



# **Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite**

Prince George's County Council Retreat 2017

January 4 – 5, 2017



The Maryland – National Capital Park & Planning Commission



## **Part 1**

# **Community Feedback**

Prince George's County Council Retreat 2017

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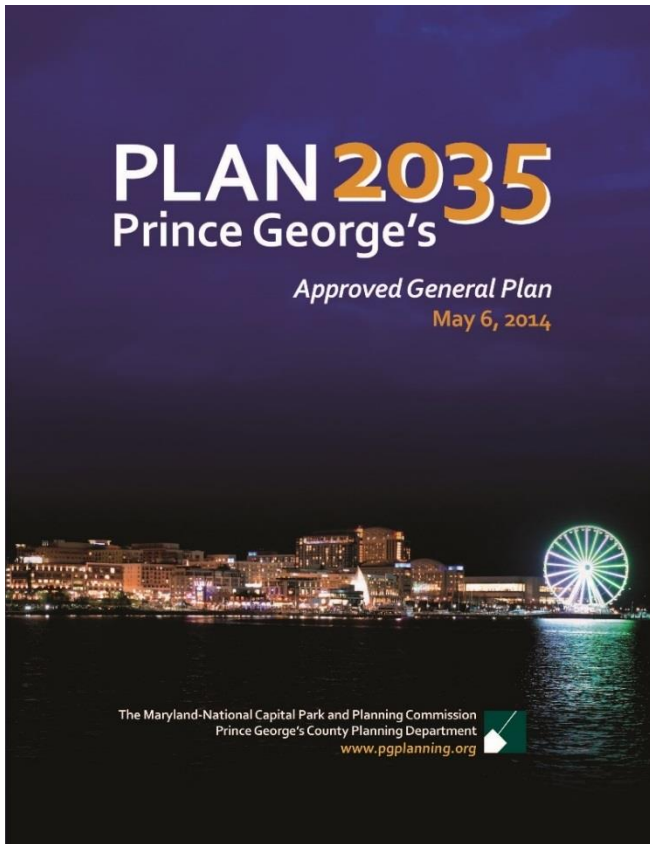


The Maryland – National Capital Park & Planning Commission



# Tuesday May 6, 2014

## Prince George's County Council approves Plan 2035



## PRIORITY STRATEGIES

### STRATEGIC INVESTMENT PROGRAM

The Plan 2035 vision hinges on our commitment to strategically prioritize and target our resources. To that end, Plan 2035 includes critical initiatives, policies, and strategies for a new Strategic Investment Program to help implement the priorities laid out in the Strategic Investment Map; to guide federal, state, and county investment; and to provide a framework for the development of new plans, programs, and regulations.

The Strategic Investment Map (see Map 16) targets public sector funding and incentives to four areas: Downtown Prince George's, the Innovation Corridor, Neighborhood Revitalization Areas, and Priority Preservation Areas. Please see the *Blueprint for Tomorrow* section for a detailed descriptions of these priority areas.

#### *Where Do We Begin: Critical Initiatives*

Plan 2035 includes a range of strategies important to the future of Prince George's County that, not surprisingly, cannot all be pursued simultaneously (many face financial, staffing, and/or programmatic challenges while others, by nature, involve gradual change). To focus County efforts, the Plan 2035 Strategic Investment Program highlights three initiatives that should be integrated into the County's work programs and budget immediately following Plan 2035's approval (see below). Not only do these initiatives underpin the Strategic Investment Program's policies and strategies, but they will move Prince George's County toward its overall vision by yielding high economic returns and enhancing public services.

Plan 2035 critical initiatives:

#### 1. Update the Prince George's County Zoning and Subdivision Ordinances

In order to begin implementation of Plan 2035, we must first undertake a comprehensive update of the County's Zoning and Subdivision Ordinances to modernize, streamline, and simplify the County's regulatory environment. Plan 2035 strategies that should be considered during the update are listed in Table 28.



