

Prince George's
Zoning Rewrite
The Maryland-National Capital Park and Planning Commission
Creating a 21st Century Zoning Ordinance

Prince George's County
Zoning Ordinance and Subdivision Regulations Rewrite


US 1 Communities

October 23, 2017

The Maryland – National Capital Park & Planning Commission



Project Background

Why are we rewriting?



The current ordinance is...

- Outdated, lengthy, and confusing
- Not responsive to the county's vision for future growth and development
- An impediment to economic growth



Project Goals

What do we hope to accomplish?



- **Streamline** the ordinance and development approval process
- **Modernize** and consolidate our zones and development standards
- **Incentivize** revitalization and economic, transit-oriented, and mixed-use development
- **Protect** established neighborhoods



Plan Prince George's 2035

Development Priorities



- **1st Priority – Downtowns**
- **2nd Priority – Innovation Corridor**
- **3rd Priority – Other Regional Transit Districts**



Key Recommendations

Zoning Structure

27-4 (Module 1)



Module 1 proposed 43 zones

- 21 base zones
- 10 planned development zones
- 12 overlay zones

Table 27-3.102: Establishment of Zones

Base Zones	Planned Development Zones
Agricultural and Open Space Base Zones	Residential Planned Development Zones
PL: Public Land Zone	RPD-L: Residential Planned Development – Low Intensity Zone
AL: Agricultural – Large Lot Zone	RPD: Residential Planned Development Zone
AR: Agricultural-Residential Zone	MHPD: Mobile Home Planned Development Zone
Residential Zones	Transit/Activity Center Planned Development Zones
RE: Residential Estate Zone	NAC-PD: Neighborhood Activity Center Planned Development Zone
RR: Rural Residential Zone	CAC-PD: Campus Activity Center Planned Development Zone
SFR-4.6: Single-Family Residential-4.6 Zone	TAC-PD: Town Activity Center Planned Development Zone
SFR-6.7: Single-Family Residential-6.7 Zone	LTO-PD Local Transit-Oriented Planned Development Zone
SFR-A: Single-Family Residential – Attached Zone	RTO-PD Regional Transit-Oriented Planned Development Zone
MFR-12: Multifamily Residential-12 Zone	Other Planned Development Zones
MFR-20: Multifamily Residential-20 Zone	MU-PD: Mixed-Use Planned Development Zone
MFR-48: Multifamily Residential-48 Zone	IE-PD: Industrial/Employment Planned Development Zone
Transit Oriented/Activity Center Base Zones	Overlay Zones
NAC: Neighborhood Activity Center Zone	Chesapeake Bay Critical Area Overlay Zones
TAC: Town Activity Center Zone	RCO: Resource Conservation Overlay Zone
LTO: Local Transit-Oriented Zone	LDO: Limited Development Overlay Zone
RTO-L: Regional Transit-Oriented – Low Intensity Zone	IDO: Intense Development Overlay Zone
RTO-H: Regional Transit-Oriented – High Intensity Zone	Aviation Policy Area Overlay Zones
Nonresidential Base Zones	APA-1: Runway Protection Zone
NC: Neighborhood Commercial Zone	APA-2: Inner Safety Zone
GCO: General Commercial and Office Zone	APA-3S: Small Airport Inner Turning Area Zone
SC: Service Commercial Zone	APA-3M: Medium Airport Inner Turning Area Zone
IE: Industrial/Employment Zone	APA-4: Outer Safety Zone
HI: Heavy Industrial Zone	APA-5: Sideline Safety Zone
	APA-6: Traffic Pattern Area Zone
	Other Overlay Zones
	NCO: Neighborhood Conservation Overlay Zone



