Prince George’s County
Zoning Ordinance and Subdivision Regulations Rewrite
Spring 2020

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George’s County Planning Department
Today we will...

• Recap the project’s history

• Discuss the transition and grandfathering rules

• Review major changes to the Zoning Ordinance and Subdivision Regulations

• Explore applying the new zones and Zoning Ordinance
  • Technical, non-substantive Countywide Map Amendment
  • Outreach and Education

• Discuss next steps & questions
Project Timeline

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

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

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

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

**ZOSR ADOPTED**
County Council approves text of new Zoning Ordinance & Subdivision Regulations
Project Timeline

2019

CMA INITIATES
County Council initiates technical, non-substantive Countywide Map Amendment

2020

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

SAME DAY

2020

NEW ORDINANCE TAKES EFFECT
New Zoning Ordinance and Subdivision Regulations take effect, after extensive stakeholder education & training
Plan Prince George’s 2035

Tuesday
May 6, 2014

Prince George's County Council approves Plan 2035
Plan Prince George’s 2035

PRIORITY STRATEGIES

Strategic Investment Program

The Plan 2035 vision hinges on our commitment to strategically prioritize and target our resources. To that end, Plan 2035 includes critical initiatives, policies, and strategies for a new Strategic Investment Program to help implement the priorities laid out in the Strategic Investment Map, to guide federal, state, and county investment, and to provide a framework for the development of new plans, programs, and regulations.

The Strategic Investment Map (see Map 16) targets public sector funding and incentives to four areas: Downtown Prince George’s, the Innovation Corridor, Neighborhood Revitalization Areas, and Priority Preservation Areas. Please see the Blueprint for Tomorrow section for a detailed description of these priority areas.

Where Do We Begin: Critical Initiatives

Plan 2035 includes a range of strategies important to the future of Prince George’s County that, not surprisingly, cannot all be pursued simultaneously (many face financial, staffing, and/or programmatic challenges while others, by nature, involve gradual change). To focus County efforts, the Plan 2035 Strategic Investment Program highlights three initiatives that should be integrated into the County’s work programs and budget immediately following Plan 2035’s approval (see below). Not only do these initiatives underpin the Strategic Investment Program’s policies and strategies, but they will move Prince George’s County toward its overall vision by yielding high economic returns and enhancing public services.

Plan 2035 critical initiatives:

1. Update the Prince George’s County Zoning and Subdivision Ordinances

In order to begin implementation of Plan 2035, we must first undertake a comprehensive update of the County’s Zoning and Subdivision Ordinances to modernize, streamline, and simplify the County’s regulatory environment. Plan 2035 strategies that should be considered during the update are listed in Table 28.
What *Exactly* is Zoning?
The law that determines **WHAT** we can build and **WHERE** we can build it
Zoning Ordinance
The Rules of The Land

- Determines the LAND USE
- Determines the ZONE DISTRICTS
- Determines the BUILDING FORM
- Determines the DENSITY
- Determines the FLOOR AREA RATIO
- Determines the NOTIFICATION to Neighbors
- Determines types of DOCUMENTS need to be reviewed
- Determines the PUBLIC BENEFITS to communities
How Does Zoning Work?

Zoning Ordinance sets the rules

Zoning Map shows where rules are applied
Transitioning to the New Code
Transitional Provisions – “Grandfathering”

Council’s guiding principle:
Make sure the new zoning ordinance doesn’t interfere with on-going projects, *including* new projects that are about to be submitted.
Four Major Protections for Existing Projects

“Choose your ordinance” for two years: No one is required to use the new zoning ordinance before November 2022. You may apply to develop as if your old zone and the old code are still in place. Or you can choose the new zone and new ordinance.

Accepted applications are protected: Any application (except rezoning), accepted for processing before November 2022, can be processed under the old rules. All subsequent applications that are part of the same project path can also be processed using the old rules.
Four Major Protections for Existing Projects

Protected projects will be “deemed conforming”: Once approved, projects protected by the first two rules are “deemed conforming.” They are not non-conforming, even if they differ from the standards of the new code. (The same rule applies to already-built projects).

