



Prince George's County, Maryland

Module 2: Development Standards

Public Facility Adequacy

Zoning Ordinance and Subdivision
Regulations Rewrite
June 2016

Public Review Draft

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

Division 27-5: Development Standards
Sec. 27-8.400: Terms and Uses Defined (Relevant Terms)
Sec. 24-3.500: Public Facility Adequacy
Sec. 24-6.200: Definitions (Relevant Terms)

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)▪ Testing▪ Comprehensive Review Draft Zoning Ordinance and Subdivision Regulations	2015-2016
4. Adoption	2017
5. Implementing the new Ordinance and Regulations	2017

Overview of Presentation

➤ Project Status and Background

➤ Content Review

DIVISION 27: ZONING ORDINANCE

Division 27-1: General Provisions

Division 27-2: Administration

Module 1 → 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

Module 1 → Division 27-8: **Interpretation and Definitions**

DIVISION 24: SUBDIVISION REGULATIONS

Sec. 24-3.500: **Public Facility Adequacy**

Sec. 24-6.200: **Definitions**

Module 2

Project Status and Background

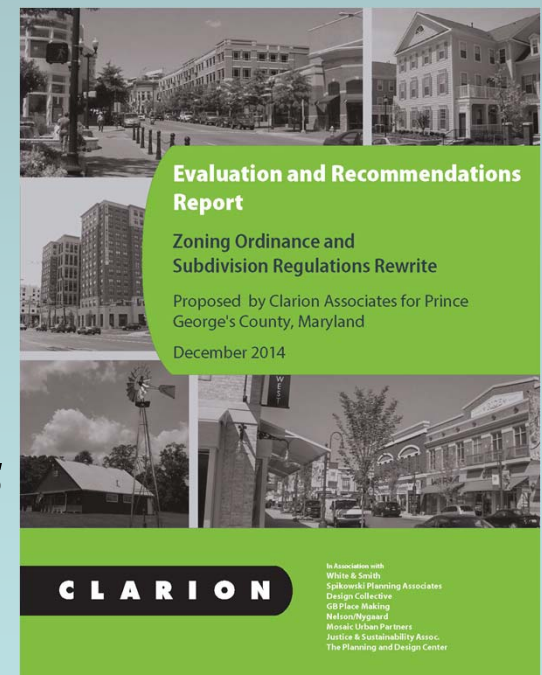
Evaluation and Recommendations Report Key Themes

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 27-5: Development Standards