Major Revisions for CRD – Zones

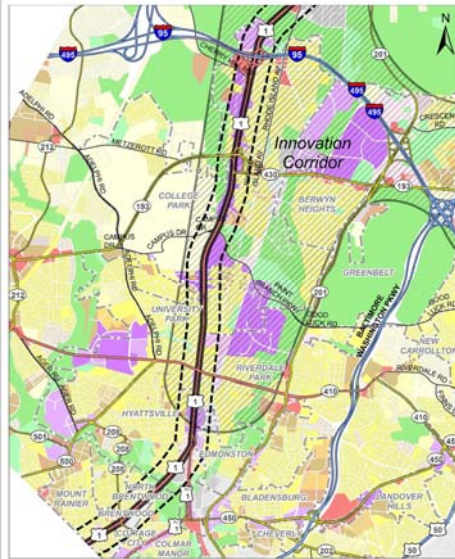


The Comprehensive Review Draft incorporates several key changes to the zone structure:

- Name changes – base zones now start with the type of zone: Residential, Commercial, Industrial
- Expanded applicability of center base and PD zones to include US 1, 34th Street, MD 193
- Removed MH-PD, CAC-PD, R-PD-L
- Increased density for Transit-Oriented/Activity Center base zones



US 1 and Innovation Corridor



Major Revisions for CRD – Zones (cont.)



The Comprehensive Review Draft incorporates several key changes to the zone structure:

- Added Legacy Comprehensive Design Zone (LCD) and MIOZ
- Requires a mix of uses for some zones (RTO-H, RTO-L, LTO), initially proposed as 18 percent
- Proposes two additional legacy zones for public discussion: Legacy Mixed Use – Transportation Oriented (LMXT) and Legacy Mixed-Use Town Center (LMUTC)
- No specific Neighborhood Conservation Overlay Zone (NCOZ) at this time



Key Recommendations

Replacement of Mixed-Use Zones

27-4.303 (Module 1)



- **Replacement of M-U-I**
 - New center base zones
 - More flexibility with new residential, commercial, and industrial zones
 - More certainty without the paired overlay zone required for most M-U-I development
- **Deletion of overlay zones (TDO and DDO)**
- **The CRD carries forward both of these recommendations**



Key Recommendations

Use Structure

27-5 and 27-2 (Module 1)



- **New structure for uses**
- **All uses defined in Chapter 27-8: Interpretation and Definitions**
- **Consolidated in one chapter**
- **Three-tier classification system**
 - Use classification
 - Use categories
 - Use types
- **Separate sections for principal, accessory, and temporary uses**



Key Recommendations

Use Structure (Principal Uses)

27-5 and 27-2 (Module 1)



D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones
 P – Permitted by Right SE – Allowed only with approval of a Special Exception Blank cell – Prohibited

Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards	
		NAC	TAC		ITO		RTO-L		RTO-H		NC	SC	GCO	IE	HF			
		Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core	Edge							
Agricultural and Open Space Uses																		
Agriculture/Forestry Uses	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.8.1.a	
	Other agriculture/forestry uses																P	
Agriculture/Forestry Related Uses	Agriculture research facility																P	
	Farm distribution hub												P	P	P	P		
	Farm supply sales or farm machinery/implement sales, rental, or repair												P	P	P	P		
	Farm winery												P	P	P	P	27-4.203.8.2.a	
	Sawmill																P	
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.8.3.a	
	Cemetery												SE	SE	SE	SE		
Residential Uses																		
Household Living Uses	Artist residential studios	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a
	Dwelling, live-work	P	P	P	P	P						P	P	P	P	P	SE	27-4.203.C.1.b
	Dwelling, manufactured home																	27-4.203.C.1.c
	Dwelling, multifamily	P	P	P	P	P	P	P	P	P	P		P	P	P	P	SE	
	Dwelling, single-family detached																	
	Dwelling, three-family	P	P	P	P	P						P						
	Dwelling, townhouse	P	P	P	P	P						P						
	Dwelling, two-family																P	
Manufactured home park																	27-4.203.C.1.d	



Major Revisions for CRD – Uses



Key changes in the CRD include:

- “X” instead of blank cells to depict prohibited uses, and standardization of Principal Use Tables
- Deferring on Accessory Dwelling Units and backyard chickens
- Further distinction between the Commercial Neighborhood (CN) and Commercial Service (CS) zones
- Refined definitions, use permissions, and standards for some personal services, nightclubs, and (new) entertainment establishments
- Urban agriculture is more clearly incorporated/addressed



Major Revisions for CRD – Uses (cont.)



