Prince George’s County
Countywide Map Amendment

Regional Education Sessions
November 2019
Today we will...

1. Countywide Map Amendment Background/History
2. What is Zoning?
3. Why was the Zoning Ordinance updated?
4. What is the Countywide Map Amendment (CMA)?
5. Project schedule
6. Getting to know your new zone
NOTICE OF INITIATION FOR A COUNTYWIDE SECTIONAL MAP AMENDMENT FOR PRINCE GEORGE’S COUNTY

301-952-4944 • zoningpgc.papplanning.com • zoningpgc@ppd.mncppc.org

SMITH JAMES & JANET
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20774-8841

IMPORTANT NOTICE FOR RESIDENTS, AND BUSINESS AND PROPERTY OWNERS LOCATED INSIDE

FREQUENTLY ASKED QUESTIONS

On October 23, 2018, after considerable community participation and stakeholder engagement, the Prince George’s County Council adopted a new Zoning Ordinance (CB-15-2018) and Subdivision Regulations (CB-13-2018) for Prince George’s County. In order to implement the new Zoning Ordinance, Prince George’s County must apply the new zoning districts (or zones) to all properties in the County. The process of applying the new zones is known as the Countywide Sectional Map Amendment, which is a technical, non-substantive rezoning effort to transition all properties in the County to the new zone that is most similar to its existing zone.

The Prince George’s County Planning Department of The Maryland-National Capital Park and Planning Commission is managing the project. The Department will work closely with the community, elected and appointed officials, and various County agencies.

Q: What is the Countywide Sectional Map Amendment?
A: The Countywide Sectional Map Amendment is the second phase of the Zoning Ordinance Rewrite project that will apply the new zones to properties in the County. The Countywide Sectional Map Amendment covers all of Prince George’s County except for the City of Laurel. The Countywide Sectional Map Amendment will apply the new zoning regulations to lands in the County and transition the existing zone to the most similar zone contained in the new Zoning Ordinance.

Q: How can I find the new zone being recommended for my property?
A: There are several ways that you can find the new zone being recommended for your property:
Visit zoningpgc.papplanning.com to use our new zone to old zone swipe tool. The application is a quick and easy way to learn how the Countywide Sectional Map Amendment will be applied to your property or neighboring properties. Simply enter your address to start.
Contact the Zoning Rewrite and Countywide Sectional Map Amendment Project Team at 301-952-4944 or by email at zoningpgc@ppd.mncppc.org

Q: How will the Zoning Rewrite or Countywide Sectional Map Amendment impact my school district or the school that my child attends?
A: The Zoning Rewrite or Countywide Sectional Map Amendment will not impact you or your child’s school district. For additional questions about your school district, please contact The Department of Pupil Accounting & School Boundaries at 301-952-6300 or email at pash@pgcps.org Prince George’s County Public Schools.
You might be here because you want to know..

1. What is the Countywide Map Amendment?
2. Why are you rezoning me?
3. Is this going to impact my property taxes?
4. Why is the City of Laurel excluded?
5. Is this going to change my school or town boundaries or zip code?
CMA Background and History
Project Timeline

2014

GENERAL PLAN APPROVED
Prince George’s County Council Approves Plan PGC 2035

2014

LAUNCHED ZOSR
County’s project to update Zoning Ordinance starts, as new general plan is adopted

2017

250th PUBLIC MEETING
As part of saturation outreach, project team meets with residents throughout the County

2017

COMPREHENSIVE REVIEW DRAFT
Planning Department releases the Comprehensive Review Draft, which is the result of 3-years of stakeholder input & feedback

2018

ZOSR ADOPTED
County Council approves text of new Zoning Ordinance & Subdivision Regulations
Prince George’s County Countywide Map Amendment

Project Timeline

CMA INITIATED
County Council initiated technical, non-substantive Countywide Map Amendment

2019

CMA APPROVED
County Council approves new zoning maps for Prince George's

2020 (Late Fall)

NEW ORDINANCE TAKES EFFECT
New Zoning Ordinance and Subdivision Regulations take effect, after extensive stakeholder education & training