Division 27-5 Development Standards

27-5.100 Roadway Access, Mobility, and Circulation

27-5.200 Off-Street Parking and Loading

27-5.300 Open Space Set-Asides

27-5.400 Landscaping

27-5.500 Fences and Walls

27-5.600 Exterior Lighting

27-5.700 Environmental Protection and Noise Controls

27-5.800 Multifamily, Townhouse, and Three-Family Form and Design Standards

27-5.900 Nonresidential and Mixed-Use Form and Design Standards

27-5.1000 Industrial Form and Design Standards

27-5.1100 Neighborhood Compatibility Standards

27-5.1200 Agricultural Compatibility Standards

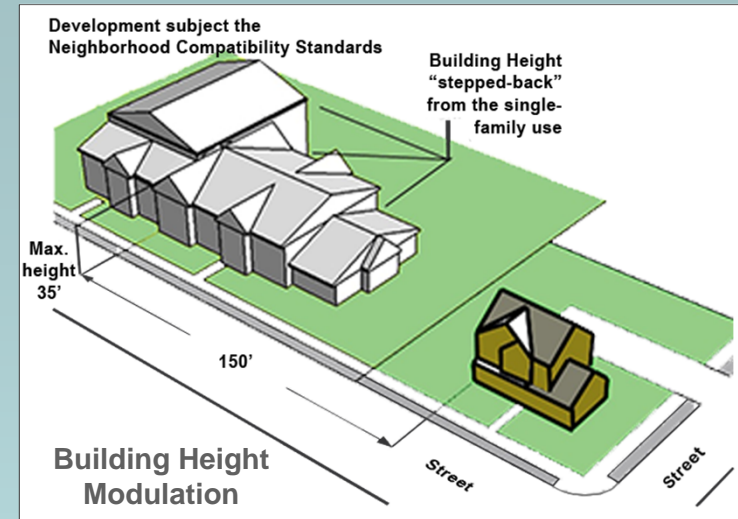
27-5.1300 Signage

27-5.1400 Green Building Standards

27-5.1500 Green Building Incentives

Neighborhood Compatibility Standards (NEW)

- **Protects single-family neighborhoods**
 - Existing single-family/two-family homes or vacant land in the RE, RR, SFR-4.6, and SFR 6.7 zones
- **Applies to new:**
 - Multifamily,
 - Townhouse,
 - Live/work,
 - Nonresidential, and
 - Mixed-use development



Neighborhood Compatibility Standards (NEW)

- **Standards address**
 - Building height and setbacks
 - Building orientation, design, roofs, materials
 - Multi-building placement
 - Parking and loading area location
 - Outdoor dining and drive-thrus
 - Open space location
 - Exterior lighting
 - Signage
 - Buffers
 - Hours of operation



Green Building Standards (NEW)

- **Applies to:**
 - New residential with ≥ 10 units
 - New nonresidential $\geq 10,000$ sf
 - Major redevelopment projects
- **Development Must Earn Points**
 - **Residential:**
 - 10 to 29 units: 3 points
 - 30 or more units: 4 points
 - **Nonresidential:**
 - 10,000 to 25,000 sq. ft.: 3 points
 - More than 25,000 sq. ft.: 4 points



Green Building Standards (NEW)

- **Points are Earned For:**
 - Location in a TOD/Activity Center
 - Redevelopment of Brownfields
 - Energy Conservation (ASHRAE, Energy Star)
 - Cool roofs, green roofs, skylights
 - Solar or tank-less water heating
 - Solar, wind, or alternative energy
 - Rainwater harvesting
 - Keeping natural vegetation
 - Community gardens
 - Recycled construction materials
 - EV charging stations
 - Shower facilities for bike users



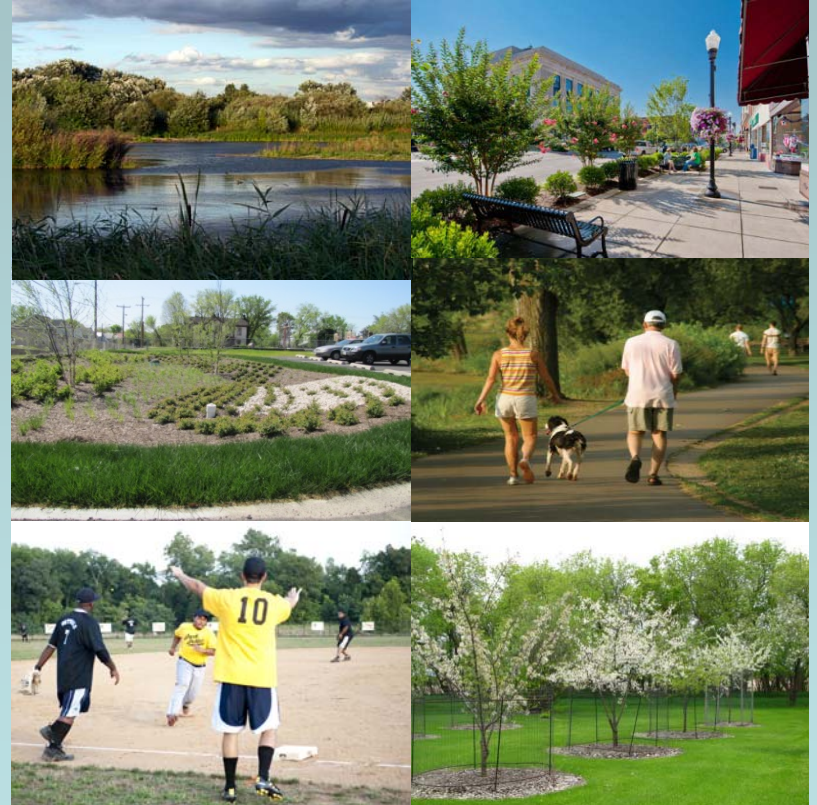
Green Building Incentives (NEW)

