



Prince George's County, Maryland

Module 1

Zoning Ordinance and Subdivision
Regulations Rewrite
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

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

Overview of Presentation

➤ Project Status and Background

➤ Content Review

Division 27-1: General Provisions

Division 27-2: Administration

Division 27-3: Zones and Zone Regulations

Division 27-4: Use Regulations

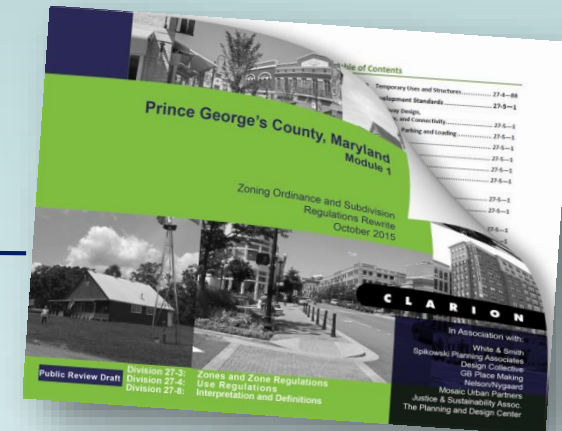
Division 27-5: Development Standards

Division 27-6: Nonconformities

Division 27-7: Enforcement

Division 27-8: Interpretation and Definitions

Module 1



➤ Next Steps

Project Status and Background

TASK	SCHEDULE
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the new Zoning Ordinance and Subdivision Regulations <ul style="list-style-type: none">▪ Module 1: Zones and Use Regulations▪ Module 2: Development Standards▪ Module 3: Administration (and Related Provisions)▪ Meetings on each module▪ Testing Zoning Ordinance and Subdivision Regulations▪ Comprehensive Review Draft Zoning Ordinance and Subdivision Regulations	2015-early 2017
4. Adoption	2017
5. Implementing the new Ordinance and Regulations	2017
Module 1: Zones and Use Regulations	October 2015

Project Status and Background

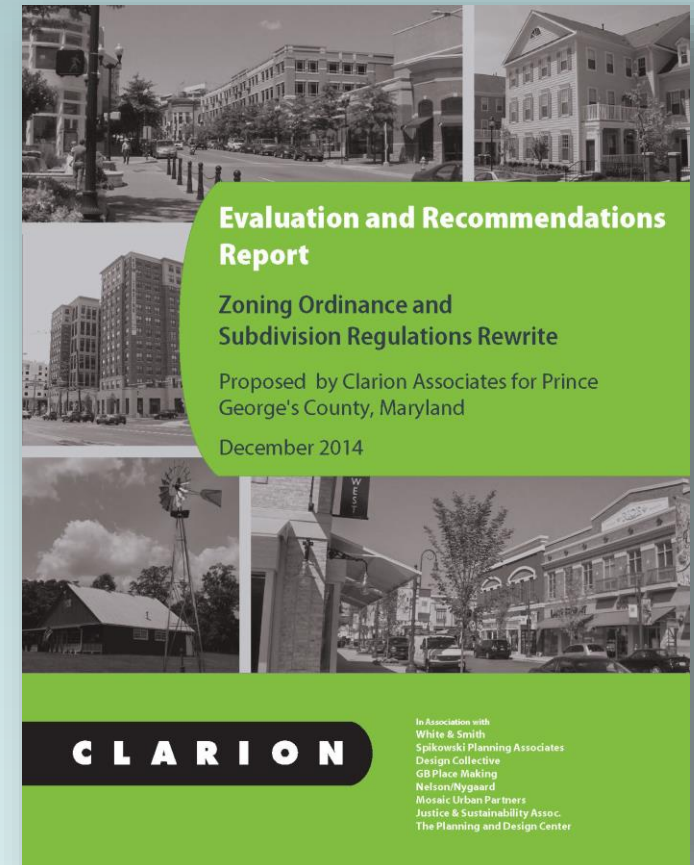
ERR Key Themes

Theme 1: Make the Regulations More User-Friendly and Streamlined

Theme 2: Modernize, Simplify, and Consolidate Zones and Zone Regulations

Theme 3: Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035*

Theme 4: Modernize the Regulations and Incorporate Best Practices



Division 27-3: Zones and Zone Regulations

- **New zone structure and organization**
- **User-friendly format**
- **Consolidate and simplify base zones**
- **Establish transit-oriented/center zones**
- **Consolidate and refocus floating zones through PDs**

Division 27-3 Zones and Zone Regulations

27-3.100 General Provisions

27-3.200 Base Zones

27-3.201 Agricultural and Open Space Zones

27-3.202 Residential Base Zones

27-3.203 Transit-Oriented/Activity Center Base Zones

27-3.204 Nonresidential Base Zones

27-3.300 Planned Development Zones

27-3.301 General Provisions for all Planned Development Zones

27-3.302 Residential Planned Development Zones

27-3.303 Transit-Oriented/Center Planned Development Zones

27-3.304 Other Planned Development Zones

27-3.400 Overlay Zones

27-3.401 General

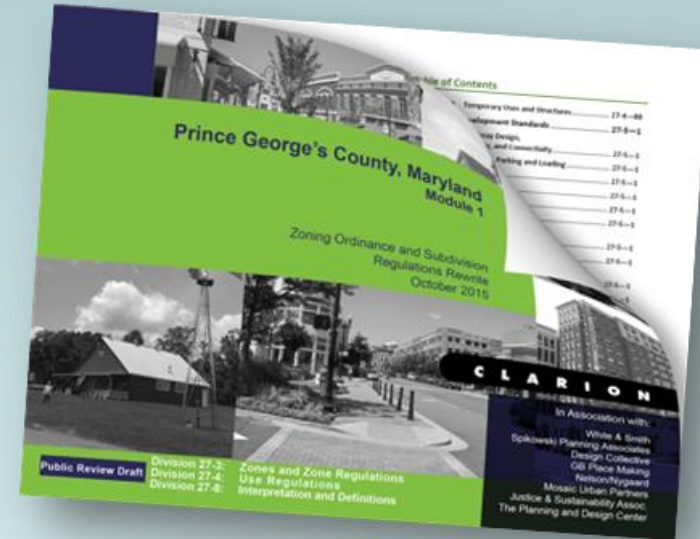
27-3.402 Chesapeake Bay Critical Area Overlay Zones

