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
Tuesday
May 6, 2014

Prince George's County Council approves Plan 2035
Identifies updating the County’s Zoning Ordinance as the 1st Priority Strategy for Plan Implementation
Why are we rewriting the Zoning Ordinance?
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

331 26 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 Pre-Application Neighborhood Meeting
- 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
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
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
Rewritten ordinance will include 43 zones
- 21 base zones
- 10 planned development zones
- 12 overlay zones

### Table 27-3.102: Establishment of Zones

<table>
<thead>
<tr>
<th>Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural and Open Space Base Zones</td>
</tr>
<tr>
<td>PL: Public Land Zone</td>
</tr>
<tr>
<td>AL: Agricultural – Large Lot Zone</td>
</tr>
<tr>
<td>AR: Agricultural-Residential Zone</td>
</tr>
<tr>
<td>Residential Zones</td>
</tr>
<tr>
<td>RE: Residential Estate Zone</td>
</tr>
<tr>
<td>RR: Rural Residential Zone</td>
</tr>
<tr>
<td>SFR-4.6: Single-Family Residential-4.6 Zone</td>
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<td>SFR-6.7: Single-Family Residential-6.7 Zone</td>
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<tr>
<td>SFR-A: Single-Family Residential – Attached Zone</td>
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<td>MFR-12: Multifamily Residential-12 Zone</td>
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<td>MFR-20: Multifamily Residential-20 Zone</td>
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<tr>
<td>MFR-48: Multifamily Residential-48 Zone</td>
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<tr>
<td>Transit Oriented/Activity Center Base Zones</td>
</tr>
<tr>
<td>NAC: Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td>TAC: Town Activity Center Zone</td>
</tr>
<tr>
<td>LTO: Local Transit-Oriented Zone</td>
</tr>
<tr>
<td>RTO-L: Regional Transit-Oriented – Low Intensity Zone</td>
</tr>
<tr>
<td>RTO-H: Regional Transit-Oriented – High Intensity Zone</td>
</tr>
<tr>
<td>Nonresidential Base Zones</td>
</tr>
<tr>
<td>NC: Neighborhood Commercial Zone</td>
</tr>
<tr>
<td>GCO: General Commercial and Office Zone</td>
</tr>
<tr>
<td>SC: Service Commercial Zone</td>
</tr>
<tr>
<td>IE: Industrial/Employment Zone</td>
</tr>
<tr>
<td>HI: Heavy Industrial Zone</td>
</tr>
</tbody>
</table>

### Planned Development Zones

- Residential Planned Development Zones
  - RPD-L: Residential Planned Development – Low Intensity Zone
  - RPD: Residential Planned Development Zone
- Mobile Home 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**
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>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>NAC</th>
<th>TAC</th>
<th>LTO</th>
<th>RTO L</th>
<th>RTO H</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
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<tbody>
<tr>
<td><strong>Agriculture/Forestry Uses</strong></td>
<td>Community garden</td>
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<td>Other agriculture/forestry uses</td>
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<td></td>
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<tr>
<td><strong>Agriculture/Forestry Related Uses</strong></td>
<td>Agriculture research facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Farm distribution hub</td>
<td></td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Farm supply sales or farm machinery/implement sales, rental, or repair</td>
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<td></td>
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<tr>
<td></td>
<td>Farm winery</td>
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<td></td>
<td>Sawmill</td>
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<tr>
<td><strong>Open Space Uses</strong></td>
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<tr>
<td><strong>Residential Uses</strong></td>
<td>Artists’ residential studios</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.C.1.a</td>
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<td></td>
<td>Dwelling, live-work</td>
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<tr>
<td></td>
<td>Dwelling, manufactured home</td>
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<td>Dwelling, multifamily</td>
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<td>PSE</td>
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<tr>
<td></td>
<td>Dwelling, single-family detached</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, three-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, two-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>Manufactured home park</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>27-4.203.C.1.d</td>
</tr>
</tbody>
</table>
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

---

1. Distinctive entry feature
2. Street-facing façades 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
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
Do the proposed development standards balance quality with market realities?
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
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)**
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>
<thead>
<tr>
<th>Procedure</th>
<th>Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)</th>
<th>Review and Decision-Making Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>District Council</td>
<td>Planning Board</td>
</tr>
</tbody>
</table>

#### Amendments and Planned Developments

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Review and Decision-Making Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Text Amendment</td>
<td>District Council</td>
</tr>
<tr>
<td>I &lt;D&gt;</td>
<td>I &lt;R&gt;</td>
</tr>
<tr>
<td>Sectional Map Amendment (SMA)</td>
<td>I &lt;D&gt;</td>
</tr>
<tr>
<td>Planned Development (PD) Map Amendment</td>
<td>&lt;D&gt;</td>
</tr>
<tr>
<td>Chesapeake Bay Critical Area Overlay Zone Map Amendment</td>
<td>I &lt;D&gt;</td>
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</table>

#### Special Exceptions

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Review and Decision-Making Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td>District Council</td>
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<td>&lt;A&gt;</td>
<td>R</td>
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</table>

#### Site Plans

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Review and Decision-Making Bodies</th>
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</thead>
<tbody>
<tr>
<td>Minor Site Plan</td>
<td>District Council</td>
</tr>
</tbody>
</table>
| <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
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>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Current Off-street Parking Standards</th>
<th>Off-Street Parking Standards</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>RTO and LTO Zones (Base and PDs)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Core</td>
</tr>
<tr>
<td>Household Living Uses</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Artists' residential studios</td>
<td>2.0 per DU</td>
<td>No minimum</td>
</tr>
<tr>
<td></td>
<td>Dwelling, live-work</td>
<td>2.0 per DU</td>
<td>N/A</td>
</tr>
<tr>
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<td>Dwelling, manufactured home</td>
<td>2.0 per DU</td>
<td>N/A</td>
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<tr>
<td></td>
<td>Dwelling, multifamily</td>
<td>2.0 per DU</td>
<td>No minimum</td>
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<tr>
<td></td>
<td>Dwelling, single-family detached</td>
<td>2.0 per DU</td>
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<tr>
<td></td>
<td>Dwelling, three-family</td>
<td>2.0 per DU</td>
<td>No minimum</td>
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<td>Dwelling, townhouse</td>
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<td></td>
<td>Dwelling, two-family</td>
<td>2.0 per DU</td>
<td>N/A</td>
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<tr>
<td></td>
<td>Manufactured home park</td>
<td>2.0 per DU</td>
<td>N/A</td>
</tr>
</tbody>
</table>
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**
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
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
Questions?
Part 3
Process and Schedule

Prince George’s County Council Retreat 2017
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
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
SUMMER 2018

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