



Prince George's County
Zoning Ordinance and Subdivision Regulations Rewrite
Worksession #1
Zone Structure

January 31, 2017



The Maryland – National Capital Park & Planning Commission

Worksessions Schedule



	Topic	Date
✓	Zone Structure	January 31, 2017
	Uses	February 7, 2017
	Standards	February 14, 2017
	Process and Administration	February 23, 2017 (retreat)
	Notification and Community Involvement	
	Subdivision Regulation	March 13, 2017
	Countywide Map Amendment	

Worksession Goals



1. Identify the three key “Big Picture” **Zone Structure** issues
2. Answer questions and address concerns
3. Provide Planning staff direction on key issues

Agenda



1. Zone Names

2. Transit-Oriented/Activity Center Zones

- Density Core and Edge
- Height Ranges

3. Mix of Uses

- Center Base Zones (*RTO, LTO, TAC, NAC*)
- Other Base Zones (*GCO, SC, NC, MFR*)

Zone Names



Zone Names

Zone Names

What we've heard from you



- Proposed zone names are too different from current zone names
- Consider keeping current zone names
- Proposed zone names are confusing
- There still may be too many zones

Zone Names



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

Zone Names



■ **Current Zoning Ordinance includes 74 zones**

- 33 base zones
- 26 mixed-use and comprehensive design zones
- 15 overlay zones

C-1	L-A-C	R-80
C-2	M-A-C	R-A
C-A	M-U-I	R-E
C-C	M-X-C	R-H
C-G	M-X-T	R-L
C-H	M-U-TC	R-M
C-M	O-S	R-M-H
C-O	R-10	R-O-S
C-R-C	R-10A	R-R
C-S-C	R-18	R-S
C-W	R-18C	R-T
E-I-A	R-20	R-U
I-1	R-30	U-L-I
I-2	R-30C	V-L
I-3	R-35	V-M
I-4	R-55	

■ **Rewritten ordinance will include 43 zones**

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

PL	LTO-E
AL	LTO-C
AR	RTO-L-E
RE	RTO-L-C
RR	RTO-H-E
SFR-4.6	RTO-H-C
SFR-6.7	NC
MH-PD	GCO
SFR-A	SC
MFR-12	IE-PD
MFR-20	IE
MFR-48	HI
NAC	R-PD-L
TAC-E	R-PD
TAC-C	

Zone Names



Current Zones	Proposed Zones
R-O-S (<i>Reserved Open Space</i>)	PL (<i>Public Land</i>)
O-S (<i>Open Space</i>)	AL (<i>Agriculture – Large Lot</i>)
R-80 (<i>One-Family Detached Residential</i>)	SFR-4.6 (<i>Single-Family Residential-4.6</i>)
R-55 (<i>One-Family Detached Residential</i>)	SFR-6.7 (<i>Single-Family Residential-6.7</i>)
RT (<i>Townhouse</i>)	MFR-12 (<i>Multifamily Residential-12</i>)
R-30 (<i>Multifamily Low Density Residential</i>)	
R-30C (<i>Multifamily Low Density Residential-Condominium</i>)	

Zone Names



- Are 43 zones too many or too few?
- Is more or less consolidation needed?
- Are you comfortable with the proposed names?