# Page 252 of Plan 2035

Identifies updating the  
County's Zoning Ordinance as  
the 1<sup>st</sup> Priority Strategy for  
Plan Implementation

# Why are we rewriting the Zoning Ordinance?



[zoningpgc.pgplanning.com](http://zoningpgc.pgplanning.com)



# Community Outreach



As of today there have been:

**269 MEETINGS**

held with Civic Associations, State & County Agencies, Non-Profit Organizations, Municipalities, and other stakeholders

**945 FOLLOWERS**

who connected with the Zoning Ordinance and Subdivision Regulations Rewrite on Facebook, Twitter, and OpenComment

**33126 EMAILS**

sent about the Zoning Ordinance and Subdivision Regulations Rewrite and meetings since January 2015

**1491 SUBSCRIBERS**

who registered to receive email updates about the Zoning Ordinance and Subdivision Regulations Rewrite

**245 COMMENTS**

were submitted using the project's OpenComment site.

**9646 VISITORS**

to the project's website since its re-launch in December 2014.

# What we've heard

## *Resident and Municipal Feedback*



You're rewriting  
the County's  
Zoning  
Ordinance!?

# What we've heard

## *Resident and Municipal Feedback*





# What we've heard

## *Zoning Structure*



- Want zones that can help create neighborhood-oriented developments
- Support the Neighborhood Conservation Overlay zone
- Desire a Preservation/Conservation zone and an Urban Infill zone
- Worry about losing the community vision if design overlays are eliminated
- Wish to see further consolidation of zones

# What we've heard

## *Use Structure*



- Appreciate the new use table logic
- Are strongly supportive of urban agriculture
- Believe the Neighborhood Commercial zone should be limited to “Main Street” retail
- Express a need to determine how to address “problematic” uses

# What we've heard

## *Development Standards*



- Want the standards to have “teeth”
- Think the Green Building Standards should be stronger, but supportive of the concept
- Identify a need to measure the health impact of development standards

# What we've heard

## *Neighborhood Compatibility Standards*



- Neighborhood Compatibility Standards can protect our communities from adverse impacts
- Neighborhood Compatibility Standards will limit development potential in our vibrant corridors

# What we've heard

## *Parking Minimums in RTO and LTO*



- Express a need to create less car-dependent communities in Prince George's
- Are comfortable with reducing parking requirements at our transit stations by supporting multi-modal transportation
- Recommend better parking management strategies for neighborhoods where existing demand is at a premium

# What we've heard

## *Pre-Application Neighborhood Meeting*



- Need the specifics for the Pre-application neighborhood conferences prior to endorsing the Rewrite
- Request that applicants provide more information than merely basic plans or renderings
- Would like to require meetings for Minor Site Plans
- Propose that meeting results should be legally binding



# What we've heard

## *Municipal Review and Authority*



- Municipalities should have a **bigger voice** on what is allowed in their boundaries
- Municipalities should balance out the County Council's role
- Municipalities' role should be formalized

# What we've heard

## *Increased Administrative Review*



- The process right now is too top heavy and staff should handle a lot of this. Too much goes through Planning Board and the Council
- If the Planning Board and Staff could be held accountable to the standards and **have standards that are not easily adjusted**, we would be more approving of a streamlined process
- Removing call-up may be a problem, because state law limits who can appeal and who is an aggrieved party

# What we've heard

## *Developer Feedback*



# Calvin Gladney Mosaic Urban Partners

# What we've heard



# Questions?



## **Part 2**

### **BIG Decisions**

Prince George's County Council Retreat 2017

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The Maryland – National Capital Park & Planning Commission

# Agenda

## *Key Decisions Items*



- *Already Decided by the Council*
- *Deferred Decisions?*
- *Decisions we think you need to make*



