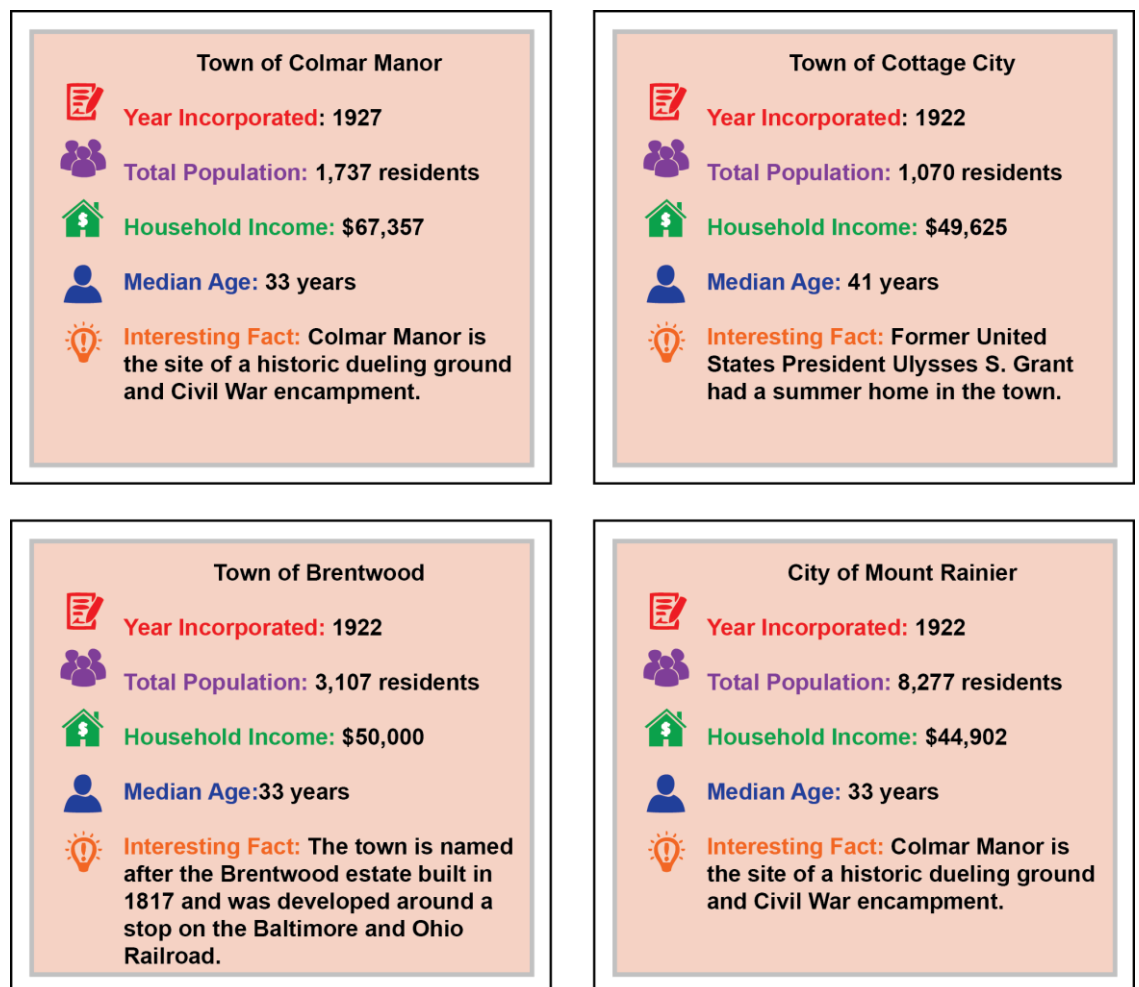


Visualizing the Zoning Rewrite

AUGUST 2016

Introduction

Prince George's County Planning Department staff have prepared a variety of materials to assist the public with understanding proposals in the rewrite. Visualizing the Zoning Rewrite: An Interactive Land Use Case Study is an analysis of the potential impacts of proposals in the draft zoning ordinance. This walking tour focuses on the zoning challenges that face many inner-beltway communities and municipalities in Prince George's County, but places specific emphasis on Colmar Manor, Cottage City, Brentwood, and Mount Rainier.



Data: *2010-2014 American Community Survey 5-year Estimates

Key Terms and Zone Descriptions

Key Terms

Density: A measure of population or development on a given portion of land. Density is usually expressed in the number of dwelling units or persons per gross acre of land. Nonresidential space is often measured by the Floor Area Ratio.