27-3.403 Aviation Policy Area Overlay Zones

27-3.404 Other Overlay Zones

Division 27-3: Zones and Zone Regulations

- Current Zoning Ordinance includes 73 zones
 - 33 base zones
 - 26 mixed-use and comprehensive design zones
 - 14 overlay zones
- Rewritten ordinance will include 42 zones
 - 21 base zones
 - 10 planned development zones
 - 11 overlay zones
- Logical and intuitive organization
- User-friendly format
- Focuses on supporting:
 - High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
 - Green building practices
 - Existing neighborhood character
 - Rural/agricultural character in appropriate locations
 - Redevelopment that is consistent with desired character



Division 27-3: Zones and Zone Regulations

- New Zone Structure and Organization

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

RPD: Residential Planned Development 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

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.



Zoning Ordinance
27-3—36

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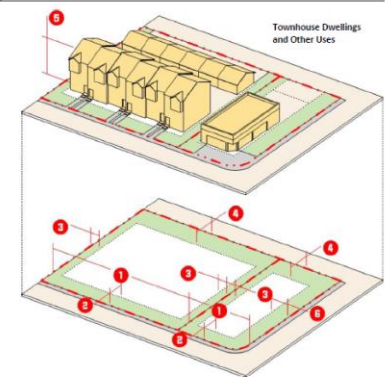
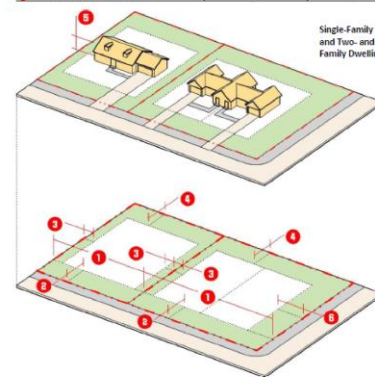
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.202 Residential Base Zones
27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

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 Uses
Density, max. (du/ac of net lot area)	8.70	12.44	16.33	n/a
Net lot area, min. (sf)	5,000	2,000[2]	2,000[2]	6,500
Lot width, min. (ft)	50	40	40	45
Lot coverage, max. (% of net lot area)	50	35	35	60
Front yard depth, min. (ft)	15	15	15	15
Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8
Rear yard depth, min. (ft)	20	20	20	20
Principal structure height, maximum (ft)	40	40	50	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.
[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).
[3] On corner lot, min. side yard depth alongside street = 25 ft.
[4] Applicable to the development lot as a whole (not any individual lots under attached units).



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Zoning Ordinance
27-3—37

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

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- Respectful of the natural features of the land; and
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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

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Zoning Ordinance
27-3—36

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Purpose of zone

Reference to uses

Representative
drawing of
physical
character

Photographs
of typical
building
forms

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

3. Intensity and Dimensional Standards

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Net lot area, min. (sf)	5,000	2,000[2]	2,000[2]	6,500
1 Lot width, min. (ft)	50	40	40	45
2 Lot coverage, max. (% of net lot area)	30	35	35	60
3 Front yard depth, min. (ft)	15	15	15	15
3 Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8
4 Rear yard depth, min. (ft)	20	20	20	20
5 Principal structure height, maximum (ft)	40	40	50	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.

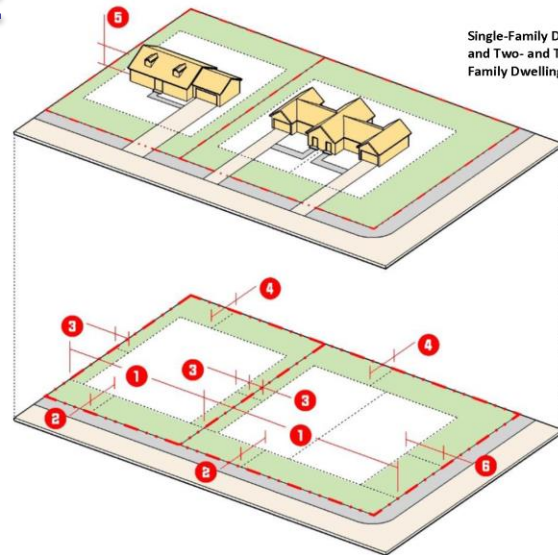
[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).

[3] On corner lot, min. side yard depth alongside street = 25 ft. [6]

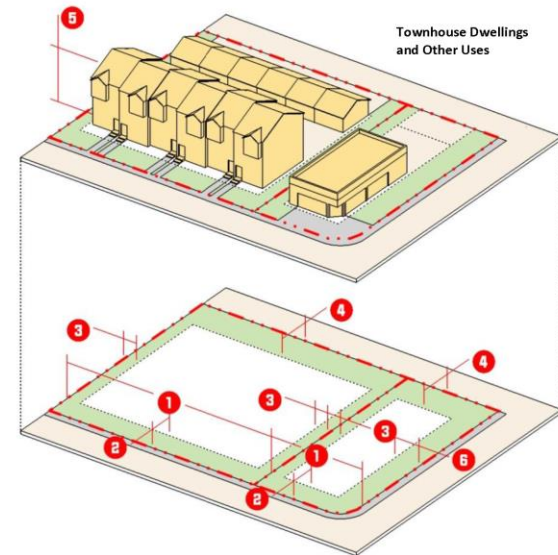
[4] Applicable to the development lot as a whole (not any individual lots under attached units).

