DISTRIBUTION COUNCIL WORKSESSION

Zoning Rewrite Update
Agenda

- Review District Council comments and Planning Staff responses, to date
- Explain and demonstrate the “Decision Matrix” and “zoning swipe tool” under development for the Countywide Map Amendment
- Discuss current mixed-use and overlay zones
- Review Use Comparison Tool

Discuss Clarion Associates July 17th worksession
## District Council Comments (To Date)

<table>
<thead>
<tr>
<th>Request #1</th>
<th>Revise names (zones, procedures, etc.).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #2</th>
<th>Move the definitions to the front of the codes.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #3</th>
<th>Provide longer validity periods for site plans, preliminary plans, and certificates of adequacy.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #4</th>
<th>Review purpose statements of zones to provide more distinction.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>Some minor additions were made upon additional review by Clarion Associates and staff. We understand the Principal Counsel is also looking at this request.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #5</th>
<th>Restore the current procedures for text amendments.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
</tr>
</tbody>
</table>
## District Council Comments (To Date)

<table>
<thead>
<tr>
<th>Request #6</th>
<th>Restore election to review.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #7</th>
<th>Provide additional requirements to ensure mixed-use development.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>Clarion Associates have proposed an approach that would apply to Transit-Oriented/Activity Center Base Zones. Clarion and Staff do not recommend imposing mixed-use requirements for the RMF- and CGO zones.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #8</th>
<th>Remove any “consistency” requirement with the General Plan and comprehensive plans.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>M-NCPPC counsel indicates that the state requirement for demonstrating consistency supersedes.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Request #9</th>
<th>Delete the Mobile Home Planned Development Zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Response:</strong></td>
<td>The MH-PD Zone has been deleted; the RMH Zone has been restored, but will not apply to new lands.</td>
</tr>
</tbody>
</table>
### District Council Comments (To Date)

<table>
<thead>
<tr>
<th>Request #</th>
<th>Description</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>#10</td>
<td>Revise the definition of “nightclub”.</td>
<td>This is in progress and will be done.</td>
</tr>
<tr>
<td>#11</td>
<td>Review the “personal services” use category.</td>
<td>Staff have developed a potential approach and provided it in the written response to the ZHE’s letter.</td>
</tr>
<tr>
<td>#12</td>
<td>Provide the Applications Manual.</td>
<td>Clarion Associates have developed a full outline; we will work to refine it prior to September.</td>
</tr>
<tr>
<td>#13</td>
<td>Retain current practices toward interpretations.</td>
<td>The proposed Zoning Ordinance codifies current practices.</td>
</tr>
</tbody>
</table>
### District Council Comments (To Date)

<table>
<thead>
<tr>
<th>Request #</th>
<th>Request</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>#14</td>
<td>Continue to subject County projects to the Zoning Ordinance.</td>
<td>§ 20-301 of the Land Use Article controls with respect to this request; County projects would be exempt from the Zoning Ordinance.</td>
</tr>
<tr>
<td>#15</td>
<td>Ensure the body holding the hearing provides notice; incorporate the ZHE in the process for all evidentiary hearings on Council applications.</td>
<td>These have been done.</td>
</tr>
<tr>
<td>#16</td>
<td>Make “Class 3 Fill” and “Rubble Fill” principal uses instead of temporary.</td>
<td>This has been done.</td>
</tr>
<tr>
<td>#17</td>
<td>Add the order of zone intensity.</td>
<td>This has been done.</td>
</tr>
<tr>
<td>District Council Comments (To Date)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Request #18</strong></td>
<td>Revise the nonconformities provisions to delete the ability to substitute one nonconforming use for another and require more Special Exceptions.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
<td></td>
</tr>
<tr>
<td><strong>Request #19</strong></td>
<td>Take another look at the grandfathering and transition provisions.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done; new provisions will be part of the public release version of the Comprehensive Review Draft.</td>
<td></td>
</tr>
<tr>
<td><strong>Request #20</strong></td>
<td>Increase the notice timeframe for Pre-Application Neighborhood Meetings and require additional meeting(s) if development does not proceed in a timely manner.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
<td></td>
</tr>
<tr>
<td><strong>Request #21</strong></td>
<td>Provide neighborhood compatibility protections for – and against – townhouse development.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Response:</strong></td>
<td>This has been done.</td>
<td></td>
</tr>
</tbody>
</table>
## Other Changes to Expect