Transit-Oriented/ Activity Center

Transit-Oriented/Activity Center Base Zones

What we've heard from you



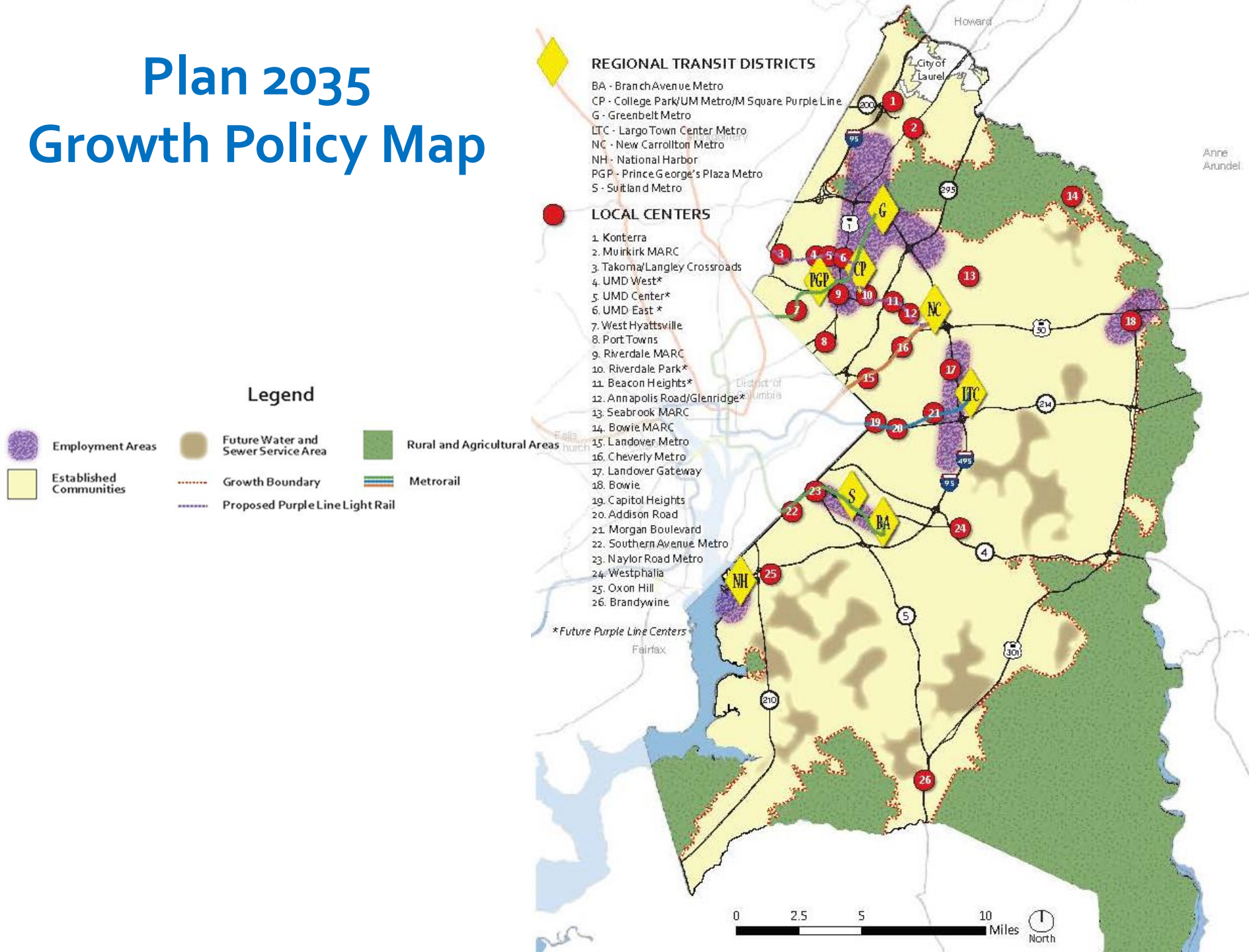
- Proposed maximum densities might not be high enough
- Proposed minimum heights are too short

Transit-Oriented/Activity Center Base Zones



Zone		Density (du/ac)		Floor Area Ratio		Height (feet)	
		Min	Max	Min	Max	Min	Max
Regional Transit Oriented - High	Core	30	60	2.0	5.0	45	None
	Edge	15	40	1.0	3.0	35	130
Regional Transit Oriented - Low	Core	20	50	1.25	4.0	35	None
	Edge	10	30	0.5	2.5	35	90
Local Transit Oriented	Core	10	30	1.0	3.0	24	60
	Edge	5	20	0.5	2.0	35	90
Neighborhood Activity Center		5	15	0.5	2.0	None	50
Town Activity Center	Core	15	60	1.0	2.5	24	60
	Edge	5	30	0.5	1.5	None	50

Plan 2035 Growth Policy Map



Transit-Oriented/Activity Center Base Zones



Zone		Density (du/ac)		Floor Area Ratio		Height (feet)	
		Min	Max	Min	Max	Min	Max
Regional Transit Oriented - High	Core	30	60	2.0	5.0	45	None
	Edge	15	40	1.0	3.0	35	130
Regional Transit Oriented - Low	Core	20	50	1.25	4.0	35	None
	Edge	10	30	0.5	2.5	35	90
Local Transit Oriented	Core	10	30	1.0	3.0	24	60
	Edge	5	20	0.5	2.0	35	90
Neighborhood Activity Center		5	15	0.5	2.0	None	50
Town Activity Center	Core	15	60	1.0	2.5	24	60
	Edge	5	30	0.5	1.5	None	50

Transit-Oriented/Activity Center Base Zones



Regional Transit Oriented - High



Transit-Oriented/Activity Center Base Zones



- Do you like the approach of the Center Base Zones?
- Are five levels of density too little or too many?
- Are the maximum densities and heights appropriate?
- Are the minimum densities and heights appropriate?

Mix of Uses



Mix Of Uses

Mix of Uses

What we've heard from you



- Need to ensure a mix of uses in mixed-use zones
- Concerned we will only get one use in areas envisioned for a mix of uses
- Concerned that all multifamily and commercial zones become mixed use

Mix of Uses



Current Ordinance

Strengths	Challenges
Reflects plan's mix of uses	Forces market
Protects land until market is ready	Over saturation
	Vacant space
	Often modified/revised

Proposed Ordinance

Strengths	Challenges
Fewer text amendments	Single-use dominant
Reinvestment and revitalization	Over saturation of retail & office
Market flexible	

Mix of Uses



Center Base Zones

- **RTO** (*office, retail, entertainment, residential*)
- **LTO** (*office, retail, public, flex, medical*)
- **TAC** (*office, retail, residential, entertainment*)
- **NAC** (*institutional, medical, residential*)

Other Base Zones

- **GCO** (*office, retail, residential, recreation*)
- **SC** (*retail sales and services, office, residential*)
- **NC** (*small scale retail and service, residential*)
- **MFR** (*residential, retail, entertainment, recreation*)

Mix of Uses



- Should a mix of uses be allowed in nonresidential zones?
- Should a mix of uses be allowed in multifamily zones?
- Should there be a requirement for a minimum mix of uses?

Zone Structure Worksession



Questions?

- Did we miss anything?

Next Step

- “Uses” Worksession on February 7th