Table of intensity and dimensional standards

Three-dimensional illustrations of intensity and dimensional standards



Single-Family Dwellings and Two- and Three-Family Dwellings



Townhouse Dwellings and Other Uses

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Zoning Ordinance
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Agricultural and Open Space Zones

- Three zones
- **R-O-S** carried forward as **PL** (applies to publicly-owned lands). Purpose: protect land with significant natural features
- **AL** zone builds on **OS** Purpose: create a strong traditional agricultural zone
- **R-A** carried forward as **AR** and strengthened as agricultural zone
- **R-E** moved to Residential category

Table 27-3.201: Agricultural and Open Space Base Zones

PL: Public Land Zone

AL: Agricultural – Large Lot Zone

AR: Agricultural-Residential Zone



Residential Zones

- Current 14 Residential zones reduced to 8
- **R-E** moved from Agriculture to Residential
- **R-R** carried forward
- **R-80, R-55, R-35** carried forward and re-named **SFR-4.6, SFR-6.7,** and **SFR-A**, respectively
- **R-20** consolidated with **SFR-A**
- **R-T, R-30, and R-30C** consolidated into **MFR-12**
- **R-18 and R-18C** consolidated into **MFR-20**
- **R-10, R-10A, and R-H** consolidated into **MFR-48**

Table 27-3.202: Residential Base 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



Nonresidential Zones

- Current 16 commercial and industrial zones reduced to 5
- The 11 commercial zones are reduced to 3:
 - **NC** is new
 - **C-O, C-A, C-S-C, C-1, C-2, C-G, C-C,** and **C-W** consolidated into **GCO**
 - **C-M** and **C-H** consolidated into **SC**
 - **C-R-C** deleted
- Current 5 industrial and employment zones reduced to 2 through consolidation. New zones:
 - Industrial/Employment (**IE**)
 - Heavy Industrial (**HI**)

Table 27-3.204: Nonresidential Base Zones

NC: Neighborhood Commercial Zone

SC: Service Commercial Zone

GCO: General Commercial and Office Zone

IE: Industrial/Employment Zone

HI: Heavy Industrial Zone



Transit-Oriented/Activity Center Zones

- Replaces current regulatory structure for mixed use/transit-oriented development zones
- New framework: combination of transit-oriented/activity center base zones and PD zones
- Base zones conform with General Plan policy direction
- May be placed on Zoning Map as part of rewrite process
- When placed on Zoning Map, operates as base zone – by right development proceeds to permit office

Table 27-3.203: 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



Transit-Oriented/Activity Center Zones

- Community and District Council may decide some development in zones should require discretionary review (e.g. Major Site Plan approval) through this rewrite process
- Five transit-oriented/activity center base zones established:
 - NAC
 - TAC
 - LTO
 - RTO- L
 - RTO-H

Table 27-3.203: 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

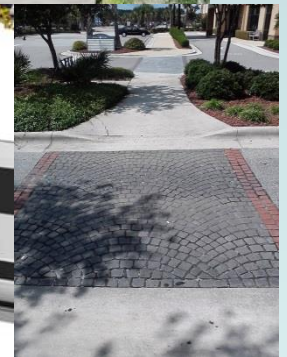
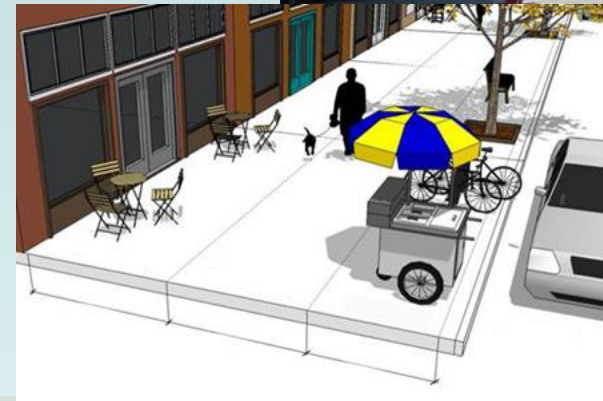
RTO-H: Regional Transit-Oriented - High Intensity Zone



Transit Oriented/Activity Center Zones

Development standards applicable to all zones

- Focus on establishing template for walkable urbanism
 - Street front/sidewalks/trees
 - Parking and its location
 - Access and circulation
 - Building form
 - Scale and mass
 - Location
 - Windows and doors
 - Parking structures



Neighborhood Activity Center (NAC) Zone

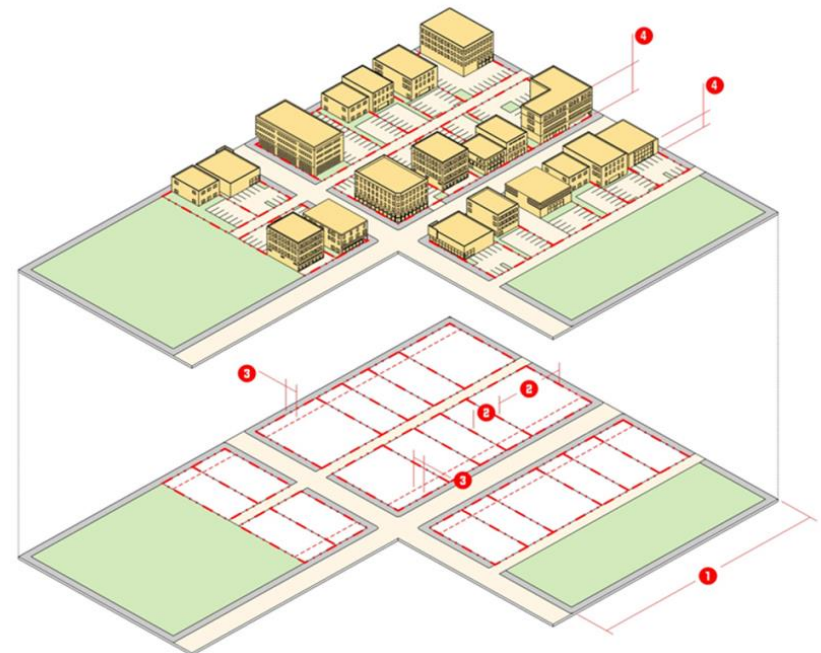
- Low and moderate-density, small-scale, mixed use center
- Conforms with Plan policy direction for Neighborhood Centers
- Intent: areas designated Neighborhood Centers in Plan zoned **NAC**
- Mix of office and flex with supporting retail, medical, and residential (possibly institutional)



