

Summary Comparison Chart of Clarion Associates' Proposed Changes to Development Review Responsibilities
 Prepared by M-NCPPC Staff - September 30, 2016

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Existing Application / Procedure	Change	Proposed Application/Procedure	County Executive	District Council	Planning Board	Board of Zoning Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Committee	Municipality					
			Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.				
Master Plans or Sector Plans																
Comprehensive Plan	Consolidated	Comprehensive Plans and Amendments (General Plans, Area Master Plans, Functional Master Plans, Sector Plans)		D	I <D>	<R>	I [3] <R>			R	R	C	C	C	C	
Comprehensive Plan Amendment	Consolidated			D		<R>				R			C	C	C	C
Amendments and Planned Developments																
Text Amendment	Maintained	Text Amendment		I <D>	I <D>	C	I [3] <R>			R			C			
Sectional Map Amendment	Maintained	Sectional Map Amendment (SMA)		I <D>	I [3] <R>								R			
Sectional Map Amendment (Regulating Plan/Subtitle 27A)	Consolidated			<D>	I <D>	<R>	I [3] <R>			C	R			C	R	R
Military Installation Overlay Zone	Consolidated			I <D>		I [3] <R>										
Zoning Map Amendment - Chesapeake Bay C.A. Overlay	Maintained	Zoning Map Amendment - Chesapeake Bay Critical Area		<D>	I <D>	I [3] <R>	I [3] <R>			<R>	<R>			C	R	R
Zoning Map Amendment - Conventional	Maintained	Parcel Specific Map Amendment		<D>	<D>	<R>	<R>			<R>	<R>			C	C	
	Added	Planned Development Map Amendment			<D>		<R>			R				C		
Residential Planned Community	Removed															
Comprehensive Design Zones	Removed															
M-X-T and M-X-C Zones	Removed															
Architectural Conservation Overlay	Removed			I <D>		<R>				R			C	C		
Mixed-Use Town Center	Removed			<D>		I [3] <R>				R			C	C		
Transit District Overlay Zone	Removed			I <D>		I [3] <R>				R			C	C		
Zoning Map Amendment (Regulating Plan/Subtitle 27A)	Removed			<D>		<R>				C						
Discretionary Review / Special Exceptions																
Special Exception	Consolidated	Special Exception		<A>						<D>			C	C		
Special Exceptions, major change to	Consolidated			<D>							<R>					
Special Exception, revocation/modification of	Consolidated			<D>	<A>	C					<R>	<D>	R	I [4]	I [6]	C
Special Exception, minor changes assigned to planning board	Consolidated					<D>					C					
Special Exception, minor changes assigned to planning director	Consolidated					<A>					D					
Minor changes for gas station and fast food, health campus	Removed			<A>		<D>										
Special Permit	Removed					<D>									C	
Comprehensive Design Zone and Mixed-Use Plans																
Basic Plans	Removed			<D>		<R>				R [5]	R		C	C		
Basic Plan Amendments	Removed			<D>		<R>				R [5]	R		C	C		
Comprehensive Design Plan	Removed			<A>		<D>				R			C	C		
Specific Design Plan	Removed			<A>		<D>				R			C	C		
Site Plans																
Detailed Site Plan	Consolidated	Major Site Plan		<A>		<D>				R			C	C	C	
Permit Site Plan (Subtitle 27A)	Consolidated			<A>	<A>	<A>	<D>				D	R		C	C	C
Amendment to Site Plan [1]	Consolidated			<A>		<D>					R			C	C	
Detailed Site Plan	Consolidated	Minor Site Plan		<A>		<D>				R			C	C		
Permit Site Plan, Minor (Subtitle 27A)	Consolidated			<A>	<A>	<A>	<A>				D	D		C	C	
Minor Amendment to Site Plan [1]	Consolidated			<A>		<D>					D					
Conceptual Site Plan	Removed			<A>		<D>				R			C			

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A number of current procedures are proposed to be removed by Clarion because either the zone (such as Comprehensive Design Zones) or procedures have been replaced by streamlined zones or procedures.