# Agenda

## Key Decisions Items

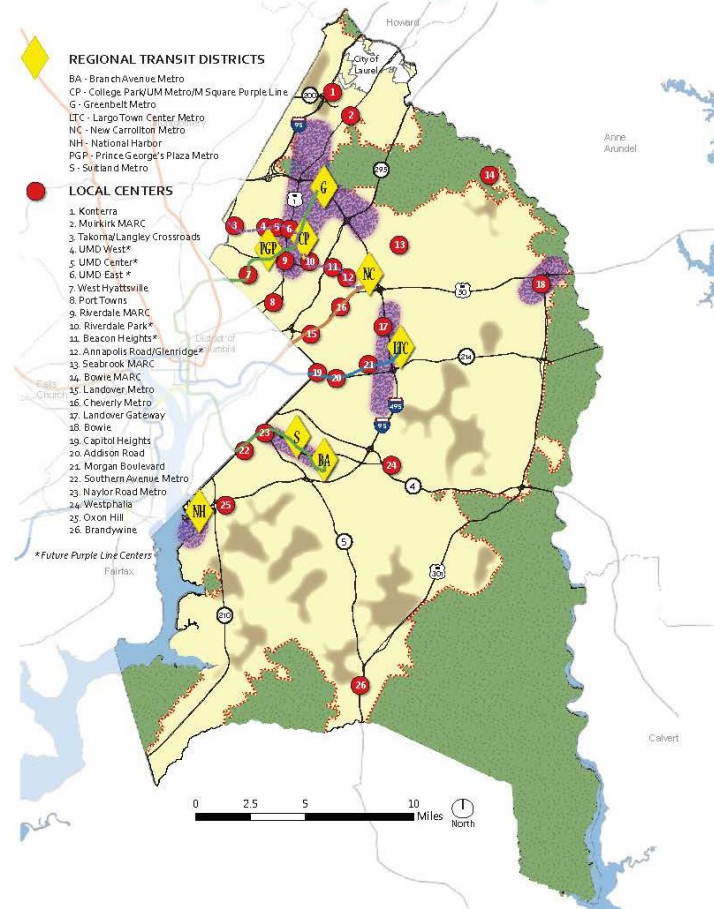
### Already Decided

- Density



### Growth Policy Map

Map 11.



### Legend

- Employment Areas
- Established Communities
- Future Water and Sewer Service Area
- Growth Boundary
- Proposed Purple Line Light Rail
- Rural and Agricultural Areas
- Metrorail

# Agenda

## *Key Decisions Items*



## ***Deferred Decisions?***

- Backyard Chickens
- Accessory Dwelling Units
- Subdivision Regulations

# Agenda

## *Key Decisions Items*



## ***Decisions we think you need to make***

- Zone Structure
- Use Structure
- Development Standards
- Neighborhood Compatibility
- Replacement of Mixed-Use Zones
- Review, Approval, and Municipal Authority
- Parking Minimums
- Community Input
- Transitional Provisions

# Key Decision Items

## Zoning Structure

27-3 (Module 1)



### Rewritten ordinance will include 43 zones

- 21 base zones
- 10 planned development zones
- 12 overlay zones

**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

# Key Decision Items

## Zoning Structure

27-3 (Module 1)



- ***Current Zoning Ordinance includes 74 zones***
  - 33 base zones
  - 26 mixed-use and comprehensive design zones
  - 15 overlay zones
- ***Rewritten ordinance will include 43 zones***
  - 21 base zones
  - 10 planned development zones
  - 12 overlay zones
- ***Logical and intuitive organization***
- ***User-friendly format***

# Key Decision Items

## *Zoning Structure*

27-3 (Module 1)



***Will the proposed Zoning Structure  
better implement the County's Land Use  
goals?***



# Key Decision Items

## Use Structure (Principal Uses)

27-4 and 27-8 (Module 1)



### 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	P	SE	27-4.203.C.1.a
	Dwelling, live-work	P	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	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						
Manufactured home park																27-4.203.C.1.d	

# Key Decision Items

## *Use Structure*

27-4 and 27-8 (Module 1)



- ***New structure for uses***
- ***All uses defined in Chapter 27-8: Interpretation and Definition***
- ***Consolidated in one chapter***
- ***Three-tier classification system***
  - Use classification
  - Use categories
  - Use types
- ***Separate sections for principal and temporary uses***

# Key Decision Items

## *Use Structure*



***Does the proposed use consolidation  
strike the right balance between control  
and flexibility?***

# Key Decision Items

## *Development Standards*

27-5 (Module 2)