Module 1: Zones and Use Regulations

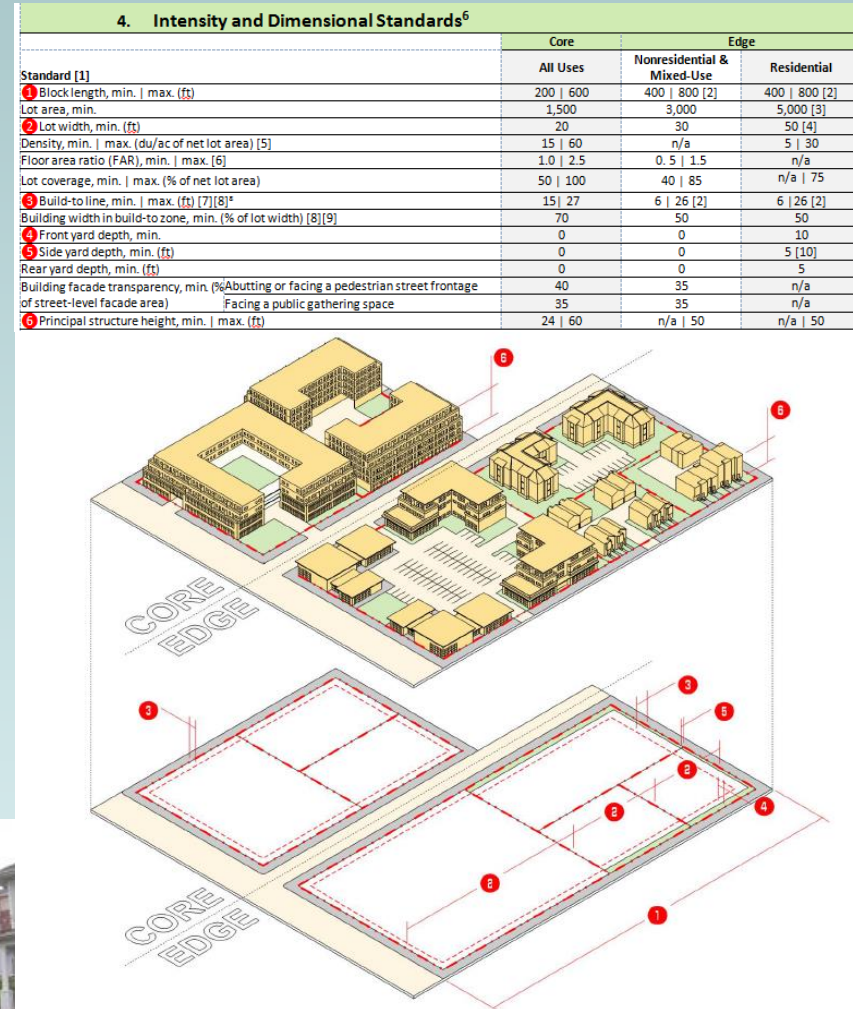
3. Intensity and Dimensional Standards⁵

Standard [1]	All Uses
① Block length, min. max. (ft)	200 600
Lot area, min. (sf)	5,000 [2]
② Lot width, min. (ft)	50 [3]
Density, min. max. (du/ac of net lot area) [4]	5 15
Floor area ratio (FAR), min. max. [5]	0.5 2.0
Lot coverage, min. max. (% of net lot area)	40 100
Build-to line, min. max. (ft) [6][7]	15 35
Building width in build-to zone, min. (% of lot width) [7][8]	60
③ Frontyard depth	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building facade transparency, min. (Abutting or facing a streetfrontage)	40
(% of street-level facade area) (Facing a transit station or public gathering space)	35
④ Principal structure height, min. max. (ft)	n/a 50



Town Activity Center (TAC) Zone

- Auto-accessible, suburban center, less dense than other centers, walkable core
- Conforms with Plan policy direction for Town Centers
- Intent: areas designated Town Centers in Plan zoned **TAC**
- Establishes Core and Edge
- Mix of office, retail, public, flex, entertainment, quasi-public, medical, and residential uses



Local Transit-Oriented (LTO) Zone

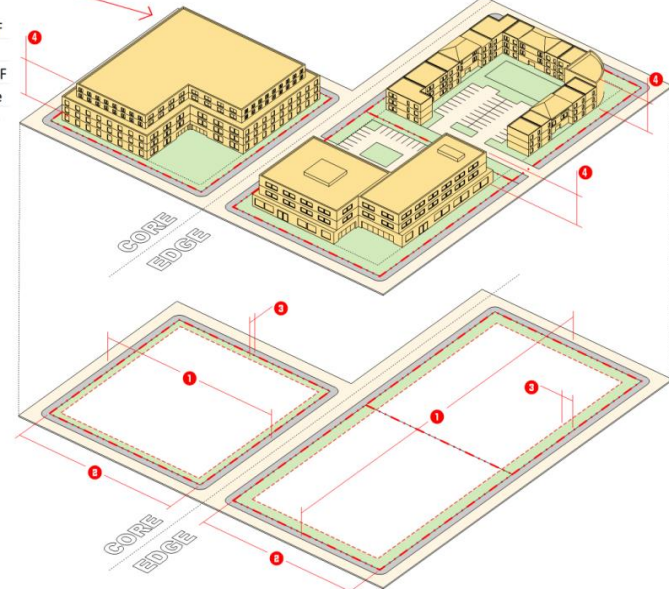
- Moderate-intensity, mixed-use center, connected by transit to regional transportation
- Walkable and bikeable
- Intent: areas designated Local Transit Centers in Plan zoned **LTO**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses that serve neighborhood or general community

4. Intensity and Dimensional Standards⁵

	Edge		
	All Uses	Nonresidential & Mixed-Use	Residential
Standard [1]			
1 Block length, min. max. (ft)	200 600	400 800	400 800
Lot area, min. max. (sf)	1,500	3,000	5,000 [2]
2 Lot width, min. (ft)	20	30	50 [3]
Density, min. max. (du/ac of net lot area) [4]	10.00 30.00	5.00 20.00 [10]	5.00 20.00
Floor area ratio (FAR), min. max. [5]	1.0 3.0	0.5 2.0	n/a
Lot coverage, min. max. (% of net lot area)	65 100	50 90	n/a 90
3 Build-to line, min. max. (ft) [6] [7]	15 27	11 31	11 31
Building width in build-to zone, min. (% of lot width) [7] [8]	70	50	50
Front yard depth, min. (ft)	0	0	10
Side yard depth, min. (ft)	0	0	5 [9]
Rear yard depth, min. (ft)	0	0	0
Building facade transparency, min. (Abutting or facing a street frontage or pedestrian way) (% of street-level facade area)	50	40	n/a
4 Principal structure height, min. max. (ft) (Facing a public gathering space)	45	35	n/a
	24 60	n/a 50	n/a 50

