

Case No.: TDOZ-1-2008  
Applicant: Capitol Heights  
Transit District  
Overlay Zone

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**ZONING ORDINANCE NO. 18-2008**

1 AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in  
2 Prince George's County, Maryland, by adopting a Transit District Development Plan.

3 WHEREAS, the County Council of Prince George's County, Maryland, sitting as the  
4 District Council, adopted CR-24-2005, to initiate the preparation of a Transit District Overlay  
5 Zoning Map Amendment by The Maryland-National Capital Park and Planning Commission, for  
6 those parts of the Maryland-Washington Regional District in the vicinity of the Capitol Heights  
7 Metro Station; and

8 WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital  
9 Park and Planning Commission examined existing land use patterns, existing zoning, pending  
10 zoning petitions, existing and proposed subdivisions of land, and the recommendations and  
11 policies of the 2002 *Prince George's County Approved General Plan*, the 1993 *Landover and*  
12 *Vicinity Approved Master Plan and Sectional Map Amendment*, the 1986 *Suitland-District*  
13 *Heights Approved Master Plan and Sectional Map Amendment*, and the 1975 *Countywide Trails*  
14 *Plan with the 1985 Equestrian Addendum*; and

15 WHEREAS, the Planning Board drafted a proposed Transit District Development Plan and  
16 Transit District Overlay Zoning Map Amendment (August 2007) to establish a new Transit  
17 District Overlay Zone for those portions of Planning Areas 72 (Landover), 75A (Suitland-  
18 District Heights), and 75B (Capitol Heights) in the vicinity of the Capitol Heights Metro Station;  
19 and

20 WHEREAS, the proposed Capitol Heights Transit District Development Plan sets out  
21 mandatory regulations and requirements to control the use and development of land within the  
22 proposed Transit District Overlay Zone; and

23 WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital  
24 Park and Planning Commission, in conjunction with the Prince George's County Council sitting

1 as the District Council, pursuant to Section 27-213.04 of the Zoning Ordinance of Prince  
2 George's County, held a duly advertised public hearing on the *Preliminary Capitol Heights*  
3 *Transit District Development Plan and Proposed Transit District Overlay Zoning Map*  
4 *Amendment* on October 9, 2007; and

5 WHEREAS, on December 6, 2007, the Planning Board held a public work session to  
6 examine the transcript analysis of testimony presented at the October 9, 2007 joint public hearing  
7 on the *Preliminary Capitol Heights Transit District Development Plan and Proposed Transit*  
8 *District Overlay Zoning Map Amendment* and additional exhibits admitted to the record of the  
9 public hearing by the Planning Board; and

10 WHEREAS, on December 6, 2007, the Planning Board adopted Resolution No. 07-219  
11 (PGCPB No. 07-219) transmitting to the District Council the *Adopted Capitol Heights Transit*  
12 *District Development Plan and Endorsed Transit District Overlay Zoning Map Amendment*, with  
13 the recommendation that the Council approve the proposals with the revisions described in the  
14 resolution; and

15 WHEREAS, the District Council held a work session on April 8, 2008, to consider public  
16 hearing testimony and the recommendations of the Planning Board and decided to propose  
17 amendments to the *Adopted Capitol Heights Transit District Development Plan and Endorsed*  
18 *Transit District Overlay Zoning Map Amendment* and to hold a second public hearing to allow  
19 public comment on the proposed amendments (CR-17-2008 DR-2); and

20 WHEREAS, the District Council held a second duly advertised public hearing on the  
21 proposed amendments on June 10, 2008, and a Committee-of-the-Whole worksession on June  
22 16, 2008 to review the hearing testimony and staff recommendations; and

23 WHEREAS, pursuant to Section 27-213.05(e)(1) of the County Code, the District Council  
24 finds that:

25 (A) The entire Map Amendment, including the Transit District Development Plan, is in  
26 conformance with the purposes and other requirements of the Transit District Overlay Zone;

27 (B) Adequate attention has been paid to the recommendations of the Area Master Plans and  
28 the General Plan which are found to be applicable to property within the Transit District; and

29 (C) The particular area within the chosen boundaries of the Transit District Overlay Zone  
30 requires the coordination and flexibility provided by the Transit District Overlay Zone, due to the

1 area's potential for new development, redevelopment, or revitalization, and the ability to provide  
2 public facilities and infrastructure; and

3 WHEREAS, as the basis for this action, the District Council adopts the recommendations of  
4 the Planning Board as amended, as its findings of fact and conclusions of law.