Legacy zones: All projects with an existing approval in a comprehensive design zone (L-A-C, E-I-A, R-M, etc.) keep their existing zoning and may continue to develop under the standards of the original approval.
Example

• Lazy Acres is in the M-X-T zone today.
• Later this year, the Countywide Map Amendment rezones Lazy Acres to the CGO zone.
• In October 2022, a Conceptual Site Plan application to develop Lazy Acres under the M-X-T zone is accepted for processing.
• The CSP will be decided using the old code. The subsequent Preliminary Plan of Subdivision and Detailed Site Plan will also be decided using the old code.
• When built, the completed project is deemed conforming.
How to Navigate the New Code
Format and Outline

Challenge: Current Zoning Ordinance and Subdivision Regulations are difficult to understand and discourage outside investment

Solutions:
- Written in plain language
- Designed for the internet
- Includes more graphics
- Modern fonts, new format, and blank space are easier on the eye

Result:
- An easier-to-read code encourages participation and investment
FROM THIS

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-47-1996; 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 27.547(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
1. **Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones**

   **(3) 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 0.5 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 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.
Reading Page Numbers

Subtitle

Part

Page in Part

27-4-1

27-4-1

Prince George's County, Maryland

CB-013-2019 (DR-2) has not yet taken effect and is subject to re
Recap of the Adopted Codes
Zones and Uses

**Challenge:** The Zoning Ordinance contains too many zones and uses, fostering confusion

**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
- Develop plan implementation zones

**Result:**
- Zones and uses that better implement plans and County policies
- Greatly increased flexibility
- Tools that encourage economic development

---

**Table 27-4102: Classes of Zones**

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

Challenge: The Zoning Ordinance contains too many zones and uses, fostering confusion

- **Replacement of M-U-I and M-X-T Zones**
  - New center-based zones
  - New multi-family residential, commercial, and industrial zones that permit more mixed-uses by-right

- **Deletion of overlay zones (TDO and DDO)**

- **Creation of Planned Development Zones**

- **Creation of Legacy Zones for Comprehensive Design, M-U-TC, R-M-H, and M-X-C Zones**

<table>
<thead>
<tr>
<th>Table 27-4102: Classes of Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Zones</strong></td>
</tr>
<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><strong>Residential Zones</strong></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><strong>Nonresidential Base Zones</strong></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><strong>Transit-Oriented/Activity Center Base Zones</strong></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>
### Zones and Uses

#### Use Table Organization

**Classification**

- Category
- Use Type

**Three-Tiered use classification system**

---

**Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Nonresidential Base Zones</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Other Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC</td>
<td>LTO</td>
<td>RTO-L</td>
</tr>
<tr>
<td>Public, Civic, and Institutional Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use Types</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Day care center for children]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Community Service Uses]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Example**: Day care center for children

- **Permitted by Right (P)**
- **Allowed only with approval of a Special Exception (SE)**
- **Prohibited (X)**

---

**Classification and Use Types**

- **Communication Uses**
- **Manufacturing Uses**
- **Retail Uses**

---

**Use-Specific Standards**

- Refer to special exception standards

---

*Prince George's Zoning Ordinance and Subdivision Regulations Rewrite*
Zones and Uses
Use Table Organization

- Separate use tables for Base, Planned Development, and Overlay zones

- **Section 27-5102: Use-Specific Standards** (requirements for permitted principal uses)

- Uses defined in Chapter 27-2: Interpretation and Definitions

### Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Nonresidential Base Zones</th>
<th>Transitter-Oriented/Activity Center Base Zones</th>
<th>Other Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC</td>
<td>LTO</td>
<td>RTO-L</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CN</td>
<td>CS</td>
<td>CGD</td>
<td>IE</td>
</tr>
<tr>
<td>Communication Uses</td>
<td>Broadcasting studio and Newspaper/periodical publishing establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Tower, pole, monopole, or antenna</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>All similar uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Service Uses</td>
<td>Adaptive use of a Historic Site</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Adult day care center</td>
<td>X</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Cultural facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Emergency services facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Family child care home, large</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Family child care home, small</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Place of worship, all others</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Place of worship located on a lot less than 1 acre in size</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Place of worship located on a lot between 1 and 2 acres in size</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
Public Involvement