2020 (Late Fall)

SAME DAY
What We Did

• Almost 400 stakeholder meetings to date
• Walking Tours
• Educational Workshops with residents of all ages
• Regional listening sessions
• Community-based input forums
• Mass Mailing to 300K+ residents & property owners
• Digital Feedback Platforms (Twitter, Facebook, CiviComment)
• Digital use conversion chart
• Project Website
• Stakeholder and Coalition Focus Groups
What is the zoning rewrite and the CMA (two parts)

1. **Zoning Ordinance** (sets the rules)
   - **43 Zones** that replace the current **73 zones**
     - What you can build on a property
     - How development must look
     - Planning Board’s role in development
     - County Council’s role in development

2. **Countywide Map Amendment** (shows where rules apply)
   - Applies the new 43 zones on to each property in the County
   - Replaces current zones with similar new zones
     - Single-family will remain single-family
     - Rural will remain rural
What is Zoning?
What is Zoning?

It’s a tool used to...

• **Implement our shared vision for the County (via Plan 2035)**

• **Implement our shared community/neighborhood vision as articulated in area plans.**
What is Zoning?

- It’s the law...
- Categorizes land into zones with specific rules for each.
- Zoning regulates the land use and building design.
  - Activities allowed in a zone (e.g. residential, commercial, industrial)
  - Building height, width, and depth
  - Number of dwellings allowed on an acre
Why was the zoning ordinance updated?
Why was it updated?

• The current ordinance is... It’s really long!
  - Over 1,000 pages
  - When printed, the zoning laws are nearly 1 ½ feet thick

• It’s confusing!
Why was it updated?

- We need an ordinance that will help
  - Create jobs
  - Increase nonresidential tax base
  - Sustain our natural resources and rural areas
  - Encourage safe, walkable, and healthy communities
The New Zoning Ordinance (adopted Oct 2018)

Challenge: The Zoning Ordinance contains too many zones and uses, fostering confusion. The County has not been achieving the development quality we deserve

Solutions:
• Consolidate zones – from 73 to 43
• Consolidate uses – from ~1,200 to ~250
• Ensure each zone has a distinct purpose
• Provide a logical and consistent use structure
• Updated parking, landscaping, and signage standards
• New and modern development standards

Result:
• Zones and uses that better implement plans and County policies
• Greatly increased flexibility
• Tools that encourage economic development
• Higher quality of development Countywide

Table 27-4102: Classes of Zones

<table>
<thead>
<tr>
<th>Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural and Agricultural Base Zones</td>
</tr>
<tr>
<td>ROS: Reserved Open Space Zone</td>
</tr>
<tr>
<td>AG: Agriculture and Preservation Zone</td>
</tr>
<tr>
<td>AR: Agricultural-Residential Zone</td>
</tr>
<tr>
<td>Residential Zones</td>
</tr>
<tr>
<td>RE: Residential Estate Zone</td>
</tr>
<tr>
<td>RR: Residential, Rural Zone</td>
</tr>
<tr>
<td>RSF-95: Residential, Single-Family—95 Zone</td>
</tr>
<tr>
<td>RSF-65: Residential, Single-Family—65 Zone</td>
</tr>
<tr>
<td>RSF-A: Residential, Single-Family—Attached Zone</td>
</tr>
<tr>
<td>RMF-12: Residential, Multifamily-12 Zone</td>
</tr>
<tr>
<td>RMF-20: Residential, Multifamily-20 Zone</td>
</tr>
<tr>
<td>RMF-48: Residential, Multifamily-48 Zone</td>
</tr>
<tr>
<td>Nonresidential Base Zones</td>
</tr>
<tr>
<td>CN: Commercial, Neighborhood Zone</td>
</tr>
<tr>
<td>CGO: Commercial, General and Office Zone</td>
</tr>
<tr>
<td>CS: Commercial, Service Zone</td>
</tr>
<tr>
<td>IE: Industrial, Employment Zone</td>
</tr>
<tr>
<td>IH: Industrial, Heavy Zone</td>
</tr>
<tr>
<td>Transit-Oriented/Activity Center Base Zones</td>
</tr>
<tr>
<td>NAC: Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td>TAC: Town Activity Center Zone</td>
</tr>
<tr>
<td>LTO: Local Transit-Oriented Zone</td>
</tr>
<tr>
<td>RTO-L: Regional Transit-Oriented, Low-Intensity Zone</td>
</tr>
<tr>
<td>RTO-H: Regional Transit-Oriented, High-Intensity Zone</td>
</tr>
</tbody>
</table>
Sec. 27-542. - Purposes.