5 NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

6 SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince  
7 George's County, Maryland, is further hereby amended by rezoning the property which is the  
8 subject of Case No. TDOZ-1-2008 to the Transit District Overlay Zone and adopts the Transit  
9 District Development Plan, both as endorsed by the Prince George's County Planning Board in  
10 Resolution No. 07-219.

11 SECTION 2. Case No. TDOZ-1-2008 is approved with amendments as follows:

12 **AMENDMENT 1:**

13 Add the following new paragraph after the last paragraph under the heading **Open Space** on  
14 page 25:

15 The plan recommends a four-part strategy to help clean up the Watts Branch Stream Valley  
16 within the TDOZ:

17 1. Close coordination between the Prince George's County Police Department (PGCPD) and  
18 the Prince George's County Department of Environmental Resources (DER) to strictly enforce  
19 anti-pollution and anti-littering statutes within the stream valley, including stiffened fines for  
20 violators.

21 2. County assistance primarily through the Prince George's County Department of Public  
22 Works and Transportation (DPW&T) to aid the Town of Capitol Heights in addressing street  
23 maintenance and drainage issues within the town limits.

24 3. Development standards and stormwater management requirements that mandate reduced  
25 flows of stormwater run-off into local storm sewers. The Development Standards and  
26 Guidelines contained in this plan are intended to encourage environmentally sensitive building  
27 and site design approaches that will help achieve this objective. DPW&T could assist by  
28 requiring stormwater management plans to reduce stormwater runoff from development sites in  
29 order to gain approval.

30 4. Formation of an alliance between DER, the, the Town of Capitol Heights, and one or more  
31 nonprofit environmental remediation organizations that specialize in restoring damaged and

1 neglected streambeds. This partnership would carry out the actual cleaning up and restoration of  
 2 the Watts Branch streambed. The Maryland Department of the Environment (MDE) and the  
 3 State Highway Administration (SHA) might also play a role in this effort by providing state  
 4 resources to help finance or provide material support for this project. Nonprofit organizations  
 5 that could help leverage community support of the alliance include the Anacostia Watershed  
 6 Society, Clean Water Action, and the Maryland Chapter of The Sierra Club. The local business  
 7 community and area residents could also be recruited to help clean up and protect the streambed  
 8 through special community events such as an “Adopt A Stream” campaign and special  
 9 streambed cleanup days.

10  
 11 **AMENDMENT 2:**

12 **Existing Zone: C-O and R-55 Proposed Zone: M-X-T**

13 **CAPITOL HEIGHTS METRO STATION**

14 According to the State Tax Office, when Metro purchased the property between 1975 & 1985,  
 15 they vacated the existing subdivided lots but did not identify the new property. There are only  
 16 three tax accounts that still exist for the triangle bounded by East Capitol Street, Davey Street  
 17 and the District of Columbia line:

18 2092211, Unsworthville , Block 3, P/O Lots 1, 2, 69-74; 0.3659 AC.

19 2112829, Unsworthville, Block 3, P/O Lots 3-7, 65-68; 0.223 AC.

20 2112837, Unsworthville, Block 1, P/O Lots 5-7; 0.063 AC.