Challenge: Ensuring public involvement plays a major role in the planning, zoning, and development processes

Solutions:
• Retain all current public involvement opportunities (public hearings, notice, etc.)
• Add mandatory pre-application neighborhood meetings for larger/more impactful projects
• Enhance and standardize notification
• Provide regulations that are easier to understand to all interested parties

Result:
• More opportunities for knowledge, input, and comment
Public Involvement

Pre-application Neighborhood Meeting

- Required meeting with community prior to submittal of:
  - Zoning Map Amendment
  - Planned Development
  - Chesapeake Bay Critical Area Overlay Zoning Map Amendment
  - Special Exception
  - Detailed Site Plan
  - Major Departures
  - Preliminary Plan of Subdivision

- Meetings must be held at or after 6:00 p.m. on a weekday or between 10 a.m. and 4 p.m. on a weekend at a location convenient to the affected stakeholder, and the site must be posted

- Applicant must provide
  - A map of the proposed development site
  - Illustrations depicting the layout and design
  - Fact sheet or summary that includes information on the proposed project, proposed land uses, proposed number of dwelling units and/or amount of gross square footage, and proposed density and intensity
Development Standards

**Challenge:** The County has not been achieving the development quality we deserve

**Solutions:**

- Modern development standards that consistently apply throughout the County
- New development standards (open space, lighting, green building, form and design)
- Compatibility standards that minimize impacts on neighborhoods and farms
- Updated parking, landscaping, and signage standards
- Add a neighborhood conservation overlay zone

**Result:**

- Higher quality of development Countywide
- Incentives for investment at transit stations
- Infill and redevelopment are more attractive alternatives
Development Standards

- Establishes clear exemptions and applicability standards

- Landscaping, Fences & Walls, Signage, and Green Building Standards have separate applicability

- Based on what is being proposed, not use

- New development/buildings will typically require more conformance to different standards than existing
## Development Standards – Applicability

### Table 27-6104: Applicability of Development Standards

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Off-Street Parking and Loading (Sec. 27-6300)</th>
<th>Open Space Set-Aside (Sec. 27-6400)</th>
<th>Landscaping (Sec. 27-6500)</th>
<th>Fences and Walls (Sec. 27-6600)</th>
<th>Exterior Lighting (Sec. 27-6700)</th>
<th>Environmental Protection and Noise Controls (Sec. 27-6800)</th>
<th>Multifamily, Townhouse, and Three-Family Form and Design Standards (Sec. 27-6903)</th>
<th>Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)</th>
<th>Industrial Form and Design Standards (Sec. 27-61100)</th>
<th>Neighborhood Compatibility Standards (Sec. 27-61200)</th>
<th>Agricultural Compatibility Standards (Sec. 27-61300)</th>
<th>Urban Agriculture Compatibility Standards (Section 27-61403)</th>
<th>Signage (Sec. 27-61500)</th>
<th>Green Building Standards (Sec. 27-61600)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of a new single-family detached, single-family attached, or two-family dwelling</td>
<td>✓</td>
<td>✓</td>
<td>Refer to Sect. 27.6500</td>
<td>Refer to Sect. 27.6600</td>
<td>Refer to Sect. 27.6700</td>
<td>Refer to Sect. 27.6800</td>
<td>Refer to Sect. 27.6903</td>
<td>Refer to Sect. 27.61000</td>
<td>Refer to Sect. 27.61100</td>
<td>Refer to Sect. 27.61200</td>
<td>Refer to Sect. 27.61300</td>
<td>Refer to Sect. 27.61403</td>
<td>Refer to Sect. 27.61500</td>
<td>Refer to Sect. 27.61600</td>
</tr>
<tr>
<td>Expansion or alteration of an existing single-family detached, single-family attached, or two-family dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction of a new multifamily, townhouse, or three-family dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building’s gross floor area by 50 percent or more</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building’s gross floor area by less than 50 percent</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction of any other type of dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion or alteration of any other type of dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction of any nonresidential or mixed-use building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion or alteration of existing nonresidential or mixed-use buildings that increase the building’s gross floor area by 50 percent or more</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: ✓ = Section Applies
# Development Standards – Applicability

