



# Prince George's County

## Zoning Ordinance and Subdivision Regulations Rewrite

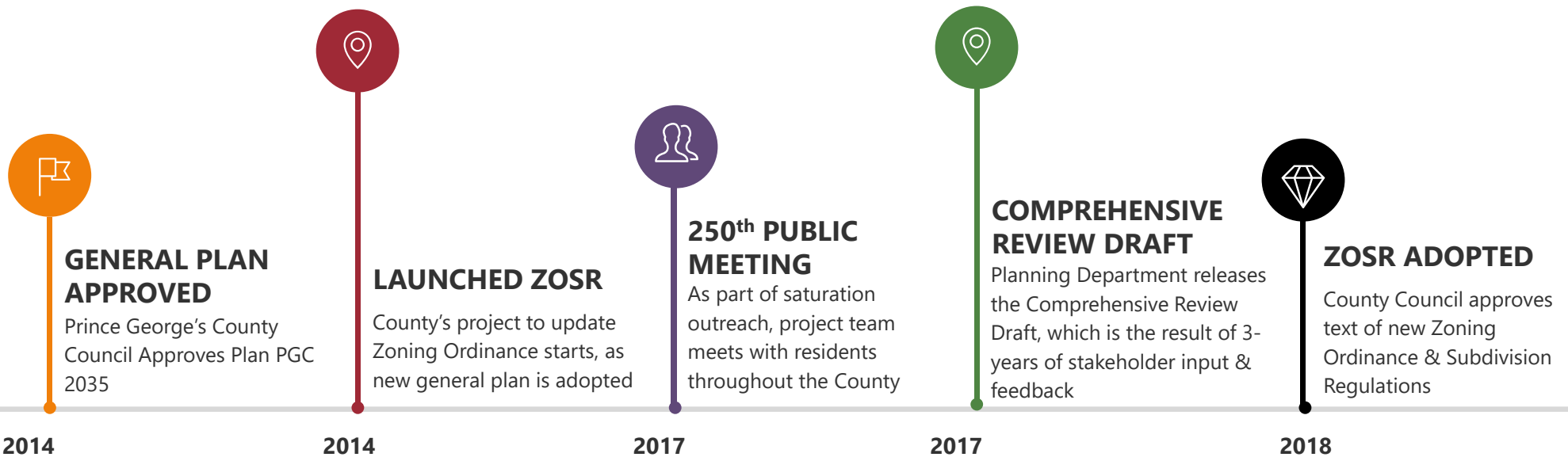
Spring 2020



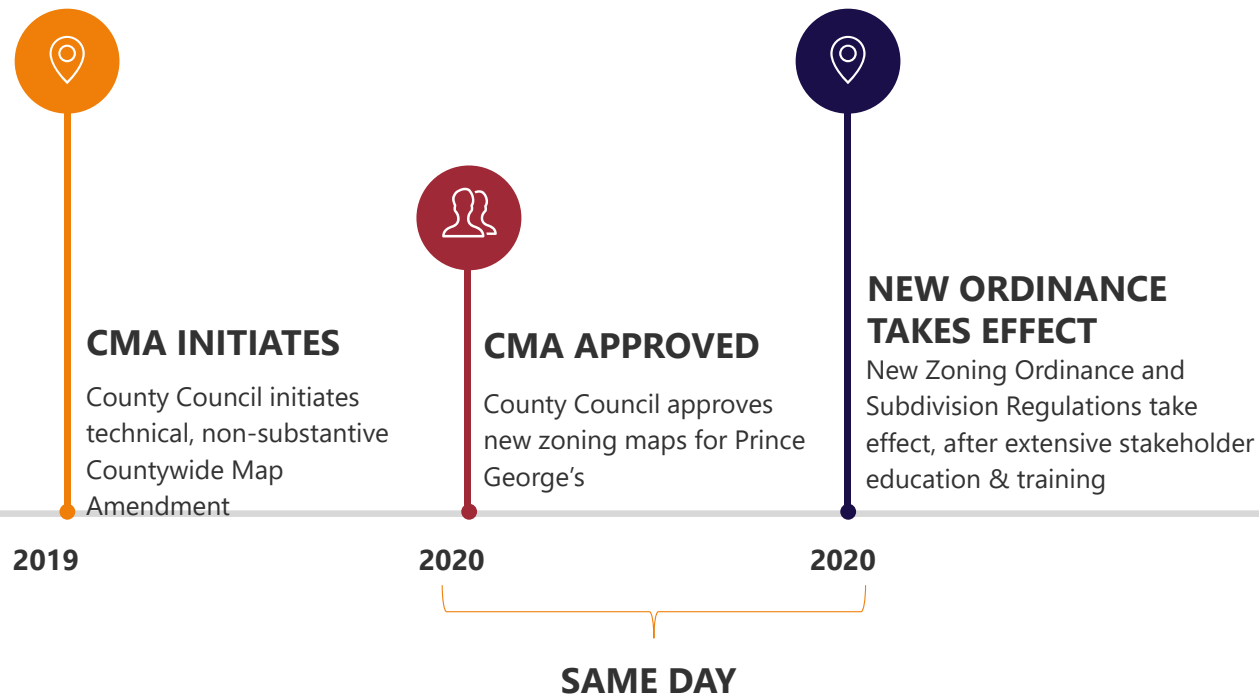
## Today we will...

