Prince George’s County, Maryland
Module 2: Development Standards
Public Facility Adequacy

Zoning Ordinance and Subdivision
Regulations Rewrite
June 2016

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

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June 2016
Overview of Presentation

- Project Status and Background
- Content Review

DIVISION 27: 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

DIVISION 24: SUBDIVISION REGULATIONS
- Sec. 24-3.500: Public Facility Adequacy
- Sec. 24-6.200: Definitions
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

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
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 $\geq 10$ 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
• 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
• 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**
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

1. Distinctive entry feature
2. Street-facing facades articulated with offsets
3. Street-facing facade must be at least 20 percent transparent
4. Side walls not facing a street and over 30 feet long shall be articulated
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

• **Revised signage standards**
  – Modernized illumination standards
  – New standards for digital displays
  – Simplified table of standards for:
    • Building wall signs
    • Roof signs
    • Freestanding signs
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
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

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June 2016