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

(9) To permit a flexible response to the market and promote economic vitality and investment; and

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

(CB-84-1990; CB-47-1995; CB-78-2006)

Sec. 27-543. - Uses.

The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by Section 27-542(d).

(CB-78-2006)

Sec. 27-544. - Regulations.

(a) Except as provided in Subsections (b) and (c) of this Section, additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(b) Except as otherwise specified in this Division, where an approved Conceptual Site Plan imposes certain regulations related to the location, density, coverage, and height of improvements that are intended to implement recommendations for mixed-use development within a comprehensive master plan or general plan, such standards shall provide guidance for the development regulations
(f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones

1. **Purposes**

   The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity zones are to:

   (A) Provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development;

   (B) Incorporate key elements of walkable and bikeable urbanism that are well-connected to a regional transportation network through a range of transit options; and

   (C) Provide a mix of uses that serve regional needs.

2. **Division of Zone into Core and Edge Areas**

   When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone's Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about 1/2 mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone's Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone's Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.
Now we map it
(What is the CMA?)

Initiation (July 23, 2019)
Countywide Map Amendment

What is it?

• Takes place after the approval of the Zoning Ordinance

• Mapping exercise

• Replaces the current zone on each property with a similar new zone (Adhering to County Council rules)

• Ensure that everyone is playing by the same rules

• Ensure zoning conversions are objective, transparent, fair, and equitable

• **MUST BE APPROVED** for new zoning ordinance to take effect
It’s a mapping exercise…

Marlow Heights (example)
It’s a mapping exercise…
## It’s a mapping exercise…

<table>
<thead>
<tr>
<th>Current Zone</th>
<th>New Zone</th>
<th>Uses:</th>
<th>Uses:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-S-C</td>
<td>CGO</td>
<td>Provides retail and service commercial activities associated with a shopping center</td>
<td>Provides a range of retail, business, and residential uses in a pedestrian and bicycle friendly mixed-use development.</td>
</tr>
<tr>
<td>ROS</td>
<td></td>
<td>Single-Family Zones will see no impact to taxes.</td>
<td></td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• ROS</td>
<td>• ROS</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• AG</td>
<td>• AG</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• AR</td>
<td>• AR</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• RE</td>
<td>• RE</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• RR</td>
<td>• RR</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• RSF-95</td>
<td>• RSF-95</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• RSF-65</td>
<td>• RSF-65</td>
</tr>
<tr>
<td>RSF</td>
<td></td>
<td>• RSF-A</td>
<td>• RSF-A</td>
</tr>
<tr>
<td>RMF</td>
<td></td>
<td>• CGO</td>
<td>• CGO</td>
</tr>
<tr>
<td>RMF</td>
<td></td>
<td>• RMF-20</td>
<td>• RMF-20</td>
</tr>
<tr>
<td>RMF</td>
<td></td>
<td>• RMF-12</td>
<td>• RMF-12</td>
</tr>
<tr>
<td>RMF-20</td>
<td></td>
<td>• RSF-65</td>
<td>• RSF-65</td>
</tr>
<tr>
<td>RMF-95</td>
<td></td>
<td>• RSF-95</td>
<td>• RSF-95</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• RSF-A</td>
<td>• RSF-A</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• RR</td>
<td>• RR</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• ROS</td>
<td>• ROS</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• AG</td>
<td>• AG</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• AR</td>
<td>• AR</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• RE</td>
<td>• RE</td>
</tr>
<tr>
<td>RR</td>
<td></td>
<td>• RR</td>
<td>• RR</td>
</tr>
</tbody>
</table>

### Single-Family Zones

- **ROS**
- **AG**
- **AR**
- **RE**
- **RR**
- **RSF-95**
- **RSF-65**
- **RSF-A**
It’s a mapping exercise…
Project Schedule
Regional Education Sessions (Open House Format)

- **North**
  Thursday Nov 7th
  College Park Airport Operations Building
  1909 Corporal Frank Scott Drive, College Park
  6:00-8:00 p.m.