- 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

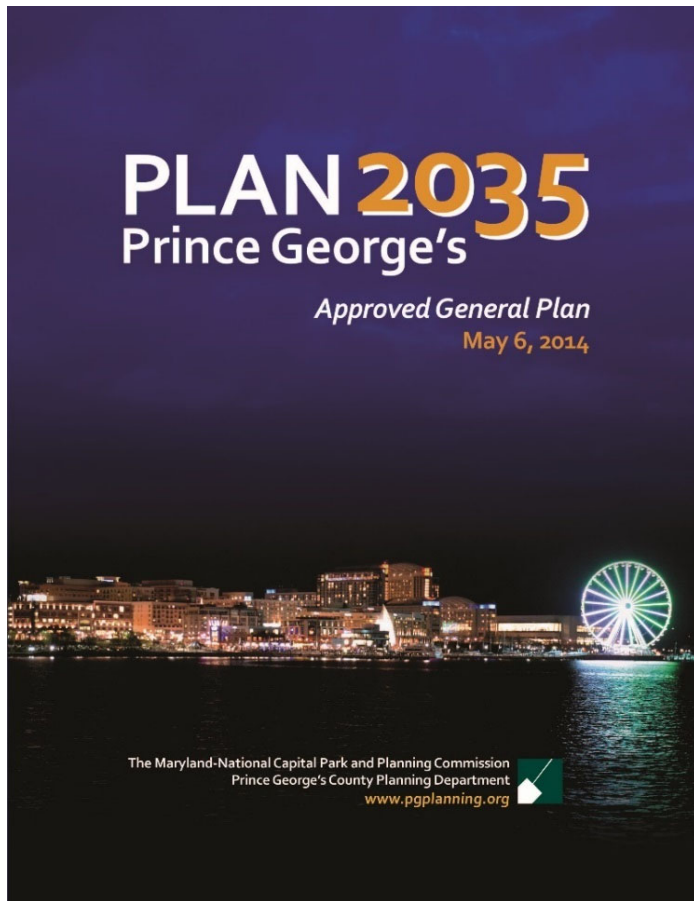


# Project Timeline





# 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 descriptions 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.

## Page 252 of Plan 2035

Identifies updating the  
County's Zoning Ordinance  
as the 1<sup>st</sup> Priority Strategy for  
Plan Implementation