- Voluntary green building incentives apply in Transit-Oriented/Activity Center and Nonresidential zones
- Rewards features provided in addition to those needed to comply with basic standards
- Incentives include limits (up to):
 - 1 additional dwelling unit per acre
 - 1 additional floor of height
 - 10% additional lot coverage
 - 15% parking reductions



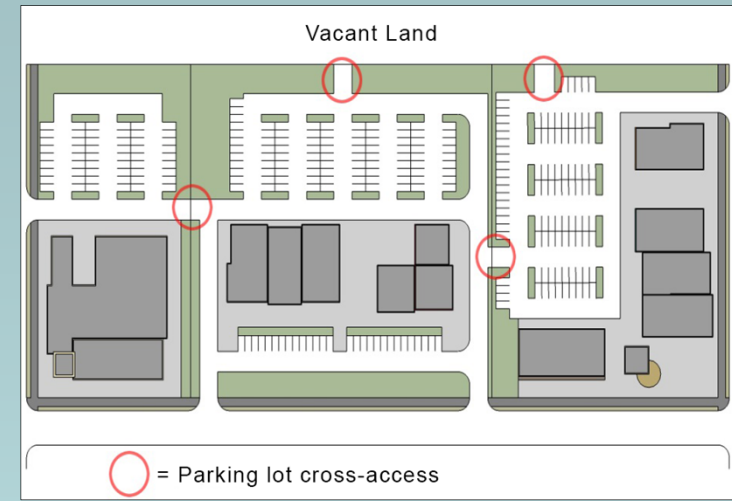
Open Space Set-Aside Standards (NEW)

- Minimum requirements for private open space set-asides
- Applies to new development
- Open space defined to include:
 - Natural features
 - Required landscaping
 - Active and passive recreation
 - Squares, forecourts, plazas
 - Stormwater that is site amenity
 - Public access easements with paths and trails
- Supplements (does not replace) public land dedication



Roadway Access, Mobility, and Circulation (NEW)

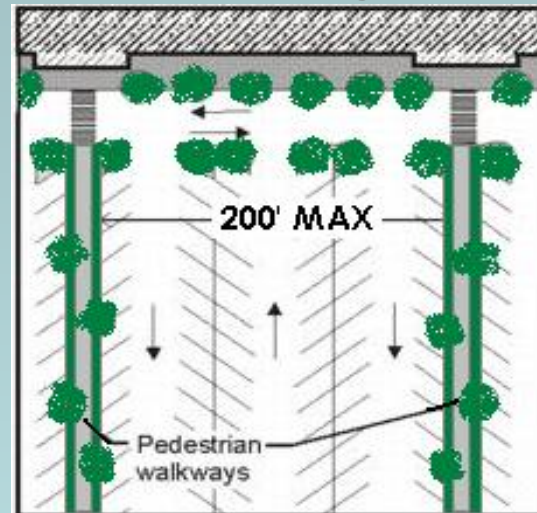
- **Consolidates rules on circulation, mobility, and access for a multi-modal network of mobility**
- **Additional access and circulation standards:**
 - Cross access (across adjacent parking lots) standards for RTO, LTO, TAC, NAC, and Nonresidential zones
 - Connectivity standards for new single-family development



Roadway Access, Mobility, and Circulation (NEW)

- Shorter Vehicle Trips
- Traffic calming
- Pedestrian access and circulation
- Bicycle access and circulation

