



**Zoning Ordinance and Subdivision Regulations Rewrite
Town of Upper Marlboro
February 23, 2016**

The purpose of this meeting was to present Clarion Associates' recommendations contained in Module 1 (zones, zone regulations, and uses) to the town's elected leadership and hold a discussion to identify any additional desires or concerns held by the town. Responses to questions and additional presenter comments are identified by *italicized text*.

- There were some questions about the proposed multifamily density cap in the General Commercial and Office (GCO) Zone and the scale and nature of proposed commercial uses that may be within or near residential neighborhoods. Would doctor's offices be allowed, for example?
- In the GCO zone there is a cap on residential dwelling units at 48 units/acre. What if an applicant wants to exceed this? *There are three paths: the first would be a variance; the second would be a departure that would be approved by the Planning Director or by the Planning Board, each with a percentage limitation additional density could be granted; and the third would be the applicant applying for a Planned Development zone.*
- The town may wish to evaluate the proposed Neighborhood Commercial (NC) Zone as an alternative to the current Commercial Shopping Center (C-S-C) Zone along the town's main street. The purpose and character of the NC Zone seems like a better fit for the town's vision. In any decision tree or matrix associated with a possible Countywide Map Amendment, the town would like to see the NC Zone included as an option for main street areas such as Upper Marlboro.
- The town officials commented that the NC Zone is more appropriate for the Town of Upper Marlboro than the General Commercial Office (GCO) Zone. They would like a more formal analysis of the zone and the permitted uses.
- How are the proposed Neighborhood Conservation Overlay (NCO) Zone regulations determined, and by who? *While the procedural recommendations of Clarion will be made with Module 3, expected this summer, we think one way this may work is to include a project in the Planning Department's work program. This would lead to a collaborative effort with the subject municipality or neighborhood. Once the standards are determined and approved, they would be codified within the Zoning Ordinance.*



- The town may want to look at the existing zones within the jurisdiction and discuss how Clarion's proposed zones may work for Upper Marlboro.
- There was some concern about the County using exemptions from zoning, such as within the corporate boundaries of the Town of Upper Marlboro, to "pave over everything." Is the County subject to the Zoning Ordinance or would they put projects into a mandatory referral process?
- The town is looking to take action on a comment letter on Module 1 by March 8, 2017.