# What *Exactly* is Zoning?

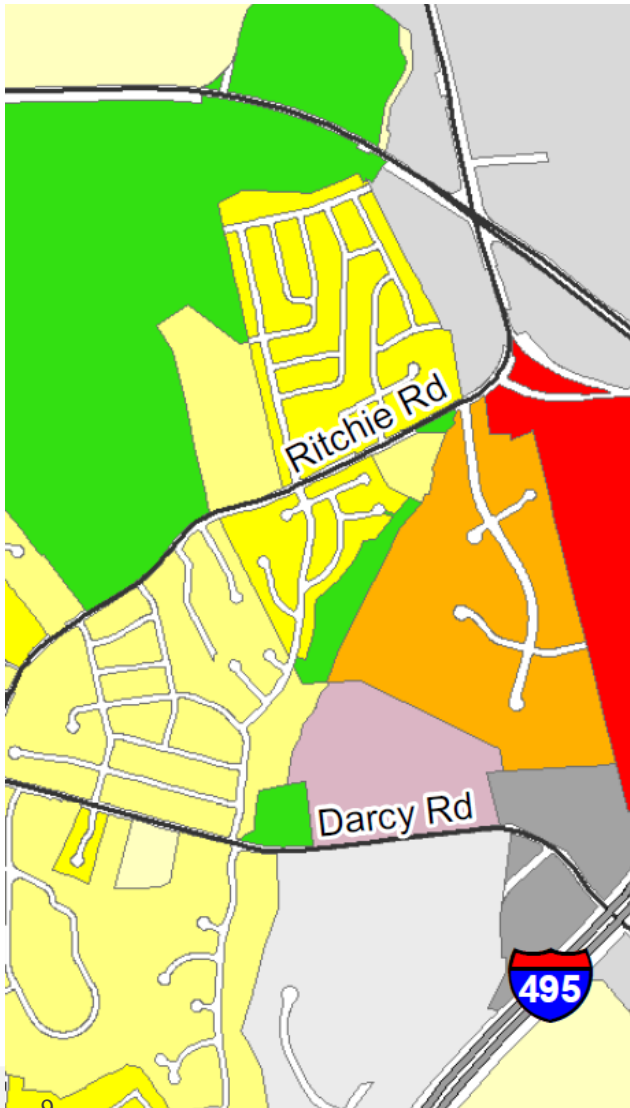


The law that determines WHAT we can build and WHERE we can build it



# Zoning Ordinance

## *The Rules of The Land*



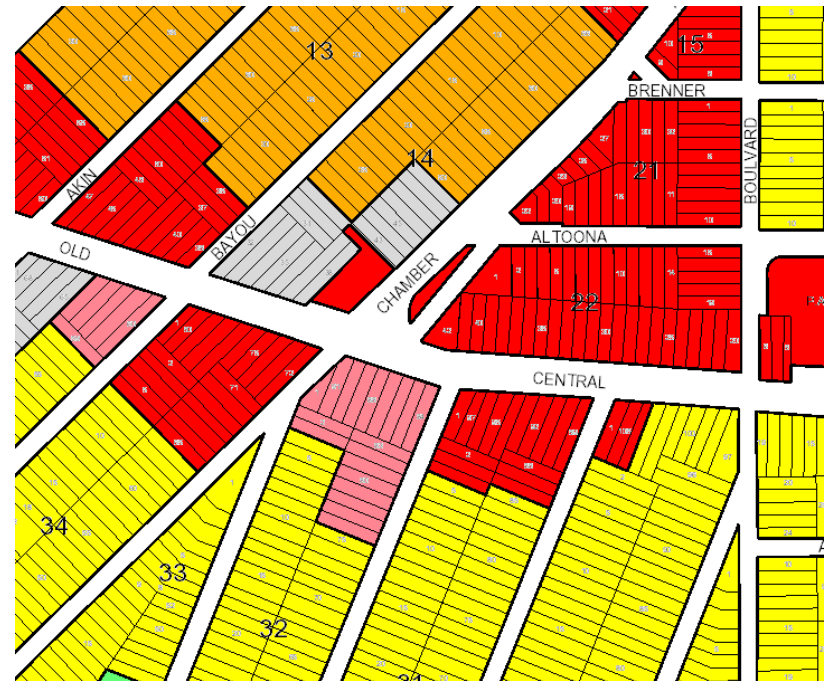
- Determines the LAND USE
- Determines the ZONE DISTRICTS
- Determines the BUILDING FORM
- Determines the DENSITY
- Determines the FLOOR AREA RATIO
- Determines the NOTIFICATION to Neighbors
- Determines types of DOCUMENTS need to be reviewed
- Determines the PUBLIC BENEFITS to communities



# 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 (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 ¼ 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.