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			Cur. Pro.	Cur. Pro.	Cur. Pro.	Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.	Cur. Pro.
Permit Site Plan with Deviation / Variance (Subtitle 27A)	Removed			<A>			<D>	C			C	
Subdivisions												
Vacation of Plat	Maintained	Vacation of Plat			<D>	<D>			C		C	
Major Subdivision - Preliminary Plan (conventional)	Maintained	Major Subdivision - Preliminary Plan			<D>	<D>		R				
Conservation Subdivision Sketch plan	Consolidated							R	R			
Conservation Subdivision Preliminary plan	Consolidated							R	R			
Major Subdivision - Final Plat	Maintained					<D>		R	R			
Conservation Subdivision Final Plat	Consolidated	Major Subdivision - Final Plat			D	<D>		R				
Minor Subdivision - Preliminary Plan	Maintained	Minor Subdivision - Preliminary Plan			<A>	<A>		D	D			
Minor Subdivision - Final Plat	Maintained	Minor Subdivision - Final Plat			<A>			D	D			
	Added	Text Amendment	S/V	I <D>	I [3]	<R>		R				
	Added	Reservations	C	C		<D>						
	Added	Variation				<D>		R				
Major Subdivision - Sketch plan (optional)	Removed							R				
Permits and Certifications												
Zoning Certification	Consolidated	Zoning Certification				<A>	<A>	D	D			
Buildable Lot Letter	Consolidated					<A>		D				
Use and Occupancy Permit	Maintained	Use and Occupancy Permit				<A>	<A>	C	C	D	D	
Temporary Use and Occupancy Permit	Maintained	Temporary Use and Occupancy Permit				<A>	<A>	C	C	D	D	
Grading Permit	Maintained	Grading Permit				<A>	<A>	C	C	D	D	
Building Permit	Maintained	Building Permit				<A>	<A>	C	C	D	D	
Sign Permit as Specific Form of Building Permit	Maintained	Sign Permit				<A>	<A>	C	C	D	D	
Minor Plan Certification	Removed							D				
Major Plan Certification	Removed				D							
Relief Procedures [2]												
Departures [2]	Consolidated	Adjustments [2]										
Appeals to Board of Zoning Appeals	Maintained	Appeal to Board of Zoning Appeals				<D>	<D>				C	
Interpretation (Non-Codified, Planning Director has Authority)	Maintained	Interpretations (Text, uses, and zone map)					<A>	D	D			
Validation of permits issued in error	Maintained	Validation of permits issued in error		<D>	<D>			<R>	<R>	R	C	
Variance	Consolidated	Variance				<D>	<D>	R	R		C	
Variance (concurrent with Permit Site Plan/Subtitle 27A)	Consolidated		D	A	D	D			(D)	R	R	
Nonconforming gas station	Consolidated		<A>	<A>	<D>				<D>	R		C
Nonconforming drive-in or fast food restaurant	Consolidated	<A>		<D>							C	
Alternative Compliance (concurrent with permit)	Maintained	Alternative Compliance				<D>	<A>	D	D			
Alternative Compliance (concurrent with site plan)	Maintained	Alternative Compliance				<D>	<D>	R	R			
Certification of nonconforming use	Removed					<A>		R				
Fence waivers for nonconforming junk yards	Removed					<D>		<R>				
Enforcement Procedures												
Zoning enforcement, generally	Maintained	Zoning enforcement, generally				<A>	<A>			I	I	
Annulments of Map Amendment approvals for noncompliance with	Removed					<D>				I		
Complaints regarding medical practitioners' offices in one-family dwellings	Removed					<D>		<R>				
Complaints regarding racetracks	Removed					<D>		<R>				

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Revocation of Special Exception	Removed				R		<D>	R	I		
Revocation of certification of nonconforming use	Removed			<A>	<D>			R	I		
Other Procedures											
Construction of buildings within planned highways and transit routes	Maintained	Authorization of Permit within Propsoed Right-of-Way (ROW)		<D> <D>			<R> <R>	R R			
Optional Parking Plans in the U-L-I zone	Removed			<A>	<D>						

[1] Amendments to site plans would be reviewed in accordance with the procedures and standards for its original approval
 [2] See Departure/Adjustments table
 [3] With the written authorization or concurrence by resolution of the District Council
 328)
 [5] The ZHE can sometimes make recommendations per Sec. 27-193 and 27-197
 [6] The DPIE Director may petition the ZHE to revoke, modify, suspend or impose additional conditions on an approved special exception.

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This chart contains the various Departures that exist in today's code and the recommended Adjustments proposed by Clarion Associates. In the current Clarion drafts, many of the proposals are found in multiple locations. Staff will continue to evaluate the recommendations and look for ways to clarify, including potentially shifting all of these proposals to the Adjustments section.