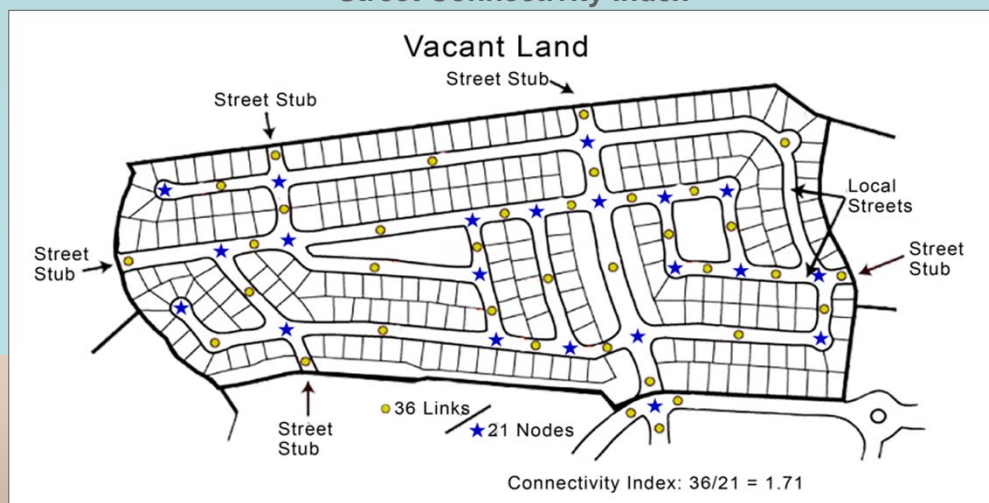
Pedestrian Walkways Through Vehicular Parking Area



Traffic Calming Measures

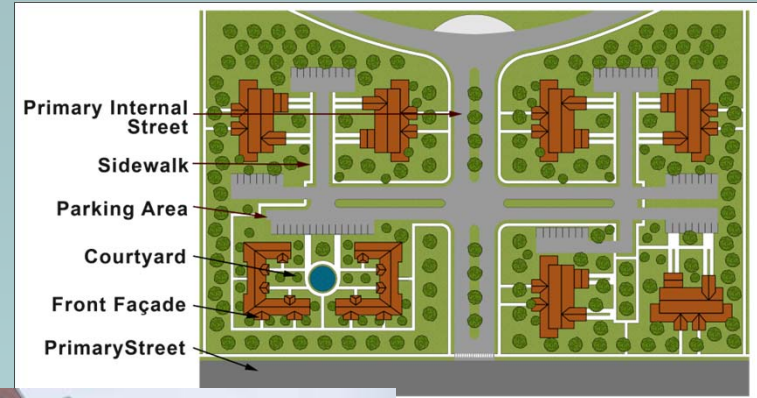


Street Connectivity Index



Multifamily, Townhouse, and Three-Family Form and Design Standards (NEW)

- Key goal for design standards is ensuring attractive development
 - “No Junk”
- Standards address:
 - Site access
 - Parking and garage location
 - Building orientation and configuration
 - Building length and facades
 - Roofs
 - Transparency/windows
 - Location of outdoor activity areas



Nonresidential and Mixed-Use Form and Design Standards (NEW)

- **General standards address:**
 - Building orientation
 - Single- and multi-building layout
 - Development of small parcels at the fronts and corners of big retail areas
 - Façade surface variety and materials
 - Windows and doors
 - Roofs
 - Location of parking
 - Loading, service, and equipment areas
- **Some distinctions between development inside versus outside Capital Beltway**

Façade Massing

Offsets



Pilasters



Color Changes



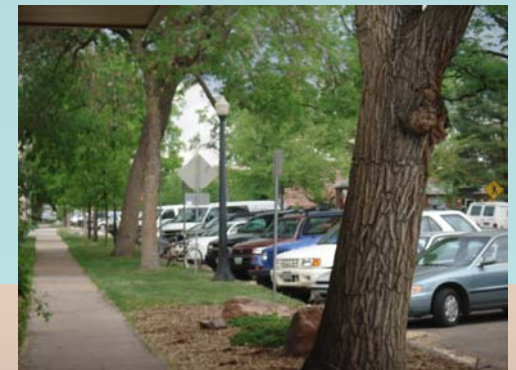
Large Retail Development Standards (NEW)