<table>
<thead>
<tr>
<th><strong>APF</strong></th>
<th>The Subdivision Regulations include a new approach to APF for everything except Transportation, Parks and Recreation, and Water and Sewer.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minor Subdivision</strong></td>
<td>Look for the “25 Rule”.</td>
</tr>
<tr>
<td><strong>LCD Zone</strong></td>
<td>A new Legacy Comprehensive Design Zone has been created.</td>
</tr>
<tr>
<td><strong>NCO Zones</strong></td>
<td>Two new NCO Zones have been created.</td>
</tr>
</tbody>
</table>

*While reviewing comments received on the Certificate of Adequacy and APF procedures, staff realized that an enabling clause allowing the District Council to set the adequacy standards by resolution may be an effective approach.*

*The thresholds between major and minor preliminary plans of subdivision have been revised to 25 du or 25,000 square feet of nonresidential development.*

*This zone solves a major challenge for the CMA.*

*These zones were developed in collaboration with Greenbelt and Mount Rainier.*
COUNTYWIDE MAP AMENDMENT
The Countywide Map Amendment (CMA)

- Is a mapping exercise
- Implements the comprehensive zoning update
- Takes place immediately after the approval of the new Zoning Ordinance
- Applies new zones to each property in the County
- Is essential to the implementation of the new Zoning Ordinance
## Countywide Map Amendment
### Rural and Agricultural and Residential Base Zones

<table>
<thead>
<tr>
<th>Current Zones</th>
<th>Proposed Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-O-S: Reserved Open Space</td>
<td>ROS: Reserved Open Space</td>
</tr>
<tr>
<td>O-S: Open Space</td>
<td>AG: Agriculture and Preservation</td>
</tr>
<tr>
<td>R-A: Residential-Agricultural</td>
<td>AR: Agriculture Residential</td>
</tr>
<tr>
<td>R-E: Residential Estate</td>
<td>RE: Residential Estate</td>
</tr>
<tr>
<td>R-R: Rural Residential</td>
<td>RR: Rural Residential</td>
</tr>
<tr>
<td>R-80: One-Family Detached Residential</td>
<td>RSF-95: Residential, Single-Family – 95</td>
</tr>
<tr>
<td>R-35: One-Family Semidetached &amp; Two-Family Detached</td>
<td></td>
</tr>
<tr>
<td>R-20: One-Family Triple-Attached Residential</td>
<td>RSF-A: Residential, Single-Family – Attached</td>
</tr>
<tr>
<td>R-T: Townhouse</td>
<td></td>
</tr>
<tr>
<td>R-30: Multifamily Low Density Residential</td>
<td>RMF-12: Residential, Multifamily-12</td>
</tr>
<tr>
<td>R-30C: Multifamily Low Density Residential – Condominium</td>
<td></td>
</tr>
<tr>
<td>R-18: Multifamily Medium Density Residential</td>
<td>RMF-20: Residential, Multifamily-20</td>
</tr>
<tr>
<td>R-18C: Multifamily Medium Density Residential - Condominium</td>
<td></td>
</tr>
<tr>
<td>R-10: Multifamily High Density Residential</td>
<td>RMF-48: Residential, Multifamily-48</td>
</tr>
<tr>
<td>R-10A: Multifamily High Density Residential - Efficiency</td>
<td></td>
</tr>
<tr>
<td>R-H: Multifamily High-Rise Residential</td>
<td></td>
</tr>
</tbody>
</table>
### Countywide Map Amendment

#### Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Current Zones</th>
<th>Proposed Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-O: Commercial Office</td>
<td>CGO: Commercial General and Office</td>
</tr>
<tr>
<td>C-A: Commercial Ancillary</td>
<td></td>
</tr>
<tr>
<td>C-S-C: Commercial Shopping Center</td>
<td></td>
</tr>
<tr>
<td>C-1: Existing Local Commercial</td>
<td></td>
</tr>
<tr>
<td>C-2: Existing General Commercial</td>
<td></td>
</tr>
<tr>
<td>C-G: Existing General Commercial</td>
<td></td>
</tr>
<tr>
<td>C-C: Existing Community Commercial</td>
<td></td>
</tr>
<tr>
<td>C-W: Commercial Waterfront</td>
<td></td>
</tr>
<tr>
<td>C-M: Commercial Miscellaneous</td>
<td>CS: Commercial Service</td>
</tr>
<tr>
<td>C-H: Existing Highway Commercial</td>
<td></td>
</tr>
<tr>
<td>NEW</td>
<td>CN: Commercial Neighborhood</td>
</tr>
<tr>
<td>I-1: Light Industrial</td>
<td>IE: Industrial/Employment</td>
</tr>
<tr>
<td>I-3: Planned Industrial/Employment</td>
<td></td>
</tr>
<tr>
<td>I-4: Limited Intensity Industrial</td>
<td></td>
</tr>
<tr>
<td>U-L-I: Urban Light Industrial</td>
<td></td>
</tr>
<tr>
<td>I-2: Heavy Industrial</td>
<td>IH: Industrial, Heavy</td>
</tr>
</tbody>
</table>
Countywide Map Amendment

Transit-Oriented/Activity Center
Base Zones

<table>
<thead>
<tr>
<th>Plan 2035 Center Designation</th>
<th>Proposed Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Transit District (Downtown)</td>
<td>RTO-H: Regional Transit-Oriented -- High Intensity</td>
</tr>
<tr>
<td>Regional Transit District</td>
<td>RTO-L: Regional Transit-Oriented -- Low-Intensity</td>
</tr>
<tr>
<td>Local Transit Center</td>
<td>LTO: Local Transit-Oriented</td>
</tr>
<tr>
<td>Town Center</td>
<td>TAC: Town Activity Center</td>
</tr>
<tr>
<td>Campus Center</td>
<td>NAC: Neighborhood Activity Center</td>
</tr>
<tr>
<td>Neighborhood Center</td>
<td></td>
</tr>
</tbody>
</table>

The US 1 corridor and the designated Innovation Corridor will also be eligible for the RTO-H, RTO-L, LTO, and NAC zones, depending on the location.
## Countywide Map Amendment
### Other Base Zones

<table>
<thead>
<tr>
<th>Current Comprehensive Design Zones</th>
<th>Proposed Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-L: Residential Low Development</td>
<td></td>
</tr>
<tr>
<td>R-S: Residential Suburban Development</td>
<td></td>
</tr>
<tr>
<td>R-M: Residential Medium Development</td>
<td></td>
</tr>
<tr>
<td>R-U: Residential Urban Development</td>
<td></td>
</tr>
<tr>
<td>V-L: Village-Low</td>
<td></td>
</tr>
<tr>
<td>V-M: Village-Medium</td>
<td></td>
</tr>
<tr>
<td>M-A-C: Major Activity Center (New Town or Corridor, Major Metro Center)</td>
<td>LCD: Legacy Comprehensive Design</td>
</tr>
<tr>
<td>L-A-C: Local Activity Center (Neighborhood, Village, Community)</td>
<td></td>
</tr>
<tr>
<td>R-P-C: Planned Community</td>
<td></td>
</tr>
<tr>
<td>UC-4: Corridor Node</td>
<td></td>
</tr>
<tr>
<td>UC-3: Community Urban Center</td>
<td></td>
</tr>
<tr>
<td>UC-2: Regional Urban Center</td>
<td></td>
</tr>
<tr>
<td>UC-1: Metropolitan Urban Center</td>
<td></td>
</tr>
<tr>
<td>E-I-A: Employment &amp; Institutional Area</td>
<td></td>
</tr>
<tr>
<td>R-M-H: Planned Mobile Home Community</td>
<td>RMH: Planned Mobile Home Community</td>
</tr>
</tbody>
</table>
## Decision Matrix