- *These include new standards that don't exist today*
- *Quality development that protect*
  - Our environmental and historical resources
  - Our neighborhoods

# Key Decision Items

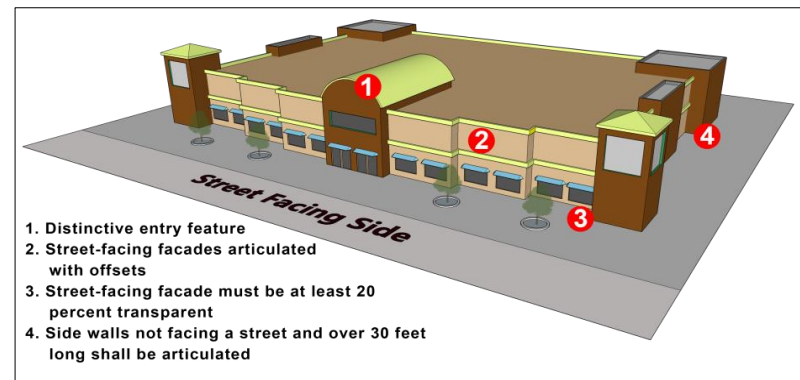
## Development Standards

27-5 (Module 2)



## 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





# Key Decision Items

## Development Standards

27-5.500 Fences and Walls and 27-5.1300 Signage (Module 2)



## Other Development Standards

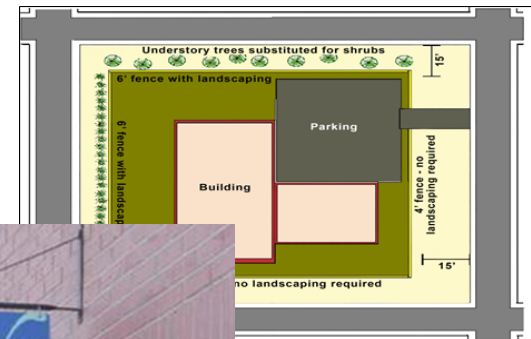
### ■ Revised fence and wall standards

- 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

Fence with Finished Side Out





# Key Decision Items

## *Development Standards*



***Do the proposed development standards  
balance quality with market realities?***

# Key Decision Items

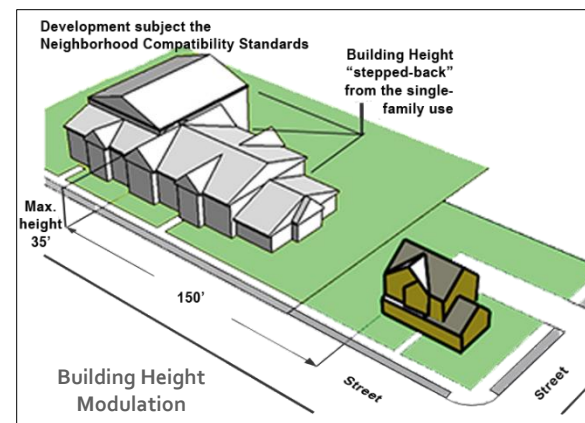
## *Neighborhood Compatibility Standards*

27-5.1100 (Module 2)



## Neighborhood Compatibility Standards (NEW)

- Protects single-family neighborhoods
- Applies to new:
  - Multifamily
  - Townhouse
  - Live/work
  - Nonresidential
  - Mixed-use development



# Key Decision Items

## *Neighborhood Compatibility Standards*

27-5.1100 (Module 2)



- *Proper transition between residential and more intense uses*
- *US 1 (Baltimore Ave) and Centers proximate to residential*



# Key Decision Items

## *Neighborhood Compatibility Standards*



***How can we best protect existing neighborhoods while revitalizing our inner-beltway communities?***

# Key Decision Items

## *Replacement of Mixed-Use Zones*

27-3.203 (Module 1)



- ***Replacement of M-U-T-C, M-U-I, and M-X-T***
  - New center based zones
  - More flexibility with new residential, commercial, and industrial zones
  
- ***Deletion of Overlay zones (TDO and DDO)***



# Key Decision Items

## *Replacement of Mixed-Use Zones*



***Are the proposed development standards, flexible zones, and master plans enough to build the character envisioned for our communities?***



