



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:

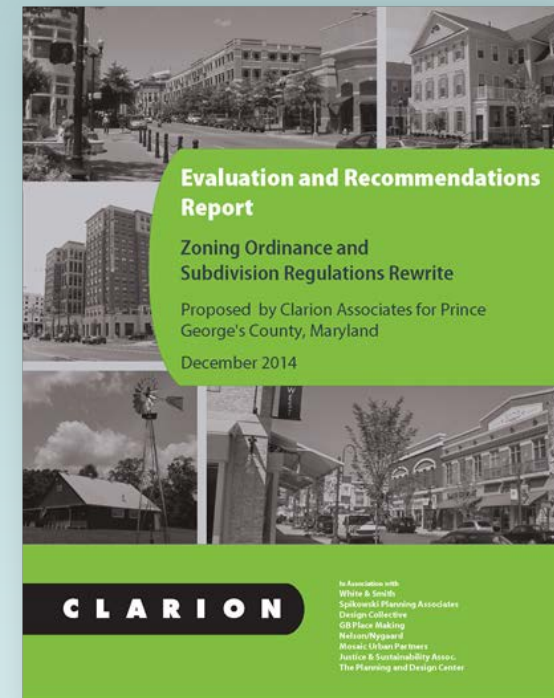
White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

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



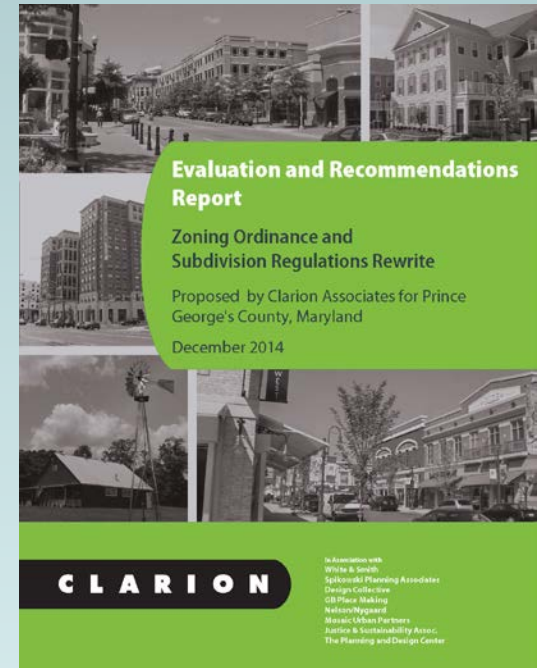
Project Schedule

| Task | Schedule |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 1. Public Outreach and Input | 2014-Ongoing |
| 2. Evaluation and Recommendations Report | 2014 |
| 3. Drafting the New Regulations <ul style="list-style-type: none">▪ Module 1: Zones and Use Regulations▪ Module 2: Development Standards▪ Module 3: Administration and Subdivision▪ Testing▪ Comprehensive Review Draft: Zoning Ordinance and Subdivision Regulations▪ Public Comment | 2015-2017 September 2017 Through 2017 |
| 4. Legislative Adoption <u>Draft</u> | 2018 |
| 5. Implementing the New Regulations | 2018-2019 |

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

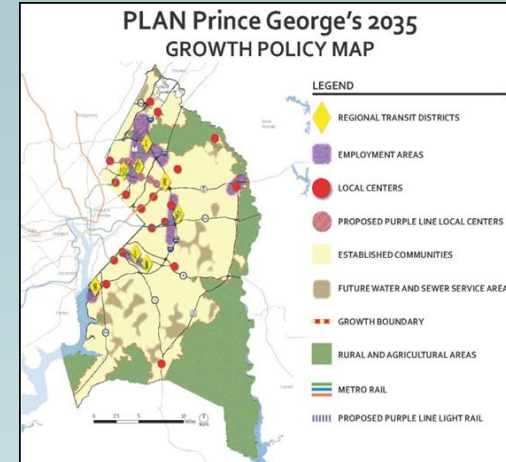
Evaluation and Recommendations Report

- County is still not attracting desired development
- Lengthy procedures, subjective standards, and unpredictable outcomes under current regulations are still 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