### Mixed-Use zones NOT located in a Center

<table>
<thead>
<tr>
<th>Current Zones That Will Be Discontinued</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>M-X-T</strong> <em>(Mixed Use – Transportation Oriented)</em></td>
</tr>
<tr>
<td><strong>M-X-C</strong> <em>(Mixed-Use Community)</em></td>
</tr>
</tbody>
</table>

3% of the County
A decision matrix is a flowchart-like structure typically used when a group must make logical and consistent decisions. It contains a series of questions that use multiple criteria and sets of values to derive an outcome to a question or issue.
Decision Matrix

- Tool for determining the application of the appropriate zone for the remaining 3% of properties/land area

- It will factor
  - Existing zone
  - Location (adjacent zones, nearby roads)
  - Entitlements
  - Master plan policy/strategy

- Ensure that everyone is playing by the same rules

- Planning staff will work with District Council to create

- District Council will vote to approve/endorse

- Stick to it!
Tidler/Wardlaw Properties

Location: NW quadrant of Old Gunpowder Rd and Ammendale Rd

Master Plan: 2010 Approved Master Plan and SMA for Subregion 1

Size: 8.96 acres

Existing Use: 3 houses

Current Zone: M-X-T
## Decision Matrix

### Test Case (Beltsville)

#### Matrix Questions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Innovation Corridor</td>
<td>No (go to question 2)</td>
</tr>
<tr>
<td>Within 500’ of Rural and Agricultural Area</td>
<td>No (go to question 3)</td>
</tr>
<tr>
<td>Entitlement/Approved DSP</td>
<td>No (go to question 4)</td>
</tr>
<tr>
<td>Master Plan Guidance</td>
<td>Yes <em>(2010 Subregion 1 Master Plan and SMA)</em> &lt;br&gt;This area is to be targeted for an <strong>office and technology mix of uses</strong> with allowance for a modest amount of retail and <strong>multi-family residential</strong> (not exceeding 50% of the square footage of the development) with a high quality of design. <em>(go to question 7)</em></td>
</tr>
<tr>
<td>Primarily Residential or Nonresidential</td>
<td>Nonresidential <em>(go to question 9)</em></td>
</tr>
<tr>
<td>Highest Intensity Abutting Zone</td>
<td>CO (Commercial Office) = converts to <strong>CGO</strong> (Commercial General and Office)</td>
</tr>
</tbody>
</table>

#### Decision Matrix Results

| New Zone | CGO (Commercial General and Office) |

#### Notes

The CGO zone provides land for a diverse range of business, civic, and mixed-use development. Typically located at major intersections where visibility and good access are important. Uses include:

- Offices
- Retail sales and services, eating or drinking establishments
- Residential
- Recreation and entertainment sales and services
- Institutional
# Decision Matrix

## Test Case (Beltsville)

<table>
<thead>
<tr>
<th>Matrix Questions</th>
<th>Answer</th>
</tr>
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<tbody>
<tr>
<td>Within Innovation Corridor</td>
<td>No (go to question 2)</td>
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<tr>
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<tr>
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<td>No (go to question 4)</td>
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<tr>
<td>Master Plan Guidance</td>
<td>Yes (2010 Subregion 1 Master Plan and SMA)</td>
</tr>
<tr>
<td></td>
<td>This area is to be targeted for an <a href="#">office and technology mix of uses</a> with allowance for a modest amount of retail and <a href="#">multi-family residential</a> (not exceeding 50% of the square footage of the development) with a high quality of design. (go to question 7)</td>
</tr>
<tr>
<td>Primarily Residential or Nonresidential</td>
<td>Nonresidential (go to question 9)</td>
</tr>
<tr>
<td>Highest Intensity Abutting Zone</td>
<td>CO (Commercial Office) = converts to CGO (Commercial General and Office)</td>
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## Decision Matrix Results

| New Zone | CGO (Commercial General and Office) |

## Notes

The CGO zone provides land for a diverse range of business, civic, and mixed-use development. Typically located at major intersections where visibility and good access are important. Uses include:

- Offices
- Retail sales and services, eating or drinking establishments
- Residential
- Recreation and entertainment sales and services
- Institutional
# Decision Matrix

## Test Case (Beltsville)

### Matrix Questions

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<tr>
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<tr>
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<td>No (go to question 4)</td>
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<tr>
<td>Master Plan Guidance</td>
<td>Yes <em>(2010 Subregion 1 Master Plan and SMA)</em>&lt;br&gt;This areas is to be targeted for an office and technology mix of uses with allowance for a modest amount of retail and multi-family residential (not exceeding 50% of the square footage of the development) with a high quality of design. (go to question 7)</td>
</tr>
<tr>
<td>Primarily Residential or Nonresidential</td>
<td>Nonresidential (go to question 9)</td>
</tr>
<tr>
<td>Highest Intensity Abutting Zone</td>
<td>CO (Commercial Office) = converts to CGO (Commercial General and Office)</td>
</tr>
</tbody>
</table>

### Decision Matrix Results

| New Zone | CGO (Commercial General and Office) |

### Notes

The CGO zone provides land for a diverse range of business, civic, and mixed-use development. Typically located at major intersections where visibility and good access are important. Uses include:

- Offices
- Retail sales and services, eating or drinking establishments
- Residential
- Recreation and entertainment sales and services
- Institutional
Sample Matrix: Beltsville

1. Is your property within the Plan 2035 Innovation Corridor and/or along the US 1 Corridor?
   - Yes → Go to Question 7
   - No → Go to Question 2

2. Is your property within 500 feet of the Agricultural and Rural Area, with no major road between?
   - Yes → Your new zone will be BMR 12
   - No → Go to Question 3

3. Is there an approved Detailed Site Plan for your property?
   - Yes → Go to Question 4
   - No → Go to Question 5

4. Are there any master plan policies or strategies that provide development guidance for your property?
   - Yes → Your new zone will be GCO
   - No → Your new zone will be SC

5. Is your property vacant or undeveloped?
   - Yes → Go to Question 6
   - No → Your new zone will be MI

6. What is the highest intensity zone that is next to or nearest your property?
   - Yes → Your new zone will be MI
   - No → Your new zone will be SC

7. Is the detailed site plan, master plan policy/strategy, or current development on the property predominately Residential or Nonresidential?
   - Residential → Go to Question 10
   - Nonresidential → Your new zone will be GCO

8. Is the property on a major* or minor road?
   - Major* → MAJOR
   - Minor → MINOR

9. What is the highest intensity abutting zone?
   - If there is no abutting zone, then what is the nearest zone to your property?
     - Yes → Is it GCO Zone?
     - No → Is it SC Zone?

10. Is the property on a major* or minor road?
    - Yes → Your new zone will be GCO
    - No → Your new zone will be SC

* Major road is defined as a freeway, expressway, arterial, or major collector.
Signature Club at Manning Village