21 For a total of 0.6519 ac. The size of the total property is approximately 6.151014 ac.

22  
 23 **AMENDMENT 3:**

24 Amend Proposed Zoning Change 3 by retaining the current zoning classification of C-S-C for a  
 25 total of 0.09 acres of properties located at 101 Maryland Park Drive (TM 66B4, Tolson Heights  
 26 Subdivision, Block 8, Lots 45, 46) as follows:

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
3	[C-S-C to R-55] <u>Retain</u> <u>C-S-C</u>	0.09 ac.	-	-	-	201SE05

Use and Location: 101 Maryland Park Drive (TM 66B4, Tolson Heights Subdivision, Block 8, Lots 45, 46)

Discussion: [Rezoning from the C-S-C Zone to the R-55 Zone will allow for redevelopment of these properties with single-family residential uses that are compatible with nearby existing single-family detached residences. New infill residential development will bring back into productive use properties that are too small and impractical to be developed under the existing C-S-C Zone. The new development will also help implement the plan’s vision of a stable and attractive single-family residential district for the Urban Neighborhood character area.] These properties will retain the current zoning classification of C-S-C in accordance with the Zoning Maps of the County.

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**AMENDMENT 4:**

Amend Proposed Zoning Change 8 by changing the proposed zoning classification from R-18C to R-T and eliminating properties that are already R-T zoned as follows:

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200’ Scale Index Maps
8	<u>C-A to R-T</u>	0.2 ac.	SMA	1986		201SE05
	<u>C-M to R-T</u>	1.10 ac.				
	<u>R-55 to R-T</u>	<u>7.64 ac.</u>				
	Total	8.94 ac.				

Use and Location: 41 buildings at 6111, 6113, 6115, 6134, 6138, 6140, 6154, 6160, 6164, 6168 Central Avenue; 403-405, 408-410, 412 Ventura Avenue; 5803, 5805, 5807, 5809 Crown Street; 5802-5804, 5806, 5807, 5809, 5811 Burgundy Street; 5-9, 15, 17, 19, 21, 23, 25, 29 Park Drive (TM 066B4, Tolson Heights Subdivision, Block 6, lots 59-71, Block 7 Lots 35-66; TM 073A1, Palmer Heights Subdivision, p/o Lot 13; TM 073B1, John B Morrison’s Resubdivision of Lot 4, Lots 4A-4D; Palmer Subdivision of Good Luck, p/o Lot 3; Maryland Park Subdivision, Block 2, Lots 2, 4, 6, 8, 22-31, Block 3, Lots 2, 4, 6, 15, 16, 24-27; Maryland Park Fowler’s Addition Subdivision, Block 1, Lots 1-18, Block 3, Lots 1-7)

Discussion: Rezoning from the C-A, C-M, and R-55 Zones to the R-T Zone will permit the redevelopment of these properties with townhome uses that are an appropriate buffer between lower-density single-family residential uses and higher-density commercial and mixed uses.

**AMENDMENT 5:**

Amend Proposed Zoning Change 12 by changing the proposed zoning classification from R-18C to R-T as follows:

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
12	<u>I-1 to R-T</u>	0.39 ac.	SMA	1986		201SE05
	<u>C-S-C to R-T</u>	<u>8.12 ac.</u>				
	Total	8.51 ac.				

Use and Location: 28 detached residential buildings at 5761, 5763 Southern Avenue; 14, 17, 18, 23-27, 31, 35, 36, 39, 41 Akin Avenue; 8, 10-12, 18, 19, 21, 24, 26-28 Bayou Avenue; 22-26 Chamber Avenue (TM 72F1, Capitol Heights Subdivision, Block 12, Lots 1-33, 56-84; Block 13, Lots 1-34, 55-76; Block 14, Lots 5-28, 50-66)

Discussion: Rezoning from the I-1 and C-S-C Zones to the R-T Zone will permit the redevelopment of these properties with townhome uses that are an appropriate buffer between lower-density single-family residential uses and higher-density residential uses on the other side of Southern Avenue inside the District of Columbia.

