

WHY SHOULD YOU CARE ABOUT ZONING?



DID YOU KNOW?

The Zoning Rewrite team has hosted more than 300 meetings with project stakeholders since the project's launch in 2014.

Zoning and Subdivision Impacts Everyone

Zoning determines how land is used, how buildings are constructed, and what types of businesses or dwellings are allowed in a community. Together, the Zoning Code and Subdivision Regulations establish the look and feel of our neighborhoods, including walkability, building heights, streetscapes, police stations, schools, bike trails, and even whether, and how, you can build a fence or deck.



What is Zoning?

Zoning is the process of regulating the land use and building design within a community. Zoning is used to implement our shared vision for the County and our communities. These visions are established in our County's General Plan (Plan Prince George's 2035) and in our community plans. There are two parts to the Zoning Ordinance: (1) the legal text of the code itself, and (2) the legal zoning map that shows how each property is zoned.

Visit the Zoning Academy at zoningpgc.pgplanning.com to learn more about zoning and land use regulations.



The Maryland-National Capital Park and Planning Commission
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ABOUT THE ZONING REWRITE

Prince George's County has been on a four-year journey to update its Zoning Ordinance and Subdivision Regulations, which determine where and how land can be developed. This is the third attempt to comprehensively update these laws over the last 15 years. The good news is that we have made significant progress and are on the path to success.

Updating the Zoning Ordinance is necessary to create a user-friendly document that supports the County's vision for smart growth, economic development, and improved quality of life for residents. Under the direction of the County Council, the Planning Department is drafting a new 21st Century code. Our neighbors in the region have already updated their zoning laws, and we want ours to be the very best.

Why Rewrite the Zoning Ordinance?

For years, citizen activists, Planning Department staff, land developers, business owners, and elected officials have agreed that the current Zoning Ordinance and Subdivision Regulations are outdated. They are hard for citizens and business owners to understand and prevent Prince George's County from getting the type of development it deserves.

The County needs a completely new zoning code to attract jobs and quality retail, facilitate economic development, and improve the quality of life for our residents.

TODAY'S ZONING ORDINANCE IS ...

... really, really, long.

The current zoning code is more than 1,200 pages long. When printed, all of the zoning regulations are nearly 1.5 feet thick.



... confusing.

The current zoning code is overly complex, making the land development process costly, time-consuming, and unpredictable.



... a little outdated.

The current zoning code was enacted more than 50 years ago, before Metrorail, the internet, and the old Capital Centre.



Test your zoning knowledge at zoningpgc.pgplanning.com/test

Este boletín está disponible en español en bit.ly/2rVdELC

- 1 Visit zoningpgc.pgplanning.com regularly and sign-up to receive project updates.
- 2 Provide feedback on draft documents at pgplanning.civcomment.org or by e-mail.
- 3 Follow the Zoning Rewrite team on Facebook (ZonePGC) and on Twitter (@ZonePGC).
- 4 Attend the County Council's upcoming Town Hall Meeting about the Zoning Rewrite, or watch it live on-demand at pgccouncil.us/townhall.
- 5 Share information with friends and neighbors.

Community participation is crucial to creating a 21st Century Zoning Ordinance and we value your input. Here is how you can help build a better Prince George's County.

GET INVOLVED!

HOW IS THE ZONING ORDINANCE BEING UPDATED?

In partnership with its consultant team, Clarion Associates, the Prince George's County Planning Department has evaluated our current Zoning Ordinance and Subdivision Regulations and made comprehensive proposals in three parts referred to as modules. Each module was made publicly available and Planning Department staff has held numerous countywide listening sessions and participated in hundreds of community meetings to hear residents' thoughts about the proposals.

Module 1: Zones and Use Regulations (October 2015)

Highlights key changes such as updated names and modern standards for the County's zones, zone district consolidations, new commercial and mixed-use zones, and new use tables that will show clearly what you can do on your property.

Module 2: Development Standards (May 2016)

Addresses important parts of the County's built environment, such as neighborhood compatibility standards that will help protect existing communities from the impacts of new development and form and design standards for new buildings, landscaping, open space, connectivity, parking signage, and lighting.

Module 3: Zoning Administration and Subdivision Regulations (September 2016)

Recommends key changes on how the County should engage the community, review and decide development proposals, and address how new neighborhoods are created through the subdivision process. It also addresses the adequacy of County public facilities such as roadways, schools, and parks and recreation facilities.

FIND OUT MORE

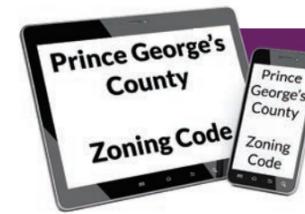
Find Out More or Contact the Project Team at zoningpgc.pgplanning.com.

Be on the lookout for an upcoming **Town Hall Meeting** about the Zoning Rewrite.

Unable to attend? You may also watch the Town Hall Meeting live or on-demand at pgccouncil.us/townhall

Visit the resources page on zoningpgc.pgplanning.com to learn more about key proposals made for the new Zoning Ordinance.

WHAT DO WE HOPE TO ACCOMPLISH?



Modernize development and zone standards



Encourage mixed-use development at our Metro stations

Did you know?

There are 15 Metro stations in Prince George's County. That's more than any other jurisdiction in the DMV, besides Washington, D.C.



Encourage community input and provide more opportunities to know what is planned



Diversify and strengthen our tax base



Protect and enhance our established communities

HOW WILL THE NEW ZONING ORDINANCE BE IMPLEMENTED?

To implement the new Zoning Ordinance, two essential things must happen. First, the Prince George's County Council, sitting as the District Council, will vote to approve the text of the new zoning law. The Prince George's County Council is responsible for approving the Zoning Ordinance because they are the legislative branch of the Prince George's County Government.

Once the County Council approves the text of the new zoning code, Prince George's County Planning Department staff will work to develop a new zoning map for the County. This new zoning map will apply the approved zones, approved by the County Council, to all properties in the County, as this is the only way to start using the new zoning laws.

This will include extensive public outreach consisting of mailings, informational forums, and online mapping resources to help residents, property owners, and business owners better understand what changes are being made. Just like the text of the new Zoning Ordinance, the map of the new Zoning Ordinance must also be approved by the County Council. The new Zoning Ordinance is expected to take effect in 2018. Look for more information on this comprehensive rezoning in the coming months.



Did you know?

Plan Prince George's 2035, or the guiding land use document for Prince George's County, MD, identifies updating the County's Zoning Ordinance and Subdivision Regulations as the first step to implementing the County's land use vision.

HOW WILL THE ZONING ORDINANCE IMPACT YOU?

We believe the Zoning Ordinance update will have a positive impact on all individuals who live, work, or play in Prince George's County. The new zoning code will encourage more community input and simplify the development review processes. This will lead to a more predictable experience for development in the County for both residents and investors. In most instances, the new zoning code will not have an immediate impact on you or your property, since the majority of properties will be transitioned to a zone that is the closest in density, character, and purpose as their current zone.

By simplifying the process, we should attract a broader variety of investment, including the transit-oriented and mixed-use development envisioned in Plan 2035.

Development applications or construction that is in progress will be allowed to continue under the requirements and standards of the County's current code once the new Zoning Ordinance is effective.

Should I Worry?

No.

Comprehensive revisions to zoning codes and zoning maps happen regularly across the country. It is time for Prince George's County to join other communities that have adopted 21st century laws. Before the new code is in effect, there will be a lot of community meetings and opportunities for you to learn about the new code.



Visit pgplanning.civiccomment.org to share your thoughts on the new Zoning Ordinance.