- Applies to single tenant buildings over 75,000 sf that devote 60% of space to retail sales
- Standards address:
 - Building entrances
 - Façades
 - Roofs
 - Windows and doors
 - Location of parking



Off-Street Parking and Loading

- **Updates minimum parking standards based on best practices and studies from maturing suburbs and auto-oriented communities investing in transit**
- **Different standards for different contexts:**
 - RTO and LTO base and PD zones
 - NAC and TAC base and PD zones
 - Areas inside Capital Beltway/Interstate 95 (including all lands within Greenbelt)
 - Other areas in County



Off-Street Parking and Loading

- Requirements for parking lot design
- Strengthen bicycle parking standards based on zone and location
- Expands flexibility provisions along with tools that support use of parking reduction strategies (Transportation Demand Management)



Other Development Standards

- **New exterior lighting standards to support dark skies**
 - Full cut-off fixtures
 - Maximum footcandle limits
 - Maximum light fixture pole heights based on use
- **New agricultural compatibility standards**
 - 100 foot buffer, vegetative screening, and fencing
 - Location of open space
 - Treatment of lot edges adjacent to agriculture areas
- **Revised Landscape Manual**



Other Development Standards

- **Revised fence and wall standards**

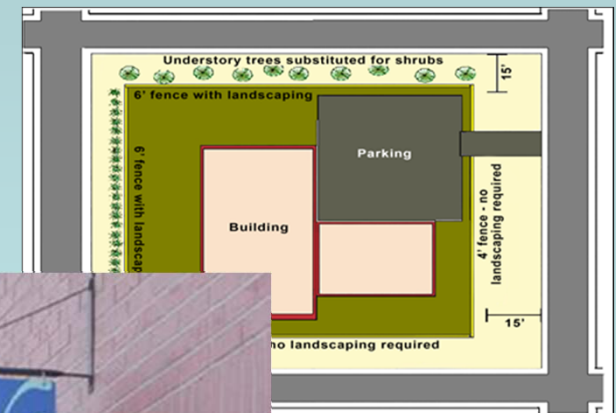
- Maximum heights
- Materials
- Finished side of fence must face out
- Appearance standards apply near streets

Fence with Finished Side Out



- **Revised signage standards**

- Modernized illumination standards
- New standards for digital displays
- Simplified table of standards for:
 - Building wall signs
 - Roof signs
 - Freestanding signs



Division 27-5: Development Standards

Division 27-8: Interpretation and Definitions

QUESTIONS AND COMMENTS



Division 24-3.500: Public Facility Adequacy Regulations

- **Applies to transportation, water, sewer, police, parks and schools (fire/rescue discontinued)**
- **Consolidates APF review, approval of Certificate of Adequacy by Planning Director**
- **Requires APF review for projects with approvals and old APF determinations that have not proceeded with development (NEW)**