# Key Decision Items

## Review and Approval Authority

27-2.200 (Module 3)



**Table 27-2.200: Summary of Development Review Responsibilities**

D = Decision R = Recommendation C = Comment A = Appeal I = Initiation (If Other Than Applicant) < > = Public Hearing Required

Procedure	Review and Decision-Making Bodies						
	District Council	Planning Board	Board of Zoning Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Commission
<b>Comprehensive Plans</b>							
Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)	I <D> [1]	<R> [1]			R		R [3]
<b>Amendments and Planned Developments</b>							
Text Amendment	I <D>	I <R>			R		C [3]
Sectional Map Amendment (SMA)	I <D>	I <R>			R		C [3]
Parcel-Specific Map Amendment	<D>	<R> [2]		<R>	R		C [3]
Planned Development (PD) Map Amendment	<D>	<R>			R		C [3]
Chesapeake Bay Critical Area Overlay Zone Map Amendment	I <D>	I <R>		<R>	R		C [3]
<b>Special Exceptions</b>							
Special Exception	<A>	R		<D>	R		C [3]
Minor Change to Approved Special Exception					D		
<b>Site Plans</b>							
Minor Site Plan	<A>	<A>			D		

# Key Decision Items

## *Review and Approval Authority*

27-200 (Module 3)



- ***Administrative Approvals...*** routine development decisions:
  - Enough parking?
  - Enough lighting?
- ***"Checks and Balances "*** are important to District Council
- **Predictability and Efficiency**
- **What is the right threshold?**

# Key Decision Items

## *Municipal Authority*



- *Several municipalities asking for more authority*
- *Clarion not proposing to take any existing authority*
- Higher design standards may lead to more requests for departures/variances
- Municipalities can ask County Council for more authority through legislative action

# Key Decision Items

## *Review and Approval Authority*



***How should the Council delegate its development review authority to ensure predictability, accountability, and transparency?***

# Key Decision Items

## Parking Minimums in RTO and LTO

Section 27-5.206 (Module 2)



TABLE 27-5.206.A: Minimum Number of Off-Street Parking Spaces<sup>43</sup>

TABLE 27-5.206.A: Minimum Number of Off-Street Parking Spaces <sup>43</sup>									
Principal Use Category	Principal Use Type	Current Off-street Parking Standards <sup>44</sup>	Off-Street Parking Standards						
			RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
			Core <sup>45</sup>	Edge	Core	Edge			
Residential Uses									
Household Living Uses	Artists' residential studios	2.0 per DU	No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.5 per DU	1.5 per DU
	Dwelling, live-work	2.0 per DU	N/A	1.0 <sup>55</sup> per DU	N/A	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, manufactured home	2.0 per DU	N/A					1.5 per DU <sup>56</sup>	2.0 per DU
	Dwelling, multifamily	Varies by context: from 1.33 to 2.0 per DU	No minimum <sup>57</sup>	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types) <sup>58</sup>	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU <sup>59</sup>	2.0 per DU
	Dwelling, single-family detached	2.0 per DU	N/A					1.0 per DU	2.0 per DU
	Dwelling, three-family	2.0 per DU	No minimum <sup>60</sup>	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU
	Dwelling, townhouse	2.04 per DU	N/A	1.0 per DU	N/A	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU
	Dwelling, two-family	2.0 per DU	N/A					1.5 per DU	2.0 per DU
	Manufactured home park	2.0 per DU <sup>61</sup>	N/A					1.5 per DU	2.0 per DU

# Key Decision Items

## *Parking Minimums in RTO and LTO*

*Section 27-5.206 (Module 2)*



- ***Reduced Parking in Transit-Oriented and Activity Center Zones***
- ***No minimum number of off-street spaces in designated cores***