Design Standards: Procedures, dimensions, materials, or parts that directly affect the design of a building. Design Standards can include building types, entrances, uses, design elements, streetscapes, building materials, building façades, parking configurations, open spaces, transitions, and operational hours.

Façade: Any side of a building facing a public way or public space.

Geothermal Heating: The use of thermal energy generated and stored in the Earth for heating purposes. This heat can also be used to produce electricity.

Green Building Standards: Standards ensuring that development in the County include a minimum level of sustainable practices. Green Building Standards can be implemented to protect and conserve resources, support healthy lifestyles, reduce greenhouse gas emissions, and produce a better quality of life.

Overlay Zones: Zones mapped over one or more base zones that modify the requirements (such as permitted uses and development standards) of the underlying zone.

Neighborhood Activity Center: A proposed zone that provides land for lower-density, small-scale, and mixed-use centers that are attractive to employers and employees—often located near a major intersection, transit stop, or station.

Neighborhood Compatibility Standards: Proposed special rules in areas adjacent to single family dwellings, two-family dwellings, and vacant lands in residential zones that address design standards.

Setback: The distance between a building/structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

Solar Energy: Energy, derived from solar radiation collected by solar panels, that is used for water or space heating and cooling.

Uses: The types of buildings and activities existing in an area or on a specific site. Uses are generally categorized as commercial, industrial, residential, and open-space.

Zones: The area within which certain uses of land and buildings are permitted and certain others are prohibited.

Zone Descriptions

D-D-O (Development District Overlay): Intended to ensure that development in a designated district meets the goals established in a master plan, master plan amendment, or sector plan. Development Districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas, and other special areas as identified in approved plans.

M-U-TC (Mixed-Use Town Center): Provides for a mix of commercial and limited residential uses that establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment.

M-X-T (Mixed-Use Transit Oriented): Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) retail businesses; (2) office/ research/industrial; (3) dwellings, hotel/motel; encourages a 24-hour functional environment; and must be located near a major intersection or a major transit stop or station.

R-55 (One-Family Detached Residential): Permits small-lot, residential subdivisions; promotes high density, single-family detached dwellings.

U-L-I (Urban Light Industrial): Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas.

I-E (Industrial/Employment): Provides for a mix of employment, research and development, and light industrial development.

A full list of the current zoning category descriptions can be found in the “Guide to Zoning Categories.”

Location

Port Towns
Shopping Center

Address

Intersection of
40th Avenue and
Newark Road
Colmar Manor

Zoning

D-D-O
M-X-T
R-55

The Future of M-X-T in the County



The first stop on the Visualizing the Zoning Rewrite Walking Tour is the Port Towns Shopping Center. The shopping center includes a grocery store, convenience store, multiple dining establishments, and general retail stores. The Port Towns Shopping Center is located in the M-X-T Zone and is also guided by a development district overlay zone.



The building abuts single family residential homes in the R-55 Zone. In this scenario, the M-X-T and R-55 Zones interact in a manner that provides benefits to local services and retail options for the community, but also creates some compatibility challenges.

Discussion Questions

- Should the zoning in this particular area change? If so, which zone do you think would be most appropriate to replace the M-X-T Zone in this scenario?
- Has the goal of the M-X-T Zone been realized in this area?
- Are there any components in the Neighborhood Compatibility Standards that would resolve this condition?

Location

Intersection of
38th Street and
Perry Street

Address

3815 38th Street
Brentwood

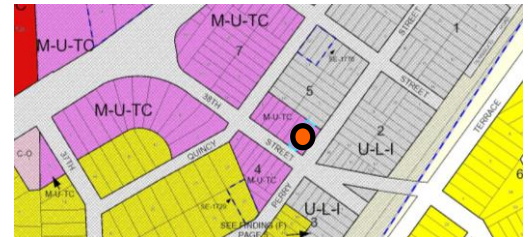
Zoning

D-D-O
M-U-TC
U-L-I

Benefits of Zone Simplifications



The second stop on the Visualizing the Zoning Rewrite Walking Tour is the intersection of 38th and Perry Streets in Brentwood. At this intersection, there is a used car dealership, a warehouse, and several small repair shops. All of these are small scale, light-intensity industrial uses.



This intersection has two base zones. The U-L-I Zone is designed to promote reinvestment in, and redevelopment of, older urban industrial areas. The M-U-TC Zone provides for a mix of commercial and limited residential uses and is designed to promote redevelopment and reuse of buildings in older commercial areas.