Development Parameters

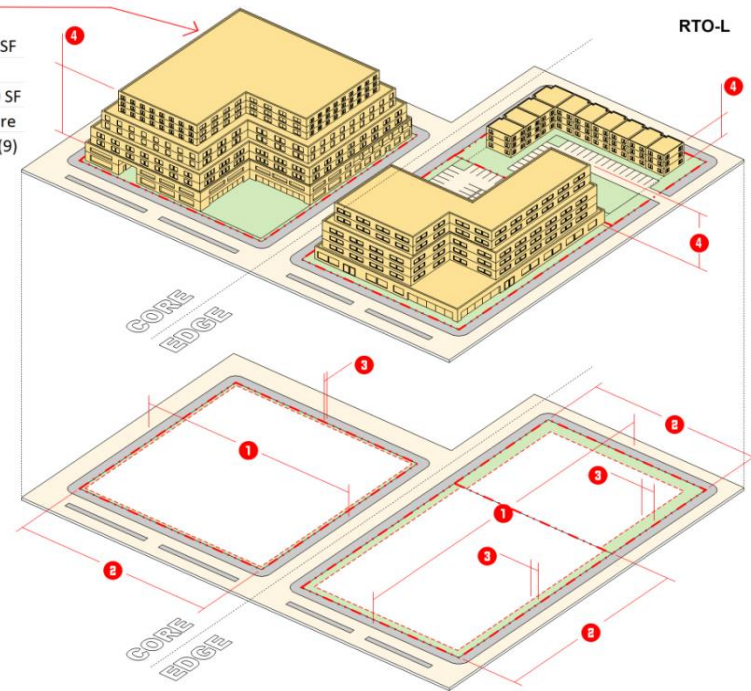
Lot Area	85,800 SF
Residential Units	60
Non-Residential Area	185,000 SF
Parking	Structure
Height (Stories)	60 FT (5)



Regional Transit-Oriented–Low Intensity (RTO-L) Zone

- High-intensity, mixed-use, region-serving center for workers/residents
- Typically focused around Metrorail station
- Walkable and bikeable
- Intent: areas designated Regional Transit Districts zoned **RTO-H** or **RTO-L**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses (including high-rise multi-family)
- Serves general community

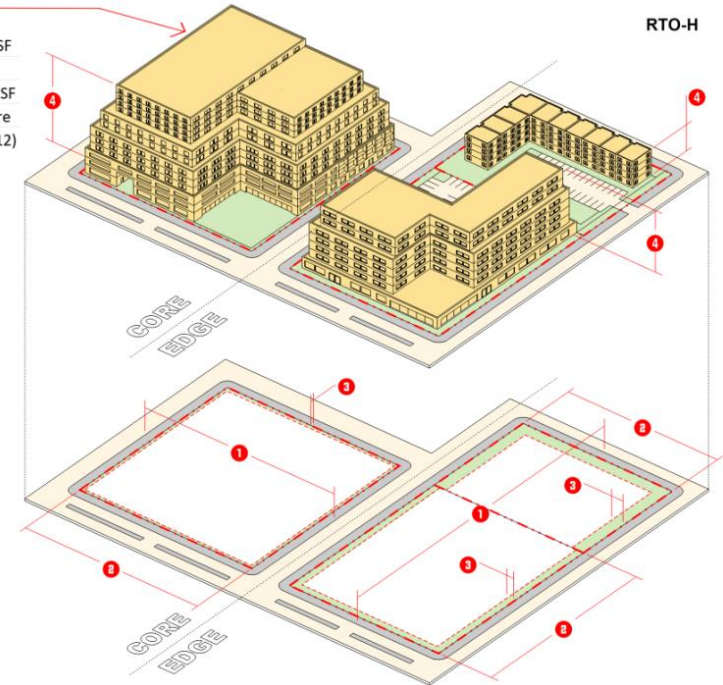
4. Intensity and Dimensional Standards ⁵			
	Regional Transit-Oriented, Lower-Intensity (RTO-L) Zone		
	Core	Edge	
	All Uses	Nonresidential & Mixed-Use	Residential
Standard [1]			
1 Block length, min. max. (ft)	200 600	400 800	400 800
Lot area, min. max. (sf)	1,500	3,000	5,000 [2]
2 Lot width, min. (ft)	20	30	50 [3]
Density, min. max. (du/ac of net lot area) [4]	20.00 50.00	10.00 30.00[12]	10.00 30.00
Floor area ratio (FAR), min. max. [5]	1.25 4.0	0.5 2.5	n/a
Lot coverage, min. max. (% of net lot area)	70 100	50 90	n/a 80
3 Build-to line, min. max. (ft) [6][7] ^a	20 30	15 27	15 35
Building width in build-to zone, min. (% of lot width) [7][8]	80	70	40
Front yard depth, min. (ft)	0	0	10
Side yard depth, min. (ft)	0	0	5 [9]
Rear yard depth, min. (ft)	0	0	0
Building facade transparency, min. (% of street-level facade area)	50	50	n/a
	Abutting or facing a street frontage or pedestrian way		
	45	45	n/a
	Facing a transit station or public gathering space		
4 Principal structure height, min. max. (ft)	35 n/a [10]	35 90 [10]	35 90 [10]
Development Parameters			
Lot Area	95,400 SF		
Residential Units	110		
Non-Residential Area	335,000 SF		
Parking	Structure		
Height (Stories)	105 FT (9)		



Regional Transit-Oriented–High Intensity (RTO-H) Zone

- High-intensity, mixed-use, region-serving center for workers/residents
- Typically focused around Metrorail station
- Walkable and bikeable
- Intent: areas designated Regional Transit Districts zoned **RTO-H** or **RTO-L**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses (including high-rise multi-family)
- Serves general community