Existing Application / Procedure	Change	Proposed Application/Procedure	County Executive	District Council	Planning Board	Board of Zoning Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Committee	Municipality		
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Departures/Deviations and Adjustments													
Departure from the number of parking and loading spaces required (27-588) (more than 10%)	Maintained	Adjustments - Major Off-Street parking standards - minimum number of Parking Spaces		<A>	<D>	<D>		R	R		C	D [1] D [1]	
Parking Waivers (27-585)	Maintained			<D>			<R>	R					
Limited departure from the number of parking and loading spaces required (27-588) (10% or less)	Maintained	Adjustments - Minor Off-Street parking standards - minimum number of Parking Spaces				<A>		D	D			D [1] D [1]	
Deviations (Subtitle 27A) - 10% number of parking spaces	Maintained						<D>	C		C		C	
Deviations (Subtitle 27A)													
10% heights for individual story (5% cumulative)													
10% street wall height													
10% above grade Ground story height													
10% floor area of a messanine													
6 inches building façade along build-to line up to 24 inches													
10% distance for building facade projection													
10% distance between doors													
10% façade primary and accent materials													
10% width, depth, angle of front entries													
Deviations (Subtitle 27A) - 10% façade fenestration percentage	Maintained	Adjustments - Minor Transparency/Fenestration				<A>	<D>	R	D		C	C	D [1] D [1]
Departure from Sign Design Standards (27-612)	Maintained	Alternative Sign Plan		<A>	<D>			R	R				D [1] D [1]
Limited departure from Sign Design Standards (27-612) (10% or less)	Maintained							D	C	D			
	Added	Adjustments - Minor Block Design Standards				<A>							D [1]
	Added	Adjustments - Minor Vehicle Stacking Spaces				<A>							D [1]
	Added	Adjustments - Minor Parking Location in the Multifamily, Townhouse, and Three-Family form and design standards				<A>							D [1]
	Added	Adjustments - Minor Parking Location in the Large Retail form and design standards				<A>							D [1]
	Added	Adjustments - Minor Transparency/Fenestration				<A>							D [1]
	Added	Adjustments - Minor Buffer width for Agricultural				<A>							D [1]
	Added	Adjustments - Major Base Zone Dimensional Standards				<D>						C	D [1]
	Added	Adjustments - Major Base Zone Dimensional Standards				<D>						C	D [1]
	Added	Adjustments - Major Vehicle Stacking Space				<D>						C	D [1]
	Added	Adjustments - Major Parking Location in the Large Retail form and design standards				<D>						C	D [1]
	Added	Adjustments - Major Parking Location in the Large Retail form and design standards				<D>						C	D [1]
Deviation (Subtitle 27A) - Better materials used	Removed [2]						<D>	R			C		D [1]
Departure from Design Standards, Part 11 Parking and Loading	Removed					<A>	<D>	R		C			D [1]

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Departures/Deviations and Adjustments											
Limited Departure from Design Standards, part 11 Parking and Loading (10% or less)	Removed							D	C		D [1]
Departure from the standards of the Landscape Manual	Removed			<A>	<D>			R	C		
Site Plan Administrative Decisions											
Administrative requests for site plan review:											
Decide requests to vary from the requirements of the Landscape Manual											
Decide requests to waive the cross-access requirements between developments											
Decide requests to reduce the minimum street connectivity index score											
Decide requests for a security exemption plan for fences and walls											
Decide requests for a security plan for exterior lighting, which allows for some modifications to lighting requirements for security reasons											
Decide requests to modify agricultural buffer width											
Decide requests to waive the bicycle cross-access requirements or any bicycle circulation requirements											
Decide requests to modify the sidewalk requirements	Added	Site Plan (Major)		<A>	D <A>			D [3]		C	C
Decide requests to waive or modify the pedestrian connectivity requirements		Site Plan (Minor)									
Decided off-street parking requirements for unlisted uses											
Authorize additional required parking spaces for electric vehicle charging											
Decide requests for alternative parking plans											
Decide requests to reduce parking requirements because of proximity to a high-frequency transit stop											
Decide requests to reduce parking based on a transportation demand management plan											
Decide requests to reduce parking based on providing special facilities for bicycle commuters											
Decide requests for other types of alternative parking arrangements											
Decide requests for deviations to the block length length standards											

[1] Municipalities have authority to make the decision for adjustment when that authority has been delegated to the municipality by the District Council per the Regional District Act
 [2] Building material deviations have been replaced with new building standards
 [3] The Planning Director approves the request to modify the design standard. The appropriate body can approve, approve with conditions, or deny the site plan regardless of the Planning Director's decision to approve or deny a request