Discussion Questions

- What type of uses would be appropriate in this area, if the M-U-TC Zone is rezoned as a Neighborhood Activity Center?
- Light Industrial Zones will transition to the Industrial Employment Zone in the proposed Zoning Ordinance. How will this impact the development of land in the County?
- How can redevelopment and adaptive reuse of older light industrial buildings be encouraged through the rewrite?

Location

Net Zero Energy
House

Address

3719 34th Street
Mount Rainier

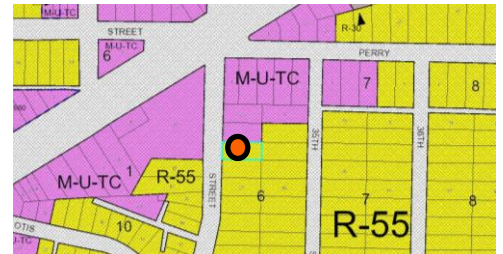
Zoning

R-55

The Green Future of Prince George's



The third stop is a preview of the green future of Prince George's County. It is the site of one of the first Net Zero Energy homes in the County. A Net Zero Energy House is a home that produces as much energy as it consumes, resulting in a net zero energy consumption. The energy generated by the house can come from renewable sources like solar or geothermal energy. Some of the features that make Net Zero homes sustainable are being incorporated into the zoning ordinance as Green Building Standards.



These standards will be mandatory for most new development and would require applicants to provide environmental benefits prior to receiving a permit.

Discussion Questions

- Are homes in your neighborhood adding green or sustainable features such as rain barrels or solar panels?
- Why are sustainable development practices being promoted in the County?
- Are there any other additional items or features that you believe should be added to the Green Building Standards menu? Look at page 27.5-141 of Module 2 for the full list of Green Building Standards.

Location

Mount Rainier
Artist Apartments

Address

3801 33rd Street,
Mount Rainier

Zoning

D-D-O
M-U-TC
R-55

Meet the Neighbors



The fourth stop is the HIP Mount Rainier Artists' Apartments to explore the relationship between multifamily and single-family residential buildings. In this example, the two buildings have similar dimensional features, including height and setback; however, their design differs. New homes, whether single-family or multifamily, should be compatible with the existing neighborhood. This helps ease transitions.



The new zoning ordinance proposes Neighborhood Compatibility Standards that would require commercial, industrial, mixed-use, and multifamily development to meet certain conditions regulating setbacks, buffer areas, building height, building orientation, and building design when located in proximity to existing single-family neighborhoods.

Discussion Questions

- Looking at the buildings, side by side, what is the main design difference between the two buildings?
- Do you think the Neighborhood Compatibility Standards will ease the transition between existing single-family homes and new multifamily or nonresidential development?
- How can the Neighborhood Compatibility Standards be modified to address potential conflicts between single-family homes and more intense development?

Location

Mount Rainier
Artist Apartments

Address

3829 34th Street,
Mount Rainier

Zoning

M-U-TC
R-55

Back to the Basics with Neighborhood Commercial



Art galleries, retail, live-work units, and eateries line 34th Street in Mount Rainier. This vibrant commercial center, in walkable distance to residential properties, helps to foster a sense of community. At first glance, one might think these properties are commercially zoned—they would be partially correct.



These structures are zoned M-U-TC. The M-U-TC Zone allows for commercial activity as part of a mixed-use focus. This zone encourages redevelopment and adaptive reuse.

Discussion Questions

- Why is this scale of commercial use beneficial for the neighborhood?
- What is the effect on the community if there is a strong entrepreneurial presence in a neighborhood?
- How do the buildings along this street fit within the existing fabric of the community?
- What could be an appropriate zone for M-U-TC-zoned areas in the zoning rewrite?

Takeaways

- Neighborhood Compatibility standards in R-55 zones close to M-X-T and M-U-TC Zones need special attention in order to address compatibility challenges to ensure these standards are met.
- Neighborhood Activity Centers are lower-density, small-scale, and mixed-use centers that are attractive to employers and employees. This is similar to what the M-U-TC Zone provides for.
- I-E (Industrial/Employment) provides for a mix of employment, research and development, and light industrial development. It includes all the uses allowed in all current Industrial zones in the County.
- Green Building Standards will be mandatory for most new development and would require applicants to provide environmental benefits in order to promote sustainable development within the County.