<table>
<thead>
<tr>
<th>Development Threshold</th>
<th>Roadway Access, Mobility, and Circulation (Sec. 27-6200)</th>
<th>Off-Street Parking and Loading (Sec. 27-6300)</th>
<th>Open Space Set-Asides (Sec. 27-6400)</th>
<th>Landscaping (Sec. 27-6500)</th>
<th>Fences and Walls (Sec. 27-6600)</th>
<th>Exterior Lighting (Sec. 27-6700)</th>
<th>Environmental Protection and Noise Controls (Sec. 27-6800)</th>
<th>Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)</th>
<th>Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-6100)</th>
<th>Industrial Form and Design Standards (Sec. 27-61100)</th>
<th>Neighborhood Compatibility Standards (Sec. 27-61200)</th>
<th>Agricultural Compatibility Standards (Sec. 27-61310)</th>
<th>Urban Agriculture Compatibility Standards (Section 27-61403)</th>
<th>Signage (Sec. 27-61500)</th>
<th>Green Building Standards (Sec. 27-61600)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of a new single-family detached, single-family attached, or two-family dwelling</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Expansion or alteration of an existing single-family detached, single-family attached, or two-family dwelling</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Construction of a new multifamily, townhouse, or three-family dwelling</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building’s gross floor area by 50 percent or more</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building’s gross floor area by less than 50 percent</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
Process and Review Approvals

Challenge: How do we easily shift from today to tomorrow?

Solutions:

• Clarified development review procedures
• Defined description of each advisory or decision-making body and their role in the development review process
• Codified the Pre-Application Neighborhood Meeting and a Determination of Completeness
• Standardized Public Notifications and Interpretations processes

Result:

• Informed stakeholders
• More understandable development approval process
## Process and Review Approvals

### Key
- Application Type
- Review Body
- Notes

### Table Sec. 27-3200: Summary of Development Review Responsibilities

<table>
<thead>
<tr>
<th>Procedure</th>
<th>District Council</th>
<th>Planning Board</th>
<th>Board of Appeals</th>
<th>Zoning Hearing Examiner</th>
<th>Planning Director</th>
<th>DPED Director</th>
<th>Historic Preservation Commission</th>
<th>Municipalities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)</td>
<td>D</td>
<td>R</td>
<td>A</td>
<td>E</td>
<td>I</td>
<td>R</td>
<td>R [3]</td>
<td></td>
</tr>
<tr>
<td>Sectional Map Amendment (SMA)</td>
<td>I &lt;D&gt;</td>
<td>&lt;R&gt;</td>
<td>R</td>
<td>C [3]</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amendments and Planned Developments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legislative Amendment</td>
<td>I &lt;D&gt;</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:
1. At least one joint public hearing may be required by the District Council and the Planning Board.
2. The District Council, Zoning Hearing Examiner, or Planning Board elects whether to conduct a public hearing for each application.
3. The Historic Preservation Commission makes a recommendation or comment only if the subject land or an abutting parcel contains a historic resource or historic site identified on the Approved Historic Sites and Districts Plan.
4. Depending on the minor change proposed, the ZHE or the Planning Director is authorized to approve the minor change.
5. A municipality is only authorized to make a decision on the identified development application when it has been expressly authorized to do so in this Ordinance by the District Council, in accordance with State and County law.
6. The Planning Director forwards a recommendation on a variance request to the review board who is reviewing the development application for which the request for variance is made. Such requests accompany the development application. The review board considers the request for variance concurrent with the decision on the development application.
7. The Planning Director is the Planning Board’s authorized representative for recommendations on sign, temporary use, grading, use and occupancy, and building permits.
Section 27-3300: Advisory and Decision-Making Bodies

