

Prince George's County Economic Development Corporation

Zoning Ordinance and Subdivision Rewrite

Presented by the Prince George's County Planning Department

October 27, 2016



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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twitter.com/ZonePGC



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