Goals of the Zoning Rewrite

• **Streamline** the ordinance and development approval process

• **Modernize** and consolidate our zones and development standards

• **Incentivize** revitalization and economic, transit-oriented, and mixed-use development

• **Protect** established neighborhoods
Flexible Zones

Consolidates **73** zones to **44** zones

- Greater flexibility in “traditional Euclidean” zones
- Creates Planned Development zones
Transit and Neighborhood Oriented Development Zones

Establishes 5 TOD and NOD zones

- Targeted for Metro/MARC/Amtrak/Purple Line stations and Plan 2035 designated growth areas
- Streamlined regulations for APF and parking
Consolidated Uses

900 uses today become 250 uses in new code

• Use not listed, can become most similar use
• Planning Director provides interpretation on new use’s category
Streamlined Process

Today’s 72 procedures/applications become 33 procedures/applications

• Combines “Conceptual Plan” and “Detailed Site Plan” applications
• Creates one Site Plan Review with a Major and Minor threshold
Comparable Review Authority

- More decisions by Zoning Hearing Examiner
- More decisions by Planning Director
- Most decisions can be appealed to the District Council
Innovative Redevelopment

How do we make the cost of infill development more equal to greenfield development?

• Non-conforming Uses
• Neighborhood Commercial zone
• Reduced APF and Parking requirements
• Elimination of TDOZ and DDOZ with best practice standards incorporated as baseline development standards
Recap: How will the Zoning Rewrite support Economic Development?

• Clear rules and standards are established up front
• Consolidated review procedures allow for applications to move faster through the review pipeline
• More administrative review, which allows for more certainty
• Greater flexibility in zones allow for more adaptability to market demands
How can you help?
Next steps

• GET INVOLVED and spread the word!

• Give us your feedback and ideas
  – http://pgplanning.opencomment.us

• Give the Planning Board and your Council Member your feedback

• Attend our community forums for the modules and Comprehensive Review Draft

• Join our conversation – website, OpenComment, e-mail, Facebook, Twitter
Contact the project team and join the conversation:

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