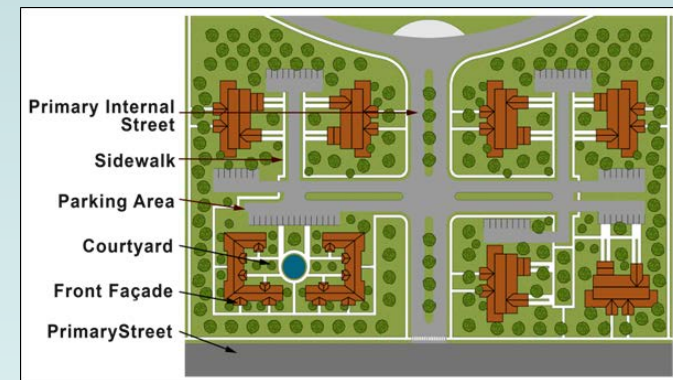
- **Simplifies zones – from 73 to 42**
- **Simplifies uses – from 1,200 to 229**
- **Implements *Plan Prince George's 2035***
 - *Supports* mixed-use, walkable development at transit stations and activity centers *and* redevelopment consistent with desired character
 - *Protects* rural character, existing 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**



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

Module 2: Development Standards

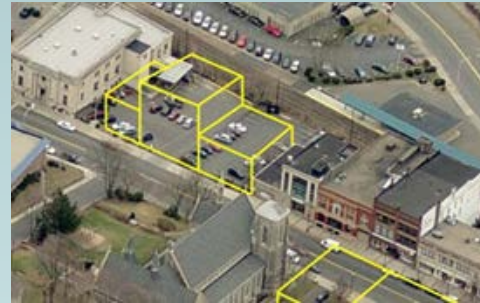
- Mobility and circulation standards
- Modernized parking standards
- Updated Landscape Manual
- Design standards for multifamily, mixed-use, and nonresidential development
- Neighborhood compatibility standards
- Agricultural compatibility standards
- Exterior lighting standards
- Green building requirements and incentives



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

Module 3: Development Review Procedures

- **Consolidates and clarifies procedures**
 - Makes it easier to achieve high quality development and more, better jobs
 - Provides more flexibility to support desired redevelopment
 - Makes process more efficient and certain
- **Strengthens opportunities for early and meaningful public involvement**
 - Procedure for neighborhood meetings
 - Process for civic organizations to register to receive notice
 - Consolidated and enhanced notice requirements



Refinement: The Comprehensive Review Draft

Public Involvement:

- Newsletter sent to 340,000 residents

Response

- Extended notice period for neighborhood meetings from 10 to 30 days, and allow neighborhood meetings on weekends
- Increased public notification and posting requirements
- Added application completeness notification
- Reduced major detailed site plan threshold, resulting in more public hearings for site plan approval

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

Refinement: The Comprehensive Review Draft

User-friendly zone format carried forward

Purpose of
zone

Reference
to use
regulations

Division 27-4 Zones and Zone Regulations
Sec. 27-4.200 Base Zones
27-4.202 Residential Base Zones
27-4.202.G Residential, Single - Family - Attached (RSF - A) Zone

G. Residential, Single-Family – Attached (RSF-A) Zone

1. Purpose

The purpose of the Residential, Single-Family – Attached (RSF-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the RSF-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



2. Use Standards

See use tables and use-specific standards in Division 27-5, Use Regulations, and any modified use standards for applicable overlay zones.