4. Intensity and Dimensional Standards ⁵			
Standard [1]	Regional Transit-Oriented, High-Intensity (RTO-H) Zone		
	Core	Edge	
	All Uses	Nonresidential & Mixed-Use	Residential
1 Block length, min. max. (ft)	200 600	400 800	400 800
2 Lot area, min. max. (sf)	1,500	3,000	5,000 [2]
3 Lot width, min. (ft)	20	30	50 [3]
Density, min. max. (du/ac of net lot area) [4]	30.00 60.00	15.00 40.00 [12]	15.00 40.00
Floor area ratio (FAR), min. max. [5]	2.0 5.0	1.0 3.0	n/a
Lot coverage, min. max. (% of net lot area)	70 100	50 90	n/a 80
6 Build-to line, min. max. (ft) [6] [7] ^a	20 30	15 27	15 35
Building width in build-to zone, min. (% of lot width) [7] [8]	80	70	40
Front yard depth, min. (ft)	0	0	10
Side yard depth, min. (ft)	0	0	5 [9]
Rear yard depth, min. (ft)	0	0	0
Building facade transparency, min. (% of street-level facade area)	Abutting or facing a street frontage or pedestrian way	50	n/a
	Facing a transit station or public gathering space	45	n/a
4 Principal structure height, min. max. (ft)	45 n/a [11]	35 130 [11]	35 130 [11]
Development Parameters			
Lot Area	95,400 SF		
Residential Units	132		
Non-Residential Area	443,000 SF		
Parking	Structure		
Height (Stories)	140 FT (12)		



Planned Development Zones

- Replaces all mixed-use and comprehensive design zones
- Alternative to base zones
- Increased flexibility in return for high quality and innovative design
- Community benefits required
- Requires approval of PD Basic Plan in conjunction with rezoning that includes:
 - Concept plan and uses (consistent with allowed uses for PD listed in Principal Use Table)
 - Standards
 - Conditions of approval

Planned Development Zones
Residential Planned Development Zones
RPD-L: Residential Planned Development – Low Intensity Zone
RPD: Residential Planned Development 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



Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
Sec. 27-3.300 Planned Development Zones
27-3.303 Transit-Oriented/Center Planned Development Zones
27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

E. Regional Transit-Oriented Planned Development (RTO-PD) Zone

1. Purpose

The purpose of the Regional Transit-Oriented Planned Development (RTO-PD) Zone is to provide lands for the establishment of high-quality, vibrant, high-density, mixed use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable urbanism, and provides opportunities for alternative modes of travel. The RTO-PD Zone is intended to capture the majority of the County's future residential and employment growth and development. It embodies key elements of walkable urbanism, and is envisioned as a walkable and bikeable place that is well-connected to a regional transportation network through a range of transit options. Zone standards are intended to provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed use, transit-accessible development. Zone standards are specifically intended to:

- Encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;
- Include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritizes transit, pedestrian, and bicyclist access;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;
- Include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.



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Purpose of zone

Photographs of
typical building
forms

Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
 Sec. 27-3.300 Planned Development Zones
 27-3.303 Transit-Oriented/Center Planned Development Zones
 27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

2.	Use Standards	3.	Intensity and Dimensional Standards			
Uses allowed in an RTO-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the RTO-PD Zone.		Standard [2] Block length, min. max. (ft) Lot area, min. max. (sf.) Lot width, min. (ft) Density, min. (du/gross ac.) [3] Floor area ratio (FAR), min. [4] Density, min. (du/gross ac.) [3] Floor area ratio (FAR), min. [4] Lot coverage, min. max. (% of net lot area) Build-to line, min. max. (ft.) [5][6] Building width in build-to zone, min. (% of lot width) [7] Front yard depth, min. (ft.) Side yard depth, min. (ft.) Rear yard depth, min. (ft.) Building facade transparency, min. (% of street-level facade area)] Principal structure height, max. (ft.)		Core [1]	Edge [1]	
				All Uses	Nonresidential & Mixed-Use	Residential
				To be established in PD Basic Plan (see Sec. 27-3.301.E)		
				20.00	10.00 [8]	10.00
				1.25	0.50	n/a
				To be established in PD Basic Plan (see Sec. 27-3.301.E)		
Approximately, a minimum of 15 percent of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of one quarter of the dwelling units in the zone, at build-out.						
Approximately, a minimum of one-half of the floor area in the zone shall be provided for nonresidential development, at build-out.						
Notes: sf = square feet; ft. = feet; du = dwelling unit; ac = acre						
[1] A Core and Edge area shall be established in the RTO-PD zone. The Core area should include those areas within convenient walking distance (e.g., ¼ mile) of the transit station. The Edge area should include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance (e.g., ½ mile) of the transit station.						
[2] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.						
[3] Applicable to residential development and the residential component of mixed-use development.						
[4] Applicable to nonresidential development and the nonresidential component of mixed-use development.						
[5] The area between the minimum and maximum build-to lines that extends the length of the lot constitutes the build-to zone.						
[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID and ESD techniques, and driveways.						
[7] Where existing buildings along a pedestrian street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.						
[8] Mixed-use development only.						

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Use standards

Table of intensity and dimensional standards

Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
 Sec. 27-3.300 Planned Development Zones
 27-3.303 Transit-Oriented/Center Planned Development Zones
 27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an RTO-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the RTO-PD Zone.

Standard	Means of Modifying	Standard	Means of Modifying
General Site Layout (Division 24-3, Subdivision Standards; Sec. 27-5.100, Roadway Design, Mobility, and Connectivity)	PD Basic Plan	Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)	Modifications Prohibited
Subdivision (Division 24-3: Subdivision Standards)	PD Basic Plan	Multifamily Form and Design (Sec. 27-5.800)	PD Basic Plan
Roadway Design, Mobility, and Connectivity (Sec. 27-5.100)	PD Basic Plan	Mixed-Use And Nonresidential Form and Design (Sec. 27-5.900)	PD Basic Plan
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-5.200)	Alternative Parking Plan PD Basic Plan	Neighborhood Compatibility (Sec. 27-5.1000)	PD Basic Plan
Open Space (Sec. 27-5.300)	Modifications Prohibited	Farmland Compatibility (Sec. 27-5.1100)	n/a
Landscaping (Sec. 27-5.400)	Alternative Landscape Plan PD Basic Plan	Signage (Sec. 27-5.1200)	Alternative Sign Plan PD Basic Plan
Fences and Walls (Sec. 27-5.500)	PD Basic Plan	Sustainable/Green Development Practices (Sec. 27-5.1300)	PD Basic Plan
Exterior Lighting (Sec. 27-5.600)	PD Basic Plan		

5. Other Standards

Location Standards	An RTO-PD Zone shall only be located on lands within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time.
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multi-story).
Blocks and Alleys	The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Sidewalks and Street Trees	<ul style="list-style-type: none"> Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 ft. on center. Sidewalks shall be at least 15 ft wide along street frontages in the Core area, and at least 10 ft wide in the Edge area. Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object. At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance. Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.
Connectivity	The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to an adjoining transit station.