Major Changes

**District Council**

- Makes the final decision on Planned Development (PD) map amendments (Sec. 27-3602)

- Establishes or delegates the schedule of fees for applications for development approvals and permits reviewed under the new Ordinance (Sec. 27-8301)
Section 27-3300: Advisory and Decision-Making Bodies

Major Changes

Planning Board

• Reviews and decides major departures (Sec. 27-3614)
• Hears and decides appeals from Planning Director decisions on minor departures (Sec. 27-3614)
• Administer oaths to witnesses at evidentiary hearings
Section 27-3300: Advisory and Decision-Making Bodies

Major Changes

Board of Appeals

- Administer oaths to witnesses (Sec. 27-3303)

Zoning Hearing Examiner

- Provide recommendation on Planned Development map amendments
Section 27-3300: Advisory and Decision-Making Bodies

Major Changes

No *Major Changes in Review Authority* for

- 27-3307 Historic Preservation Commission
- 27-3308 Municipalities
- 27-3309 People’s Zoning Counsel
- 27-3310 LMUTC Design Review Committee
Adequacy of Public Facilities

Challenge: A determination of adequacy is permanent, and current tests of adequacy may not reflect what is best for the County

Solutions:

• Implement validity periods for adequacy determinations
• Require retesting over time
• Recognize and protect developer infrastructure contributions
• Transportation flexibility in most intense zones (LTO and RTO)
• (Next steps) Update most adequacy tests to better meet County needs

Result:

• Ability to adapt to changing conditions over time
• More equity
• Additional incentives for investment at targeted growth locations
Now we map it
(What is the CMA?)

Initiation (July 23, 2019)
Zoning Ordinance Rewrite and CMA relationship

1. **Zoning Ordinance** (sets the rules)
   - **43 Zones** that replace the current **73 zones**
     - Zoning is the law
     - Activities allowed in each zone (*residential, commercial, industrial*)
     - How development must look (*height, density, lot size, lighting*)
     - Planning Board’s, County Council’s, Public’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
Countywide Map Amendment

What is it?

• Mapping exercise

• Takes place after the approval of the Zoning Ordinance
  - Oct 2018: Zoning Ordinance Rewrite Approved
  - July 2019: CMA Initiation

• Replaces the current zone on each property with a similar new zone
  - Adhering to County Council rules (Guide to New Zones)
  - 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
Guide to New Zones (Rules for creating map)
Approved by the District Council July 2019

**Part 1:** New Zone Conversion Chart

**Part 2:** Mixed-Use Zone Decision Matrix

**Part 3:** Transit-Oriented/Activity Center Base Zones

**Part 4:** US1/Innovation Corridor

**Part 5:** Recently Approved Sector Plans
## CMA Generalized Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date/Season</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Adopted Zoning Ordinance (District Council)</strong></td>
<td></td>
</tr>
<tr>
<td>• New zones (consolidated from 73 to 43)</td>
<td>October 23, 2018</td>
</tr>
<tr>
<td>• Subdivision Regulations</td>
<td></td>
</tr>
<tr>
<td><strong>CMA Initiation (District Council)</strong></td>
<td>July 23, 2019</td>
</tr>
<tr>
<td><strong>Map Preparation and Public Engagement</strong></td>
<td></td>
</tr>
<tr>
<td>• Prepare Preliminary Zoning Map (following Guide to New Zones)</td>
<td>Fall 2019-Spring 2020</td>
</tr>
<tr>
<td>• Conduct Community Meetings and Regional Education Sessions</td>
<td></td>
</tr>
<tr>
<td><strong>Joint Public Hearing</strong></td>
<td></td>
</tr>
<tr>
<td>• Planning Board Worksessions and Endorsement</td>
<td>March 2020</td>
</tr>
<tr>
<td>• District Council Worksessions</td>
<td></td>
</tr>
<tr>
<td>• Second Joint Public Hearing (if necessary)</td>
<td>Summer-Fall 2020</td>
</tr>
<tr>
<td><strong>CMA Approval by District Council</strong></td>
<td>November 2020</td>
</tr>
</tbody>
</table>
For more information please contact us

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