**AMENDMENT 6:**

Revise “Part Four: Development Standards and Guidelines”, to include language that further insures the highest quality of development and construction through out the TDDP area, with a special emphasis on the Metro Station Core Character Area. The revised chapter would read as

1 follows:

2 **PART FOUR: DEVELOPMENT STANDARDS AND GUIDELINES**

3 **General TDDP Standards and Guidelines**

4 The development standards and guidelines for the Capitol Heights TDOZ are organized into four  
 5 main categories: (1) Building Envelope and Site, (2) Open Space and Streetscape, (3) Parking  
 6 Facilities and (4) Architectural. Each category is divided into related subcategories that begin  
 7 with an intent statement, followed by the related standards and guidelines. Corresponding  
 8 illustrations are provided to demonstrate the intent of the standards.

9 Two types of standards are contained in this section: regulatory and performance. The regulatory  
 10 standards are quantitative and modify existing regulations generally contained in the Zoning  
 11 Ordinance and Landscape Manual. These standards define the character of new development and  
 12 redevelopment for the Capitol Heights TDOZ. The performance standards support the regulatory  
 13 standards and establish a consistent design framework for quality site and building construction  
 14 within the TDOZ.

15 Modification of the TDOZ standards is permitted through the process described in Section  
 16 27-548.08(c)(2) of the Zoning Ordinance:

17 “The applicant may ask the Planning Board to apply development standards which differ from  
 18 mandatory requirements in the TDDP, unless the plan provides otherwise. The Board may  
 19 amend any mandatory requirements except building height restrictions and parking standards,  
 20 requirements which may be amended by the District Council under procedures in Part 10A,  
 21 Division 1. The Board may amend parking provisions concerning the dimensions, layout, or  
 22 design of parking spaces or parking lots.

23 “In approving the Transit District Site Plan, the Planning Board shall find that the mandatory  
 24 requirements, as amended, will benefit the proposed development and the Transit District and  
 25 will not substantially impair implementation of the Transit District Development Plan, and the  
 26 Board shall then find that the site plan meets all mandatory requirements which apply.”

27 There are three types of amendments that require District Council action: (1) changes to the  
 28 TDOZ boundary, (2) changes to the underlying zones and the list of prohibited uses, and (3)  
 29 changes to any other specifically designated standard. These amendments may be in the form of  
 30 a detailed site plan.

1 The development standards are distinguished from their related guidelines by the use of the terms  
 2 “shall,” “must,” “may only,” and “may not” as set forth in Section 27-108.01(19) of the Zoning  
 3 Ordinance. These terms mark the development standards as mandatory requirements. The  
 4 development guidelines are characterized by the use of the terms “may” and “should.” The  
 5 guidelines are discretionary. They are strongly recommended, however, as aids to reinforce the  
 6 development vision that the standards are intended to help implement. The Capitol Heights  
 7 TDDP development standards and guidelines apply to the entire TDOZ with the following  
 8 exceptions:

- 9 1. The Building Envelope and Site Standards and Guidelines are arranged by character area.
- 10 2. Other standards and guidelines that are specific to building type or location are noted in bold  
 11 text.

12 Unless stated otherwise, these design standards and guidelines replace the standards and  
 13 regulations contained in the Landscape Manual and the Zoning Ordinance of Prince George’s  
 14 County.

15 **1. General Building Envelope and Site Standards and Guidelines**

16 **Intent**

17 To ensure the development of appropriate building forms that reinforce safe and attractive streets  
 18 and ensure consistent siting of buildings close to the right-of-way, within an attached row or  
 19 block of mixed-use, multifamily or commercial buildings, to create a comforting sense of  
 20 enclosure that defines public space and contributes to a pedestrian-friendly environment.

21 **Standards**

22 (1) Building Siting:

23 Each developer, applicant, and applicant’s heirs, successors and/or assignees shall be responsible  
 24 for siting buildings according to the Capitol Heights TDDP requirements and shall be obligated  
 25 to meet these requirements as part of any application for detailed site plan (DSP) and  
 26 building/grading permits. No building or grading permits shall be issued without a DSP that  
 27 conforms to all building envelope and site standards in the TDDP.