- **Central**
  Thursday Nov 21st
  Sports and Learning Complex
  8001 Sheriff Road, Landover
  6:00-8:00 p.m.

- **South**
  Saturday Nov 23rd
  Southern Regional Technology & Recreation Complex
  7007 Bock Road, Fort Washington
  10:00 a.m. - 12:00 p.m.
### CMA Generalized Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date/Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Adopted Zoning Ordinance (District Council)</td>
<td>October 23, 2018</td>
</tr>
<tr>
<td>• New zones (consolidated from 73 to 43)</td>
<td></td>
</tr>
<tr>
<td>• Subdivision Regulations</td>
<td></td>
</tr>
<tr>
<td>CMA Initiation (District Council)</td>
<td>July 23, 2019</td>
</tr>
<tr>
<td>• Goals, Concepts, and Guidelines and Public Participation Program</td>
<td></td>
</tr>
<tr>
<td>• Guide to New Zones</td>
<td></td>
</tr>
<tr>
<td>• Public Notice</td>
<td></td>
</tr>
<tr>
<td>Map Preparation and Public Engagement</td>
<td>Fall 2019-Spring 2020</td>
</tr>
<tr>
<td>• Prepare Preliminary Zoning Map (following Guide to New Zones)</td>
<td></td>
</tr>
<tr>
<td>• Interactive digital map “Swipe Tool” is made available for public use</td>
<td></td>
</tr>
<tr>
<td>• Conduct Community Meetings and Regional Education Sessions</td>
<td></td>
</tr>
<tr>
<td>• Joint Public Hearing</td>
<td>Spring 2020</td>
</tr>
<tr>
<td>• Planning Board Worksessions and Endorsement</td>
<td></td>
</tr>
<tr>
<td>• All Pending Zoning Map Amendments are Postponed</td>
<td></td>
</tr>
<tr>
<td>• District Council Worksessions</td>
<td>Summer-Fall 2020</td>
</tr>
<tr>
<td>• Second Joint Public Hearing (if necessary)</td>
<td></td>
</tr>
<tr>
<td>CMA Approval by District Council</td>
<td>Late Fall 2020</td>
</tr>
</tbody>
</table>
Getting to know your new zone
Materials (in folder)

- Approved Guide to New Zones (rules used to apply new zones)
- Visual Guide to Zoning Categories (overview of new zones)
- 2010 Guide to Zoning Categories (overview of current zones)
- Legal Notice with FAQ (mailer)
- Notes sheet
You might be here because you want to know..

<table>
<thead>
<tr>
<th>QUESTION</th>
<th>ANSWER</th>
</tr>
</thead>
</table>
| 1. What is the Countywide Map Amendment?      | • A mapping exercise  
• Assigning one of the 43 new zones to every property              |
| 2. Why are you rezoning me?                   | • Implement the recently approved zoning ordinance  
• Create jobs and increase nonresidential tax base  
• Higher quality development  
• Sustain our natural resources and rural areas  
• Encourage safe, walkable, and healthy communities |
| 3. Is this going to impact my property taxes? | • Single-Family zones: No  
• Multifamily zones: Possibly  
• Nonresidential zones: Possibly |
| 4. Why is the City of Laurel excluded?        | It has its own zoning authority                                         |
| 5. Is this going to change my school or town  | No                                                                     |
| boundaries or zip code?                       |                                                                        |
Thank You

Zoning Rewrite Project Team
301-952-4944
zoningpgc@pgplanning.com
@ZoningPGC
ZoningPGC.pgplanning.com