**Location:** NE quadrant of Indian Head Hwy and Berry Rd

**Master Plan:** 2013 Approved Master Plan and SMA for Subregion 5

**Size:** 70.75 acres

**Existing Use:** Undeveloped

**Current Zone:** M-X-T
## Decision Matrix

### Test Case (Accokeek)

<table>
<thead>
<tr>
<th>Matrix Questions</th>
<th>Answer/Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Innovation Corridor</td>
<td>No (go to question 2)</td>
</tr>
<tr>
<td>Within 500’ of Rural and Agricultural Area</td>
<td>No (go to question 3)</td>
</tr>
<tr>
<td>Entitlement/Approved DSP</td>
<td>Yes, DSP-04063 for age qualified community with 315 dwelling units (go to question 7)</td>
</tr>
<tr>
<td>Primarily Residential or Nonresidential</td>
<td>Residential (go to question 8)</td>
</tr>
<tr>
<td>On Major or Minor Road</td>
<td>Major, Indian Head Hwy (Maryland Route 210) and Berry Road (Maryland Route 228)</td>
</tr>
</tbody>
</table>

### Decision Matrix Results

- New Zone: RMF-48 (Residential, Multifamily-48)

### Notes

The RMF-48 zone provides land for high-density multifamily development, along with other forms of development that support residential living and walkability that are:
- Proximate to centers, or in appropriate locations along commercial corridors
- Primarily high density residential in character and form
- Respectful of the natural features of the land
- Compatible with surrounding land
## Decision Matrix

### Test Case (Accokeek)

<table>
<thead>
<tr>
<th>Matrix Questions</th>
<th>Answer</th>
</tr>
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<tr>
<td>On Major or Minor Road</td>
<td>Major, Indian Head Hwy (Maryland Route 210) and Berry Road (Maryland Route 228)</td>
</tr>
</tbody>
</table>

### Decision Matrix Results

| New Zone                      | RMF-48 (Residential, Multifamily-48) |

### Notes

The RMF-48 zone provides land for high-density multifamily development, along with other forms of development that support residential living and walkability that are:
- Proximate to centers, or in appropriate locations along commercial corridors
- Primarily high density residential in character and form
- Respectful of the natural features of the land
- Compatible with surrounding land
### Decision Matrix

**Test Case (Accokeek)**

#### Matrix Questions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Innovation Corridor</td>
<td>No (go to question 2)</td>
</tr>
<tr>
<td>Within 500’ of Rural and Agricultural Area</td>
<td>No (go to question 3)</td>
</tr>
<tr>
<td>Entitlement/Approved DSP</td>
<td>Yes, DSP-04063 for age qualified community with 315 dwelling units (go to question 7)</td>
</tr>
<tr>
<td>Primarily Residential or Nonresidential</td>
<td>Residential (go to question 8)</td>
</tr>
<tr>
<td>On Major or Minor Road</td>
<td>Major, Indian Head Hwy (Maryland Route 210) and Berry Road (Maryland Route 228)</td>
</tr>
</tbody>
</table>

#### Decision Matrix Results

- **New Zone**: RMF-48 (Residential, Multifamily-48)

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Swipe Tool

Proposed Zoning
Use the slider to compare Current Zoning, on left side of slider, with Proposed Zoning, on right side of slider, displayed by County Council District. Select tab below to zoom to corresponding district number. Zoom in further to see property and a (very) few other basic layers.

Zoning Rewrite Website
Proposed Zoning Code

Legend
- C.A
- C.C
- C.G
- C.H
- C.M
- C.O
- C.R-C
- C.S-C
- C.W
- E-L-A
- E-Re
- L-1
- L-2
- L.5
- L.6
- M.C.O
- M.F.R.12
- M.F.R.20
- M.F.R.48
- M.F.R.60
- PL
- RE
- SC
- SEP.46
Swipe Tool

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Zoning Rewrite Website
Proposed Zoning Code

Legend

- CA
- CC
- CG
- CH
- CM
- CO
- CR-C
- CS-C
- CW
- E-L-A
- E
- L-1
- L-2
- L3
- MFR-12
- MFR-20
- MFR-48
- RE
- PL
- NE
- SE
- NW
- SW
- DC
- GC
Swipe Tool

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Zoning Rewrite Website
Proposed Zoning Code

Legend

C.A.  GCQ
C.C.  HI
C.G.  IE
C.H.  IE.PD
C.M.  MFR.12
C.O.  MFR.20
C.R-C  MFR.48
C.S-C  PL
C.W  RE
E-L.A  RR
L.1  SC
L.2  SFR.46

