



Prince George's County, Maryland Comprehensive Review Draft

Zoning Ordinance and Subdivision
Regulations Rewrite
July 2017

C L A R I O N

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

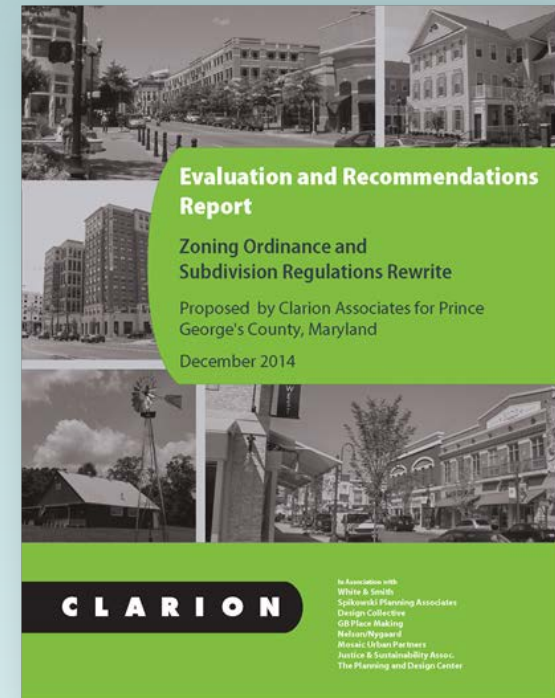
District Council Work Session - Monday, July 17

Overview of Presentation

1. Background

- Status of Rewrite Project – where we have been and where we are going
- Reasons for the Rewrite – *Evaluation and Recommendations Report*
- How the Public Review Draft (Modules 1-3) Responds

2. Refinement: The Comprehensive Review Draft



Project Schedule

Task	Schedule
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the new Zoning and Subdivision Regulations	2015-2017
▪ Module 1: Zones and Use Regulations	
▪ Module 2: Development Standards	
• Module 3: Administration and Subdivision	
• Testing	
▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations	
4. Adoption	2018
5. Implementing the New Regulations	2018

General Observations

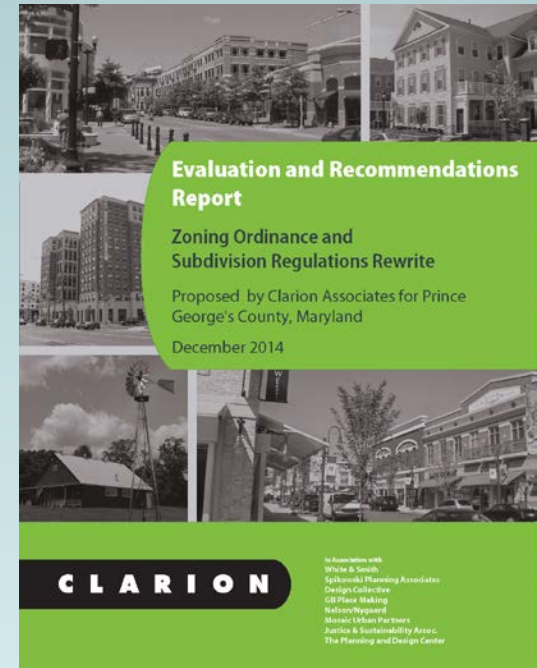
- **Project is generally on schedule**
- **The current draft rewrite is a significant improvement over existing development regulations**
- **Evaluation and Recommendations Report recommendations have generally been followed, with a few departures**
 - **Some procedures**
 - **Pressure to re-insert complex zones and standards**



Reasons for the Rewrite

Key Project Themes

- 1: **More Streamlined and User-Friendly Code**
- 2: **Simpler Zones and Zone Regulations**
- 3: **Implement *Plan Prince George's 2035***
- 4: **Updated Regulations that Best Fit Prince George's County**



Reasons for the Rewrite

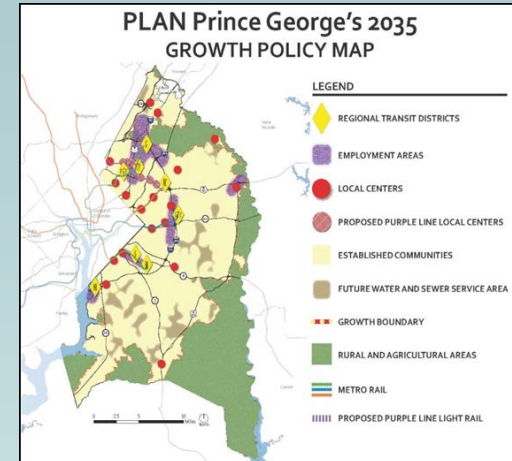
Evaluation and Recommendations Report

- **County is still not attracting desired development**
- **Lengthy procedures, subjective standards, and unpredictable outcomes under current regulations are part of problem**
- **More predictable standards and more objective project approval criteria would help attract better quality development and more jobs to the county**
- **Need to get zoning and subdivision reform adopted this time**



How the Public Review Draft (Modules 1-3) Responds

- **Simplifies zones – from 73 to 42**
- **Simplifies uses – from 1,200 to 229**
- **Implements *Plan Prince George's 2035***
 - *Supports* mixed-use, walkable development at transit stations and activity centers *and* redevelopment consistent with desired character
 - *Protects* rural character, existing single-family neighborhoods, and sensitive lands
- **Simplifies development process for preferred development and makes more demanding for other development**
- **Modernizes development standards**
- **Consolidates and clarifies procedures**
- **Strengthens opportunities for early and meaningful public involvement**



Refinement: The Comprehensive Review Draft

General

- Definitions refined and moved to front of document
- Transitional (i.e. “grandfathering”) provisions refined