# The Structure of the New Code

## Subtitle 27: Zoning Ordinance - Table of Contents

Subtitle

Part

Section

27-1600

1	<b>PART 27-1</b>	<b>GENERAL PROVISIONS</b>	<b>27-1—1</b>
2			
3	<b>Sec. 27-1200</b>	<b>Authority</b>	<b>27-1—1</b>
4	27-1201.	General	27-1—1
5	27-1202.	Reference to State or Federal Laws	27-1—1
6	<b>Sec. 27-1300</b>	<b>General Purpose and Intent</b>	<b>27-1—1</b>
7	<b>Sec. 27-1400</b>	<b>Applicability and Jurisdiction</b>	<b>27-1—2</b>
8	<b>Sec. 27-1500</b>	<b>Relationship with Other Laws,</b>	
9		<b>Covenants, or Deeds</b>	<b>27-1—3</b>
10	27-1501.	Conflicts with Provisions of Adopted	
11		Codes or Ordinances	27-1—3
12	27-1502.	Conflicts with State or Federal Law	27-1—3
13	27-1503.	Relationship with Easements, Covenants,	
14		Deed Restrictions, and Other	
15		Agreements	27-1—3
16	<b>Sec. 27-1600</b>	<b>Official Zoning Map</b>	<b>27-1—4</b>
17			
18	27-1601.	Establishment	27-1—4
19	27-1602.	Zone Classification of Annexed Land	27-1—5
20			
21		Maryland.	27-1—6
22	27-1604.	Conveyance of Public Land in the ROS	
23		Zone to Another Public Entity	27-1—6
24	27-1605.	Land Conveyed by the Prince George's	
25		County Housing Authority, the	
26		Revenue Authority of Prince George's	
27		County, or the Redevelopment	
28		Authority of Prince George's County	27-1—6
29	27-1606.	Land conveyed to the Maryland-National	
30		Capital Park and Planning Commission	27-1—7
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41	<b>Sec. 27-1800</b>	<b>Severability</b>	<b>27-1—11</b>
42	<b>Sec. 27-1900</b>	<b>Development Pursuant to Prior</b>	
43		<b>Ordinance</b>	<b>27-1—11</b>
44	27-1901.	Abrogation	27-1—11
45	27-1902.	Purpose and Intent	27-1—11
46	27-1903.	Applicability	27-1—11
47	27-1904.	Procedures	27-1—11
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51			
52	<b>Sec. 27-2200</b>	<b>Measurement and Exceptions of</b>	
53		<b>Intensity and Dimensional</b>	
54		<b>Standards</b>	<b>27-2—3</b>
55	27-2201.	Measurement	27-2—3
56	27-2202.	Exceptions	27-2—8
57	27-2203.	Extensions and Projections	27-2—10
58	<b>Sec. 27-2300</b>	<b>Boundaries of Zones</b>	<b>27-2—11</b>
59	<b>Sec. 27-2400</b>	<b>Order of Approvals</b>	<b>27-2—12</b>
60	<b>Sec. 27-2500</b>	<b>Definitions</b>	<b>27-2—13</b>

# Reading Page Numbers

Subtitle

Part

Page in Part

27-4-1

- 1
- 2 **Part 27-4** **ZONES AND ZONE**
- 3 **REGULATIONS**
- 4 **Sec. 27-4100** **General Provisions**
- 5 **27-4101.** **Compliance with Zone Standards**
- 6 Land in the County shall not be developed except in accordance with
- 7 the zone regulations of this Part and all other regulations of this
- 8 Ordinance—including, but not limited to: Part 27-5: Use Regulations,
- 9 and Part 27-6: Development Standards.
- 10 **27-4102.** **Classes**
- 11 (a) Table 27-4102, Classes of Zones, sets out the zones
- 12 established by this Ordinance. The boundaries of each of
- 13 the zones are identified on the Zoning Map.

Table 27-4102: Classes of Zones	
Base Zones	
Rural and A	
ROS: Reserve	
AG: Agricultu	
AR: Agricultu	
Residential	
RE: Residenti	
RR: Residential, Rural Zone	
RSF-95: Residential, Single-Family—95 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	

Prince George's County, Maryland

CB-013-2019 (DR-2) has not yet taken effect and is subject to re

Table 27-4102: Classes of Zones	
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: Planned Mobile Home Community Zone	
LCD: Legacy Comprehensive Design Zone	
LMXC: Legacy Mixed-Use Community Zone	
LMUTC: Legacy Mixed-Use Town Center 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	
CBCAO: Chesapeake Bay Critical Area Overlay Zone	
APAO: Aviation Policy Area Overlay Zone	
MIO: Military Installation Overlay Zone	
Other Overlay Zones	
NCO: Neighborhood Conservation Overlay Zone	

- 14 (b) The order of intensity of zones is as follows, beginning
- 15 with the least intense zone and progressing to the most
- 16 intense:
- 17 (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD,
- 18 RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO,