Drawing
of
physical
character

Photos of
typical
building
forms

Zoning Ordinance
27-4—22

Prince George's County, Maryland
Comprehensive Review Draft - Internal Review | June 2017

Refinement: The Comprehensive Review Draft

User-friendly zone format carried forward

Table of
dimensional
standards

Three-
dimensional
illustrations

References
to other
standards

Division 27-4 Zones and Zone Regulations

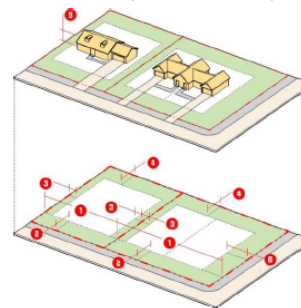
Sec. 27-4.200 Base Zones

27-4.202 Residential Base Zones

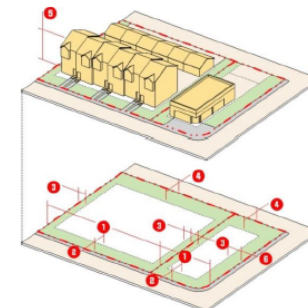
27-4.202.G Residential, Single - Family - Attached (RSF - A) Zone

3. Intensity and Dimensional Standards

| Standard[1] | Single-Family Detached Dwelling | Two- or Three-Family Dwelling | Townhouse Dwelling | Other Uses | NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet |
|--------------------------------------------|---------------------------------|-------------------------------|--------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Density, max. (du/ac of net lot area) | 8.70 | 12.44 | 16.33 | n/a | [1] See measurement rules and allowed exceptions in Sec. 27-2.200, Measurement and Exceptions of Intensity and Dimensional Standards. |
| Net lot area, min. (sf) | 5,000 | 2,000[2] | 2,000[2] | 6,500 | [2] Per dwelling unit, as applied to the development lot as a whole rather than individual lots under attached units. |
| 1 Lot width, min. (ft) | 50 | 40 | 40 | 45 | [3] Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units. |
| 2 Front yard depth, min. (ft) | 30 | 35 [3] | 35 | 60 | [4] On corner lot, min. side yard depth alongside street = 25 ft. [5] |
| 3 Side yard depth, min. (ft) [4] | 15 | 15 | 15 | 15 | [5] Applicable to the development lot as a whole rather than individual lots under attached units. |
| 4 Rear yard depth, min. (ft) | 8 | 8[5] | 8[5] | 8 | |
| 5 Principal structure height, maximum (ft) | 20 | 20 | 20 | 20 | |
| 6 Principal structure height, maximum (ft) | 40 | 40 | 50 | 40 | |



Single-Family Dwellings
and Two- and Three-
Family Dwellings



Townhouse Dwellings
and Other Uses

4. References to Other Standards

| | | |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------|
| Sec. 27-3.400 Standard Review Procedures | Sec. 27-6.300 Open Space Set-Asides | Sec. 27-6.1100 Neighborhood Compatibility Standards |
| Sec. 27-3.500 Application-Specific Review Procedures and Decision Standards | Sec. 27-6.400 Landscaping | Sec. 27-6.1200 Agricultural Compatibility Standards |
| Sec. 27-4.400 Overlay Zones | Sec. 27-6.500 Fences and Walls | Sec. 27-6.1300 Urban Farm Compatibility Standards |
| Sec. 27-5.200 Principal Uses | Sec. 27-6.600 Exterior Lighting | Sec. 27-6.1400 Signage |
| Sec. 27-5.300 Accessory Uses and Structures | Sec. 27-6.700 Environmental Protection and Noise Controls | Sec. 27-6.1500 Green Building Standards |
| Sec. 27-5.400 Temporary Uses and Structures | Sec. 27-6.800 Multifamily, Townhouse, and Three-Family Form and Design Standards | Sec. 27-6.1600 Green Building Incentives |
| Sec. 27-6.100 Roadway Access, Mobility, and Circulation | Sec. 27-6.900 Nonresidential and Mixed-Use Form and Design Standards | Division 27-7 Nonconformities |
| Sec. 27-6.200 Off-Street Parking and Loading | Sec. 27-6.1000 Industrial Form and Design Standards | Division 27-2 Interpretation and Definitions |

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, CBA 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



Next Steps

- **Finalize Comprehensive Review Draft for Public Release (September)**
- **Public Comment (through 2017)**
- **Prepare Legislative Draft for Adoption (January 2018)**
- **Adoption**
- **Applications Manual**
- **Countywide Zoning Map Amendment**