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Planned Development Zones

- The **R-PD-L** and **R-PD** zones build on the current **R-L** zone
- The **MH-PD** zone carries forward the current **R-M-H** zone
- The Center **PD** zones provide a flexible alternative to the base center zones. They include:
 - **NAC-PD**
 - **CAC-PD**
 - **TAC-PD**
 - **LTO-PD**
 - **RTO-PD**
- The **MU-PD** replaces some of the mixed-use and comprehensive design zones: the **L-A-C**, **M-X-T**, **M-U-TC**, **M-U-I**, and **UC** zones
- The **IE-PD** zone builds on and carries forward the **E-I-A** zone

Planned Development Zones
Residential Planned Development Zones
RPD-L: Residential Planned Development – Low Intensity Zone
RPD: Residential Planned Development 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

- Current 14 overlay zones reduced to 11
- **R-O-D**, **T-D-O**, and **D-D-O** eliminated
- **CBCA** zones carried forward
- Aviation Policy Area Overlay zones carried forward
- Current **ACO** changed to **NCO** with revised plan approval process and administrative review of development

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

Division 27-3: Zones and Zone Regulations

QUESTIONS AND COMMENTS



Division 27-4: Use Regulations

- **New structure for uses**
- **Consolidates in one chapter**
- **Establishes three-tier classification system**
- **Separates 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

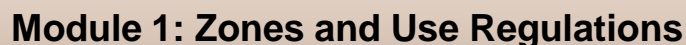
27-4.400 Temporary Uses and Structures

27-4.401 General

27-4.402 Temporary Use/Structures Tables

27-4.403 General Standards for All Temporary Uses and Structures

- **Establishes Principal Use Tables**
- **Identifies principal uses allowed in each zone**
- **Three-tiered system**
- **Defines each Use Category and Use Types**
- **Modernizes/Consolidates uses**
- **Allows more uses by right**
- **Modernizes and consolidates use specific standards**



October 2015

Principal Use Regulations

C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones													
P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited													
Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
	Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery	SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily									P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Principal Use Regulations

D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones																	
P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited																	
Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards
		NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE	HI		
Agricultural and Open Space Uses																	
Agriculture/Forestry Uses	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a	
	Other agriculture/forestry uses													P	P		
Agriculture/Forestry Related Uses	Agriculture research facility													P	P		
	Farm distribution hub											P	P	P	P		
	Farm supply sales or farm machinery/implement sales, rental, or repair											P	P	P	P		
	Farm winery											P	P	P	P	27-4.203.B.2.a	
	Sawmill														P	27-4.203.B.2.c	
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a	
	Cemetery											SE	SE	SE	SE		
Residential Uses																	
Household Living Uses	Artists' residential studios		P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a
	Dwelling, live-work		P	P	P	P	P		P		P	P	P	P	P	SE	27-4.203.C.1.b
	Dwelling, manufactured home																27-4.203.C.1.c
	Dwelling, multifamily		P	P	P	P	P	P	P	P		P	P	P	P	SE	
	Dwelling, single-family detached										P						
	Dwelling, three-family		P	P	P	P	P		P		P						
	Dwelling, townhouse		P	P	P	P	P		P		P	P					
	Dwelling, two-family											P					
Group Living Uses	Manufactured home park																27-4.203.C.1.d
	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		27-4.203.C.2.a
		> 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		
	Boarding or rooming house		P		P		P		P		P		P	P			
	Continuing care retirement community				P		P		P		P		P	P			27-4.203.C.2.b
	Convent or monastery												P	P	P	P	
	Fraternity or sorority house																
Group residential facility		P		P		P		P		P						27-4.203.C.2.c	

Principal Use Regulations

E. Principal Use Table for Planned Development and Overlay Zones

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		
Agricultural and Open Space Uses																							
Agriculture/Forestry Uses	Community garden	A	A	A	A	A	A	A	A	A	A											27-4.203.B.1.a	
	Forestry	A	A																				
	All other agricultural/forestry uses																						
Agriculture/Forestry Related Uses	Equestrian center	A																					
	Riding stable	A																					
	All other agriculture/forestry related uses																					27-4.203.B.2	
Open Space Uses	Arboretum or botanical garden, park of greenway, or public beach and public water-oriented recreational and educational area	A	A	A	A	A	A	A	A	A	A											27-4.203.B.3.a	
	All other open space uses																						
Residential Uses																							
Household Living Uses	Artists' residential studios					A	A	A	A	A	A					X	X				X		27-4.203.C.1.a
	Dwelling, live-work			A		A	A	A	A	A	A					X	X				X		27-4.203.C.1.b
	Dwelling, manufactured home				A											X	X				X		27-4.203.C.1.c
	Dwelling, multifamily			A		A	A	A	A	A	A					X	X				X		
	Dwelling, single-family detached		A	A		A	A	A			A					X	X				X		
	Dwelling, three-family			A		A	A	A	A	A	A	A				X	X				X		
	Dwelling, townhouse			A		A	A	A	A	A	A	A				X					x		
	Dwelling, two-family		A	A		A	A	A	A	A	A					X	X				X		
	Manufactured home park				A											X	X				X		27-4.203.C.1.d
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents		A											X	X	x	x		X		27-4.203.C.2.a	
		> 8 elderly or handicapped residents				A	A	A	A	A					X	X	x	x		X			