27-4-1





# 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**

### Base Zones

#### Rural and Agricultural Base Zones

**ROS:** Reserved Open Space Zone

**AG:** Agriculture and Preservation Zone

**AR:** Agricultural-Residential Zone

#### Residential Zones

**RE:** Residential Estate Zone

**RR:** Residential, Rural Zone

**RSF-95:** Residential, Single-Family—95 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

# 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 27-4102: Classes of Zones**

## Base Zones

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**RTO-L:** Regional Transit-Oriented, Low-Intensity Zone

**RTO-H:** Regional Transit-Oriented, High-Intensity Zone



# 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																			
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																			
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards	
							NAC	TAC	LTO	RTO-L	RTO-H								
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment	Public, Civic, and Institutional Uses															P	Refer to special exception standards	
	Tower, pole, monopole, or antenna	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Community Service Uses		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Section 27-5402(d)
		X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(A) and See Section 27-5402(x)
	Day care center for children																	X	Refer to special exception standards
	Family child care home, small	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Place of worship, all others	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)
	Place of worship located on a lot less than 1 acre in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
All similar uses																			

# 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																	
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							NAC	TAC		LTO		RTO-L		RTO-H			
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core		Edge
Public, Civic, and Institutional Uses																	
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Tower, pole, monopole, or antenna	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	All similar uses																
Community Service Uses	Adaptive use of a Historic Site	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Section 27-5402(d)
	Adult day care center	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Day care center for children	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	X	27-5102(d)(2)(A) and See Section 27-5402(x)
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Family child care home, large	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Family child care home, small	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Place of worship, all others	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located on a lot less than 1 acre in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)
	Place of worship located on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
All similar uses																	



# 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

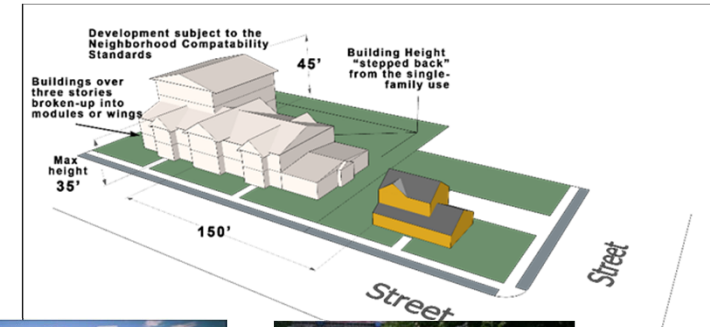
**Challenge:** The County has not been achieving the development quality we deserve

## 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



Refer to Subtitle 24		Table 27-6104: Applicability of Development Standards ✓ = Section Applies
↖	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	
	Off-Street Parking and Loading (Sec. 27-6300)	
↖	Open Space Set-Asides (Sec. 27-6400)	
Refer to Land	Landscaping (Sec. 27-6500)	
Refer to	Fences and Walls (Sec. 27-6600)	
	Exterior Lighting (Sec. 27-6700)	
↖	Environmental Protection and Noise Controls (Sec. 27-6800)	
	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	
	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	
	Industrial Form and Design Standards (Sec. 27-61100)	
	Neighborhood Compatibility Standards (Sec. 27-61200)	
↖	Agricultural Compatibility Standards (Sec. 27-61300)	
↖	Urban Agriculture Compatibility Standards (Section 27-61403)	
Refer to Section	Signage (Sec. 27-61500)	
Refer to Section	Green Building Standards (Sec. 27-61600)	

- 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**  
✓ = Section Applies

	Single-Family Detached, Single-Family Attached, or Two-Family Dwelling (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
Construction of a new single-family detached, single-family attached, or two-family dwelling	✓														
Expansion or alteration of an existing single-family detached, single-family attached, or two-family dwelling															
Construction of a new multifamily, townhouse, or three-family dwelling															
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by 50 percent or more															
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by less than 50 percent															
Construction of any other type of dwelling															
Expansion or alteration of any other type of dwelling															
Construction of any nonresidential or mixed-use building															
Expansion or alteration of existing nonresidential or mixed-use buildings that increase the building's gross floor area by 50 percent or more															
of the County Code	✓		✓	Refer to Land	Refer to		✓					✓	✓	Refer to Secti	Refer to Secti