Procedures

- Election to review major detailed site plan added
- Clarifies municipal authority to decide variances and departures, but does not expand municipal authority
- Certification of nonconforming use procedure added
- Minor and Major Departures refined to identify specific development standards that can be varied
- Authority for Planning Director to approve specific minor deviations from Planned Development Plan/Conditions, minor changes to special exceptions, and minor amendments to major detailed site plans refined

Refinement: The Comprehensive Review Draft

Zone Changes

- **Zones renamed** to start with the zone type (Residential, Commercial, etc.)
- **Zones deleted**
 - Residential Planned Development–Low Density
 - Campus Activity Center Planned Development
- **Zones added**
 - Legacy Comprehensive Design Zone
 - Residential Mobile Home Zone (previously a PD zone)
 - Military Installation Overlay Zone
 - Greenbelt Neighborhood Conservation Overlay Zone
 - Mount Rainier Neighborhood Conservation Overlay Zone

Table 27-4.102: Establishment of Zones

Base Zones
Rural and Agricultural Base Zones
ROS: Reserved Open Space Zone
AG: Agriculture and Preservation Zone
AR: Agriculture Residential Zone
Residential Zones
RE: Residential Estate Zone
RR: Rural Residential Zone
RSF-96: Residential, Single-Family – 96 Zone
RSF-65: Residential, Single-Family – 65 Zone
RSF-A: Residential, Single-Family – Attached Zone
RMF-12: Residential, Multifamily-12 Zone
RMF-20: Residential, Multifamily-20 Zone
RMF-48: Residential, Multifamily-48 Zone
Nonresidential Base Zones
CN: Commercial Neighborhood Zone
CGO: Commercial General and Office Zone
CS: Commercial Service Zone
IE: Industrial/Employment Zone
IH: Industrial, Heavy 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
Other Base Zones
RMH: Residential Mobile Home Zone
LCD: Legacy Comprehensive Design Zone
Planned Development Zones
Residential Planned Development Zones
R-PD: Residential Planned Development Zone
Transit-Oriented/Activity Center Planned Development Zones
NAC-PD: Neighborhood 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
Policy Area Overlay Zones
CBCA: Chesapeake Bay Critical Area Overlay Zone
APA: Aviation Policy Area Overlay Zone
MIO: Military Installation Overlay Zone
Other Overlay Zones
NCO: Neighborhood Conservation Overlay Zone

Refinement: The Comprehensive Review Draft

Zone Changes

- Minimum amount of non-residential uses required in TAC, LTO, and RTO core areas to achieve mix of uses
- Legacy Comprehensive Design Zone carries forward specific existing CDZs if a CDP or SDP has been approved and:
 - The land is fully developed in accordance with the CDP or SDP; or
 - The CDP or SDP remains valid under the transitional provisions
- Provisions for modification of development standards in Planned Development zones consolidated into one table



Table 27-4.301.E.2: Modification of Development Standards

Standard	Means of Modifying
General Site Layout (Division 24-3, Subdivision Standards; Sec. 27-6.100, Roadway Access, Mobility, and Circulation)	PD Basic Plan
Subdivision (Division 24-3: Subdivision Standards)	PD Basic Plan
Roadway Access, Mobility, and Circulation (Sec. 27-6.100)	PD Basic Plan
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6.200)	Alternative Parking Plan PD Basic Plan
Open Space Set-Asides (Sec. 27-6.300)	Modifications Prohibited
Landscaping (Sec. 27-6.400)	Alternative Landscape Plan PD Basic Plan
Fences and Walls (Sec. 27-6.500)	PD Basic Plan
Exterior Lighting (Sec. 27-6.600)	PD Basic Plan
Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-6.700)	Modifications Prohibited
Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6.800)	PD Basic Plan
Nonresidential and Mixed-Use Form and Design (Sec. 27-6.900)	PD Basic Plan
Industrial Form and Design (Sec. 27-6.1000)	PD Basic Plan
Neighborhood Compatibility (Sec. 27-6.1100)	PD Basic Plan
Agricultural Compatibility (Sec. 27-6.1200)	Modifications Prohibited, if Applicable
Signage (Sec. 27-6.1400)	Alternative Sign Plan PD Basic Plan
Green Building (Sec. 27-6.1500)	Modifications Prohibited

Refinement: The Comprehensive Review Draft

Use Regulation Changes

- New uses and standards incorporated based on:
 - Recent Council amendments (medical cannabis, urban farm); and
 - Input from stakeholders (private dormitory, pet grooming establishment)
- Video lottery facilities added
- Mixed-use retail standards added for Commercial Neighborhood (CN) Zone
- Accessory uses refined and expanded (e.g. beekeeping)



Refinement: The Comprehensive Review Draft

Development Standards

- New noise control standards
- New urban farm compatibility standards
- Many minor revisions

Subdivision Regulations

- Refined transitional provisions for pending subdivisions and those approved during drafting process
- Distinction between major and minor subdivision refined
- Public facility adequacy standards refined – certificate of adequacy required for transportation, parks and recreation facilities – expiration period increased from 2 to 6 years
- District Council authorized to establish adequacy standards for schools, police, and fire/EMS



Getting to the Finish Line

- Don't forget the *Evaluation and Recommendations Report*
 - Simpler zone district structure
 - Much simpler permitted use list
 - More objective development criteria
 - More predictable procedures and outcomes
- Sliding back to familiar complex tools before you see if simpler tools work better defeats the purpose
- Get the right framework in place
 - Smaller detailed changes can wait
 - Don't revisit decisions already made



Next Steps

- **Finalize Comprehensive Review Draft for Public Release (September)**
- **Prepare Legislative Draft for Adoption (January 2018)**
- **Adoption**
- **Applications Manual**
- **Countywide Zoning Map Amendment**

