	
R-H: Multifamily High-Rise Residential	
Transit-Oriented/Activity Center Base Zones	
	NAC: Neighborhood Activity Center [NEW]
	TAC: Town Activity Center [NEW]
	LTO: Local Transit-Oriented [NEW]
	RTO-L: Regional Transit-Oriented -- Low-Intensity [NEW]
	RTO-H: Regional Transit-Oriented-- High Intensity [NEW]
Nonresidential Base Zones	
	NC: Neighborhood Commercial [NEW]
C-O: Commercial Office	GCO: General Commercial and Office [CONSOLIDATED]
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	SC: Service Commercial [CONSOLIDATED]
C-M: Commercial Miscellaneous	
C-H: Existing Highway Commercial	[DELETED]
C-R-C: Commercial Regional Center	
I-1: Light Industrial	IE: Industrial/Employment [CONSOLIDATED]
I-3: Planned Industrial/ Employment	
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	
I-2: Heavy Industrial	HI: Heavy Industrial

Current and Proposed Zones		
Current Zones		Proposed Zones
Planned Development Zones		
Planned Residential Zones		
R-L: Residential Low Development	0.5	R-PD-L: Residential Planned Development – Low Intensity
	1	
		R-PD: Residential Planned Development [NEW]
R-M-H: Planned Mobile Home Community		MH-PD: Mobile Home Planned Development
R-S: Residential Suburban Development	1.6	[DELETED]
	2.7	[DELETED]
R-S: Residential Medium Development	3.6	[DELETED]
	5.8	[DELETED]
R-U: Residential Urban Development	8	[DELETED]
	12	[DELETED]
Transit-Oriented/Activity Center Planned Development Zones		
		NAC-PD: Neighborhood Activity Center Planned Development [NEW]
		CAC-PD: Campus Activity Center Planned Development [NEW]
		TAC-PD: Town Activity Center Planned Development [NEW]
		LTO-PD: Local Transit-Oriented Planned Development [NEW]
		RTO-PD: Regional Transit-Oriented Planned Development [NEW]
V-L Village-Low		[DELETED]
V-M: Village-Medium		[DELETED]
L-A-C (N): Local Activity Center (Neighborhood)		[DELETED]
L-A-C (V): Local Activity Center (Village)		[DELETED]
L-A-C (C): Local Activity Center (Community)		[DELETED]
M-A-C (NC): Major Activity Center (New Town or Corridor City)		[DELETED]
M-A-C (NC): Major Activity Center (Major Metro Center)		[DELETED]
R-P-C: Planned Community		[DELETED]
M-X-T: Mixed Use – Transportation Oriented		[DELETED]
M-X-C: Mixed Use Community		[DELETED]
M-U-T-C: Mixed-Use Town Center		[DELETED]
M-U-I: Mixed-Use Infill		[DELETED]
UC-4: Corridor Node		[DELETED]
UC-3: Community Urban Center		[DELETED]
UC-2: Regional Urban Center		[DELETED]
UC-1: Metropolitan Urban Center		[DELETED]

Current and Proposed Zones		
Current Zones		Proposed Zones
Other Planned Development Zones		
		MU-PD: Mixed-Use Planned Development [NEW]
E-I-A: Employment & Institutional Area		IE-PD: Industrial/Employment Planned Development
Overlay Zones		
Chesapeake Bay Critical Area Overlay Zones		
R-C-O: Resource Conservation		RCO: Resource Conservation Overlay
L-D-O: Limited Development Overlay		LDO: Limited Development Overlay
I-D-O: Intense Development Overlay		IDO: Intense Development Overlay
Aviation Policy Area Overlay Zones		
APA-1: Runway Protection		APA-1: Runway Protection Zone
APA-2: Inner Safety		APA-2: Inner Safety Zone
APA-3S: Small Airport Inner Turning Area		APA-3S: Small Airport Inner Turning Area
APA- 3M: Medium Airport Inner Turning Area		APA- 3M: Medium Airport Inner Turning Area
APA-4: Outer Safety		APA-4: Outer Safety Zone
APA-5: Sideline Safety		APA-5: Sideline Safety Zone
APA-6: Traffic Pattern Area		APA-6: Traffic Pattern Area
Other Overlay Zones		
R-O-D: Revitalization Overlay District		[DELETED]
A-C-O Architectural Conservation Overlay		NCO: Neighborhood Conservation Overlay
T-D-O: Transit District Overlay		[DELETED]
D-D-O: Development District Overlay		[DELETED]