Sec. 24.3-500 Public Facility Adequacy

24-3.501 Purpose

24-3.502 Applicability

24-3.503 Certificate of Adequacy

24-3.504 Public Facility Adequacy-Generally

24-3.505 Transportation Adequacy

24-3.506 Water and Sewer Adequacy

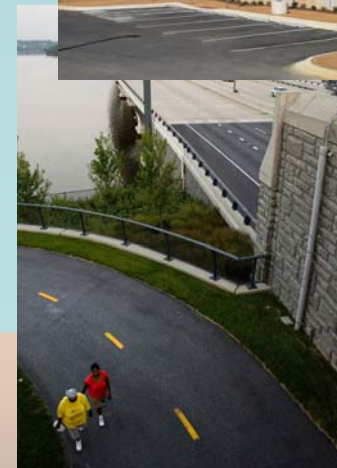
24-3.507 Police facility Adequacy

24-3.508 Parks and Recreation Adequacy

Sec. 24.3-509 Schools Adequacy

Division 24-3.500: Public Facility Adequacy Regulations

- **For transportation adequacy:**
 - Changes “road adequacy” to “transportation adequacy,”
 - Exempts RTO and LTO zones, establishes LOS “E” in balance of Service Area 1
 - Adds provisions for sidewalks, trails, bikeways, and transit to divert trips from automobiles
- **For parks:**
 - Links parks and recreation to *Formula 2040, and*
 - Reduces the recommended park LOS standards in the Transit-Oriented/ Activity Center zones to levels consistent with more urban development



Division 24-3.500: Public Facility Adequacy Regulations

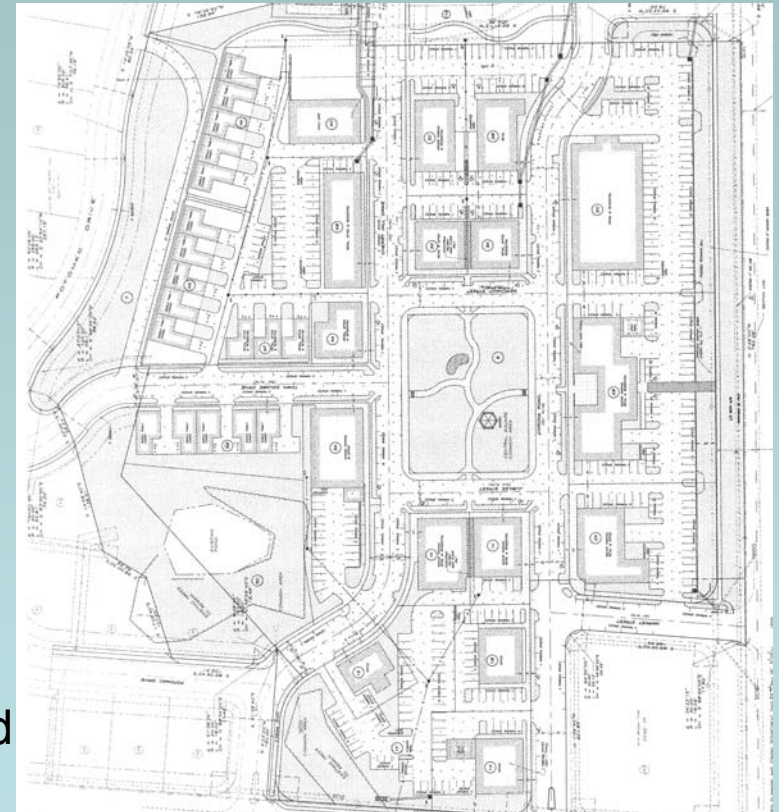
QUESTIONS AND COMMENTS



June 2016

Testing the Code

- Following the review of Module 3, the new code will be tested to ensure that it:
 - Makes it easy to approve the kind of development you want in the places supported by *Plan 2035* AND
 - Makes it hard to approve development you don't want, or in places not supported by *Plan 2035*
- Generally test 8 key projects, including a mix of:
 - Actual projects that you wish had turned out differently, AND
 - Projects you have never seen but want to attract to the County



Next Steps

- | | |
|---|---------|
| • District Council briefing | June 7 |
| • Three Countywide Public Forums | |
| – Central – Sports and Learning Complex | June 7 |
| – South – Southern Regional Tech/Rec Complex | June 8 |
| – North – Laurel-Beltsville Senior Activity Center | June 9 |
| • Zoning Technical Panel meeting | June 8 |
| • Combined Focus Group meeting | June 8 |
| • Planning Board work session | June 9 |
| • Interagency Committee meeting | June 9 |
| • Additional follow-up meetings | Ongoing |
| • Draft of Module 3: Administration and Subdivision | July |