Contact us (or click MCPC logo below for more information)
EXISTING MIXED-USE & OVERLAY ZONES
Existing Mixed-Use and Overlay Zones

- M-X-T
- M-U-I
- M-U-TC
- DDOZ
- TDOZ

Staff’s professional opinion: the proposed zones are superior to the M-X-T, M-U-I, and M-U-TC, and the new Zoning Ordinance will effectively replace the DDOZ and TDOZ zones.
Existing Mixed-Use and Overlay Zones

- The current mixed-use zones are not effective, and would need **substantial revisions** to be effective. Clarion’s proposed zones are a better choice.

- Staff strongly believes the DDOZ and TDOZ are essentially unfixable.

- Staff believes retention of either the DDOZ or TDOZ would be the single most detrimental action that could be taken regarding the new Zoning Ordinance.
USE COMPARISON TOOL
What uses are permitted in the current base zones?

What uses are permitted in the proposed base zones?

Is my current use in my current base zone going to change in the proposed ordinance?
Comparison Tables

- Compares one use at a time
- Clearly indicates if there is a change
- Includes use classification, category, and section number of use specific standards (if necessary)
Current and Proposed Uses

Comparison Tool

**Screenshot of Comparison Tool**

<table>
<thead>
<tr>
<th>Prince George’s County</th>
<th>Zoning Ordinance and Subdivision Re-Write</th>
<th>Use and Zone Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>What Use Classification is it in the Current Ordinance?</strong></td>
<td><strong>What is the Specific Use in the Current Ordinance?</strong></td>
<td><strong>Zone in the Current Ordinance Use Permission</strong></td>
</tr>
<tr>
<td>Commercial</td>
<td>Animal training</td>
<td>R-O-S</td>
</tr>
<tr>
<td></td>
<td></td>
<td>O-S</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R-A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R-E</td>
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<td>R-R</td>
</tr>
<tr>
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<td></td>
<td>R-10</td>
</tr>
<tr>
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<td>R-35</td>
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<td></td>
<td>R-20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R-T</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R-30 R-35 R-20 R-18 R-10C</td>
</tr>
</tbody>
</table>

**Proposed Zone Use Permission**

<table>
<thead>
<tr>
<th>ROS</th>
<th>AG</th>
<th>AR</th>
<th>RE</th>
<th>RR</th>
<th>SF-9</th>
<th>SF-6</th>
<th>RSF-A</th>
<th>RMF-12</th>
<th>RMF-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>SE</td>
</tr>
</tbody>
</table>

**Are there any changes in use between the current and proposed zone?**

<table>
<thead>
<tr>
<th>Residential Zones</th>
<th>Residential Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Do this Proposed Use have additional Use Specific Standards to mitigate impacts?**

27-5-207.E.3.d

*Note: An "HHA" in the Use Permission Row for the Proposed Zone indicates that the current use has been removed from the proposed use table and does not have a direct transition.*
PROJECT SCHEDULE
Town Hall Meeting and Clarion Associates Worksession

What do you wish to discuss with Clarion Associates during the July 17 worksession?

Clarion Associates will present a 20-minute overview of the project during the Town Hall scheduled at 7:00 p.m. on Monday, July 17, 2017 to leave plenty of time for community input.
SEPT - DEC 2017

- Comprehensive Review Draft released for public review and comment
- Consideration of small number of bills, including establishment of Countywide Map Amendment process

JAN - MAR 2018

- Council retreat - update
- Legislative draft presented to Council
  - Legislative package
  - Review of draft Applications Manual
  - Legislative hearings and approval
Project Schedule

MAR - SEPT 2018

- Public outreach and education
- Finalization of Applications Manual
- Preparation of application forms, flowcharts, and other documents
- Countywide Map Amendment approved – NEW CODES LIVE!
  - (CMA approved OCT 2018 with second public hearing)