# Development Standards – Applicability

Table 27-6104: Applicability of Development Standards

✓ = Section Applies

Development Threshold	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903) Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
Construction of a new single-family detached, single-family attached, or two-family dwelling		✓				✓	✓				✓	✓		
Expansion or alteration of an existing single-family detached, single-family attached, or two-family dwelling		✓												
Construction of a new multifamily, townhouse, or three-family dwelling	✓	✓	✓			✓	✓	✓		✓	✓	✓		
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by 50 percent or more		✓					✓	✓		✓				
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by less than 50 percent		✓					✓							





# 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								
D = Decision R = Recommendation C = Comment A = Appeal E = Election I = Initiation (If Other Than Applicant) < > = Public Hearing Required [10]								
Procedure	Review and Decision-Making Bodies							
	District Council	Planning Board	Board of Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Commission	Municipalities
Comprehensive Plans								
Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)	I <D> [1]	I <R> [1]			R		R [3]	
Minor Plan Amendments	I <D> [1]	I <R> [1]			R		R [3]	
Sectional Map Amendment (SMA)	I <D>	<R>			R		C [3]	R
Amendments and Planned Developments								
Legislative Amendment	I <D>	C		C				
Zoning Map Amendment (ZMA)	<D> [2]	<R> [2]		<R>	R		C [3]	R
Planned Development (PD) Map Amendment	<D>	<R>		<R>	R		C [3]	R
<b>NOTES:</b> [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 <i>Approved Historic Sites and Districts Plan</i> . [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

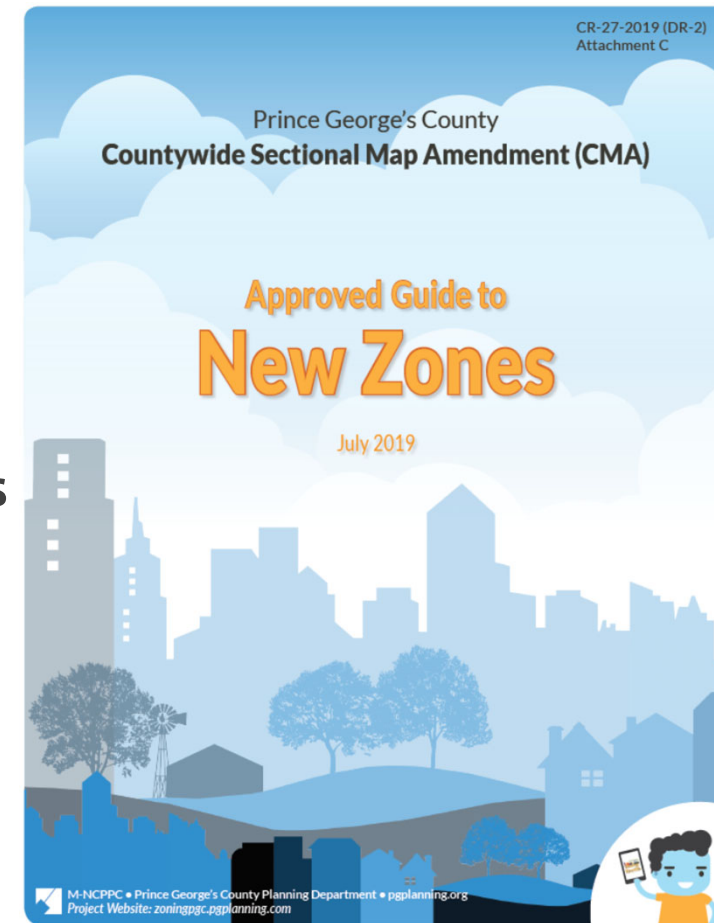
## Part 1: New Zone Conversion Chart

## 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

Milestone	Date/Season
<b>New Adopted Zoning Ordinance (District Council)</b> <ul style="list-style-type: none"><li>• New zones (consolidated from 73 to 43)</li><li>• Subdivision Regulations</li></ul>	October 23, 2018
<b>CMA Initiation (District Council)</b>	July 23, 2019
<b>Map Preparation and Public Engagement</b> <ul style="list-style-type: none"><li>• Prepare Preliminary Zoning Map (following Guide to New Zones)</li><li>• Conduct Community Meetings and Regional Education Sessions</li></ul>	Fall 2019-Spring 2020
<b>Joint Public Hearing</b>	March 2020
<ul style="list-style-type: none"><li>• Planning Board Worksessions and Endorsement</li><li>• District Council Worksessions</li><li>• Second Joint Public Hearing (if necessary)</li></ul>	Summer-Fall 2020
<b>CMA Approval by District Council</b>	November 2020





**For more information  
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