Key changes in the CRD include:

- Recent Council use additions incorporated (Medical Cannabis, Urban Farm, Video Lottery Facility)
- Uses added per stakeholder feedback (Private Dormitory, Pet Grooming Establishment)
- New mixed-use retail standards added for CN Zone
- Accessory uses refined and expanded (e.g. Beekeeping)



Key Recommendations

Development Standards

27-6 (Module 2)



- **New standards that do not exist today:**
 - Green Building Standards and Incentives
 - Open Space Set-Asides
 - Roadway Access, Mobility, and Circulation
 - Form and Design Standards
 - Large Retail Development Standards
- **Modernized standards for:**
 - Signage
 - Landscaping
 - Parking
- **Quality development that protect:**
 - Our environmental and historical resources
 - Our neighborhoods



Major Revisions for CRD – Design Standards



The CRD improves development standards by:

- Including the new use “combination retail” and refining standards for this use
- Strengthening Green Building Standards
- Aligning noise regulation with State requirements
- Refining other standards, such as parking and street connectivity index
- Adding urban farm compatibility standards



Key Recommendations

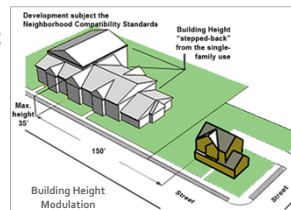
Neighborhood Compatibility Standards

27-6.1100 (Module 2)



Neighborhood Compatibility Standards (NEW)

- Protects single-family neighborhoods
- Applies to new:
 - Multifamily
 - Townhouse
 - Live/work
 - Nonresidential
 - Mixed-use development



Key Outstanding Issues

Neighborhood Compatibility Standards

27-6.1100 (Module 2)



- **What is the proper transition between residential and more intense uses?**
- **US 1 (Baltimore Ave) and Centers proximate to residential constitute unique/different circumstances.**
- **What is the proper balance?**



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Major Revisions for CRD – Standards (cont.)



The CRD improves development standards by:

- Re-evaluating Neighborhood Compatibility Standards for context
 - Will now apply to townhouse communities, in addition to single-family detached communities
 - Relaxation of stringent standards along revitalized US 1 corridor for height and outdoor activities
 - CONSIDERATION of waiving neighborhood compatibility standards in the most densely developed US 1 frontage in the City of College Park to facilitate development opportunities



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Key Recommendations

Review and Approval Authority

27-3.200 (Module 3)



Table 27-2.200: Summary of Development Review Responsibilities
 D = Decision R = Recommendation C = Comment A = Appeal I = Initiation (If Other Than Applicant) < > = Public Hearing Required

Procedure	Review and Decision-Making Bodies						
	District Council	Planning Board	Board of Zoning Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Commission
Comprehensive Plans							
Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)	I <D> [1]	<R> [1]			R		R [3]
Amendments and Planned Developments							
Text Amendment	I <D>	I <R>			R		C [3]
Sectional Map Amendment (SMA)	I <D>	I <R>			R		C [3]
Parcel-Specific Map Amendment	<D>	<R> [2]		<R>	R		C [3]
Planned Development (PD) Map Amendment	<D>	<R>			R		C [3]
Chesapeake Bay Critical Area Overlay Zone Map Amendment	I <D>	I <R>		<R>	R		C [3]
Special Exceptions							
Special Exception	<A>	R		<D>	R		C [3]
Minor Change to Approved Special Exception					D		
Site Plans							
Minor Site Plan	<A>	<A>			D		



Major Revisions for CRD - Process



The CRD incorporates numerous procedural and administrative changes:

- Restores District Council election to review for applications otherwise appealable to Council
- Refines Pre-Application Neighborhood Meetings and notification
- Appropriately and consistently references municipal role
- Expands and clarifies grandfathering and transitional provisions



Major Revisions for CRD – Process (cont.)