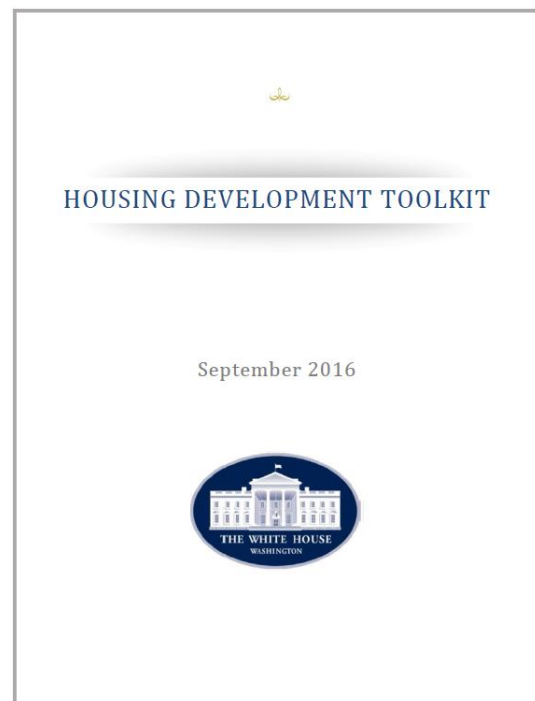
# Key Decision Items

## *Parking Minimums in RTO and LTO*

*Section 27-5.206 (Module 2)*



- **White House “Housing Development Tool Kit”**
  - Identifies barriers to housing development
  - Encourage affordable housing
  - List cities that mitigated parking requirements
- ***Salt Lake City, UT***
  - No minimum in the core area
  - Within a Transit Station Area Zone District
- ***Minneapolis, MN***
  - No minimum near mass transit
  - Within ¼ mile of transit (with 15 minute frequencies)



# Key Decision Items

## *Parking Minimums in RTO and LTO*

*Section 27-5.206 (Module 2)*



***Are we ready for reduced parking  
minimums?***

# Key Decision Items

## Community Input

27-2.400 (Module 3)



- ***Require Public Notice (Table 27-2.407)***
  - Required posting
  - Retain public hearings
  - New Applications Manual
  
- ***Pre-Application Neighborhood Meeting***

# Key Decision Items

## Community Input

27-2.402 (Module 3)



## Pre-Application Neighborhood meeting

- **Encouraged** for many applications
- **Required** before application submitted for:
  - Parcel-specific map amendments
  - Planned development (PD) map amendments
  - Chesapeake Bay Critical Area Overlay Zone map amendments
  - Special exceptions
  - Major site plans
  - Major adjustments
- **Notice posted and mailed 10 days in advance to adjacent landowners and civic organizations**

# Key Decision Items

## *Community Input*



***Does the proposed community engagement process provide sufficient opportunities for public input?***

# Key Decision Items

## *Transitional Provisions*



- ***Grandfathering***
- ***Nonconformities***



# Key Decision Items

## *Transitional Provisions*



***How do we encourage the redevelopment of nonconforming structures and uses?***

# Agenda

## *Key Decisions Items*



## ***Decisions we think you need to make***

- Zone Structure
- Use Structure
- Development Standards
- Neighborhood Compatibility
- Replacement of Mixed-Use Zones
- Review, Approval and Municipal Authority
- Parking Minimums
- Community Input
- Transitional Provisions

# Key Decision Items



# Questions?



## Part 3 Process and Schedule

Prince George's County Council Retreat 2017

January 4 – 5, 2017



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# Process and Schedule



## WINTER / SPRING 2017

- Council Retreat
- PZED/COW Pre-Legislative Work Sessions
  - *How can we help you?*
- Comprehensive review draft published

## SUMMER 2017

- Review public comments of the Comprehensive Review Draft
- PZED/COW Pre-Legislative Work Sessions
  - Response to the Comprehensive Review Draft

# Process and Schedule



## FALL 2017

- Legislative draft presented to Council
  - Legislative package
- Legislative hearings and approval
- Initiate Countywide Map Amendment

## WINTER / SPRING 2018

- Council Retreat – Update
- Drafting Applications Manual / Re-zone County
- Approve Countywide Map Amendment



# Process and Schedule



## SUMMER 2018

- New Zoning Ordinance takes effect
- Public outreach and education
- Work Resumes on Subdivision Regulations



# Process and Schedule



# Questions?