Accessory Uses and Structures

- Establishes temporary use/structure tables (new)
- Includes rules governing uses
- Establishes general standards
- Establishes or carries forward standards for specific accessory uses
- Includes range of accessory uses to support green building practices



Accessory Uses

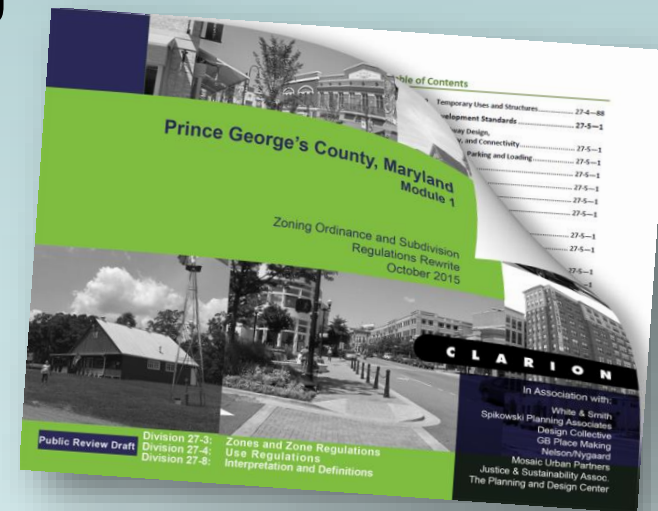
Table 27-4.302.B: Accessory Use/Structure Table for Center and Nonresidential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception A = Allowable in a Planned Development Zone Blank cell = Prohibited

Accessory Use/Structure	Transit-Oriented/Activity Center Base Zones									Nonresidential Base Zones					Use-Specific Standards
	NAC	TAC		LTO		RTO-L		RTO-H							
		Core	Edge	Core	Edge	Core	Edge	Core	Edge	NC	SC	GCO	IE	HI	
Home housing for poultry	P														27-4.304.B.13
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.14
Limited fuel/oil/bottled gas distribution										P	P	P	P	P	27-4.304.B.15
Nursery and garden center (as accessory to an agricultural use)															27-4.304.B.16
Outdoor display of merchandise (as accessory to a retail sales use)		P	P	P	P	P	P	P	P	SE	P	P	P	P	27-4.304.B.17
Outdoor seating (as accessory to an eating or drinking establishment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.18
Outdoor storage (as an accessory use)											P	P	P	P	27-4.304.B.19
Parking facility (as an accessory use)	P	P	P							P	P	P	P	P	
Pier, private			P	P	P	P	P	P	P						27-4.304.B.20
Pier, community or noncommercial docking facility															
Produce stand (as accessory to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.21
Rainwater cistem or barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.22
Retail sales (as accessory to a multifamily development or apartment hotel)		P	P	P	P	P	P	P	P		P	P	P	P	27-4.304.B.23
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)											P		P	P	27-4.304.B.24
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.25
Solar energy collection facility, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.26
Spa		P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.27
Stable, private ²⁴³															
Storage shed	P		P		P		P		P	P	P	P	P	P	
Swimming pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.28
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.29

Temporary Uses and Structures

- Establishes temporary use/structure tables (new)
- Includes provisions governing uses
- Carries forward, with refinements, many current temporary uses
- Carries forward, with refinements, current temporary uses standards
- Establishes general standards for new temporary uses



Temporary Uses and Structures

Table 27-4.402.B: Temporary Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

✓ = Allowed without a Temporary Use Permit T = Allowed only with a Temporary Use Permit SE = Allowed only on approval of a Special Exception
Blank cell = Prohibited

Temporary Use/Structure	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
	RPL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Circus, carnival, fair, or other special event									T	T	T	27-4.404.B.1
Class 3 fill	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27-4.404.B.2
Construction-related office/yard	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.3
Farmers' market (as a temporary use)	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.4
Firewood display and sales	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.5
Flea market									✓	✓	✓	27-4.404.B.6
Garage or yard sale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Manufactured home as emergency housing	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.7
Modular classroom	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.8
Office trailer	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.9
Seasonal decorations display and sales	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.10
Temporary portable storage unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27-4.404.B.11
Temporary real estate sales office/model	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.12
Temporary recyclables collection	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.13
Temporary rubble (construction and demolition debris) landfill	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Temporary sawmill												27-4.404.B.14
Temporary shelter for commercial displays, sales, and services									T	T	T	27-4.404.B.15
Transient manufactured home or recreational vehicle residence	✓	✓	✓	✓	✓	✓	✓	✓				27-4.404.B.16
Wayside stand	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.17

Division 27-4: Use Regulations

QUESTIONS AND COMMENTS



Division 27-8: Interpretation and Definitions

- **Consolidates:**
 - Rules for interpretation
 - Measurements
 - Use definitions
 - General definitions
- **Uses graphics to support measurement definitions**
- **Includes all definitions relevant to Divisions 27-3 and 27-4**

Division 27-8 Interpretation and Definitions

27-8.100 General Rules for Interpretation

27-8.200 Measurements, Exceptions, and Variations of Intensity and Dimensional Standards

27-4.201 Measurement

27-4.202 Exceptions and Variations

27-4.203 Allowable Encroachments into Required Yards/Build-to-Zones

27-8.300 Use Classification and Interpretation

27-8.301 Principal Use Classification System

27-4.302 Interpretation of Unlisted Uses

27-8.400 Terms and Uses Defined

Division 27-8: Interpretation and Definitions

QUESTIONS AND COMMENTS



Next Steps

- District Council briefing **October 27**
- Three Countywide Public Forums
 - Southern Technology Regional Recreation Complex **October 27**
 - Prince George's Sports and Learning Complex **October 28**
 - Laurel-Beltsville Senior Activity Center **October 29**
- Four Focus Group meetings
 - Civic Associations and Community Groups **October 27**
 - Business Community **October 27**
 - Real Estate and Land Use Professionals **October 28**
 - Municipalities and Institutions **October 28**
- Zoning Technical Panel meeting **October 29**
- Planning Board worksession **October 29**
- Additional follow-up meetings **Ongoing**
- Draft of Module 2:
Development and Subdivision Standards **Spring 2016**