The CRD incorporates numerous procedural and administrative changes:

- Revises thresholds between minor and major detailed site plans – more major detailed site plans
- Refines and clarifies departures and variances (and eliminates the term “adjustment”)
- Removes proposed ability to substitute one nonconforming use for another, and reinstates certification of nonconforming use procedure



Major Revisions for CRD - Subdivision



The CRD includes revisions to the proposed Subdivision Regulations:

- Refined thresholds for Minor and Major Preliminary Plans of Subdivision – the “25 rule”
- Refined Certificate of Adequacy process and validity periods (up to 18 years)
- Retained exemptions for the RTO and LTO core zones from the transportation adequacy test; this will extend to much of US 1 following Countywide Map Amendment



Major Revisions for CRD – Subdivision (cont.)



The CRD includes revisions to the proposed Subdivision Regulations:

- Restored Fire/EMS “test,” and relocated water and sewer “test”
- Includes subdivision design standards



Transition and Implementation



- ***The Countywide Map Amendment***
 - Administrative zoning process to apply new zones to properties
 - Intent – to ensure each property is matched to the new zone that is closest to the current zone
 - Decision Matrix
 - Public notification, open houses, and outreach
 - ***NOT*** intended to be an opportunity to make drastic changes; ***NOT*** a “free for all”; ***NOT*** a substitute for comprehensive plans



Transition and Implementation (cont.)



- ***The Countywide Map Amendment***

- “Euclidean” or base zones
 - Residential
 - Commercial
 - Industrial
- What about my home?
 - Own a single-family home in a single-family zone?
No impact.



Transition and Implementation (cont.)



- Plan 2035 Designated Growth Centers
 - Regional Transit Districts: Greenbelt Metro, College Park Metro, Prince George’s Plaza Metro
 - Local Transit Districts: West Hyattsville Metro, Takoma/Langley Crossroads
 - Neighborhood Centers: Riverdale Park, Purple Line Stations, Port Towns



Transition and Implementation (cont.)



- Innovation Corridor/US 1 – US 1, MD 193, 34th Street: frontage/within 1,000 feet of centerline
- Plan guidance would inform the decision matrix
 - RTO-H: College Park – Walkable Nodes (University)
 - RTO-L: College Park – Walkable Nodes
 - LTO: College Park – Corridor Infill
 - NAC: Riverdale Park (if not LMUTC); Gateway Arts District TC, APE, NAP character areas
- University Park – one-to-one transition to RSF-65



Project Schedule



SEPT - DEC 2017

- Comprehensive Review Draft released for public review and comment
- **COMMENTS DUE DECEMBER 15, 2017**
- Consideration of legislation to establish the Countywide Map Amendment process

JAN - SPRING 2018

- Council Update
- Legislative draft presented to Council
 - Legislative package
 - Review of draft Applications Manual
- Legislative hearings and approval



Project Schedule



SPRING - FALL 2018

- Public outreach and education
- Finalization of Applications Manual
- Preparation of application forms, flowcharts, and other documents
- Countywide Map Amendment underway



Next Steps



How Can I Help?

- GET INVOLVED and spread the word!
- Give us your feedback and ideas
 - <http://pgplanning.civiccomment.org>
- Give your Council Member your feedback
- Attend our community forums for the modules and Comprehensive Review Draft
- Join our conversation – website, CiviComment, e-mail, Facebook, Twitter



Next Steps



Contact the project team and join the conversation:

ZoningPGC@ppd.mncppc.org
301-780-8173

or

 www.facebook.com/ZonePGC

 [@ZonePGC](https://twitter.com/ZonePGC)

zoningpgc.pgplanning.com



Questions?