28 (2) Alleys:

29 Alley construction within the rear setback shall be required for commercial and multifamily  
 30 residential building lots and off-street parking facilities unless an alley already exists or the



1 development site is “landlocked” by surrounding properties that are not part of the proposed  
2 redevelopment.

3 (3) Dedicated Right-Of-Way for Alleys:

4 Where an alley does not exist and is not constructed at the time of development, the developer  
5 shall dedicate the alley right-of-way within the rear setback to the county. Pending construction  
6 of the alley, the developer or owner shall maintain the dedicated right-of-way by, at a minimum:

7 (a) Sodding and providing routine landscape maintenance to the area.

8 (b) Keeping the area clear of debris, litter, stored materials, and vehicles.

9 (4) Building Entries:

10 The primary entrance to a building shall be clearly visible from the street and shall front the  
11 street. Buildings facing public plazas or squares shall have their primary entrances facing the  
12 public space. Buildings on corner lots where streets of different rank intersect shall have their  
13 primary entrances on the more heavily traveled street.

14 (5) Treatment of Building Facades on Arterial Streets:

15 Building facades facing East Capitol Street Extended shall be the primary entry façade or shall  
16 be of comparable quality in terms of architecture, materials and detailing.

17 (6) Utility Connections and Service Areas:

18 Utility boxes, meters and service areas such as trash enclosures shall not be visible from the  
19 street. If these features must be placed near the public street or other public space, they shall be  
20 screened from direct view.

21 (7) Applicability of Character Areas Boundaries:

22 Building projects that straddle character areas shall comply with the requirements for building  
23 placement, parking and landscape of the most restrictive character area, where necessary, to  
24 provide reasonable compatibility with adjacent development.

25 (8) Visual Surveillance:

26 Mixed-use, commercial and multifamily buildings that face streets or other public space shall be  
27 designed to allow visual surveillance of the open space by building occupants.

28 (9) ADA-Compliant Street Intersection Curb Cuts

29 Street intersections shall have curb cuts for wheelchair/American with Disabilities Act (ADA)  
30 access on all corners. Sidewalk obstructions such as utility poles and streetlights are prohibited at  
31 these locations.

1 **Guidelines**

- 2 a. Uses that include nonpedestrian or auto-oriented uses, including garage entries, service  
3 bays or similar functions, should orient those functions away from primary street  
4 frontage, wherever possible, placing active, populated functions toward the street.
- 5 b. Buildings should be designed with an understanding of their role in achieving the overall  
6 planning goals of the TDDP, such as providing edges or enclosure to streets and open  
7 space, creating linkages and gateways, reinforcing pedestrian connections, as well as  
8 terminating or framing views.
- 9 c. Consideration should be given to adjoining sites [and] allowing buildings to share access,  
10 amenities and relationships of form that will create a stronger overall identity for the  
11 TDDP area.
- 12 d. [Mixed-use, commercial and multifamily buildings that face on open space should  
13 provide windows, doors, plazas and so forth to encourage pedestrian activity and provide  
14 visual surveillance of the open space.] Multi-family and nonresidential buildings should  
15 face the street and be located along a consistent build-to line to create a continuous street  
16 wall. The street wall should clearly define the urban space in front of it. In selected  
17 locations within commercial and mixed-use areas, the street wall should sit far enough  
18 back from the street curb to permit amenities such as café seating, street furniture, and a  
19 variety of street-side activities.

20 **2. Character Areas**

21 **Intent**

22 (See Map 4: Capitol Heights TDOZ Character Area)

23 To ensure the development of special urban places that enhance the overall visual character and  
24 distinctive sense of place that Capitol Heights has retained as an incorporated town.

25 **2.1. Metro Station Core Character Area**

26 (See Map 5: Metro Station Core Locator)

27 **Intent**

28 To create a compact, high-density, and pedestrian-friendly mixed-use center around the Metro  
29 Station entrance, of the highest architectural quality.

30 **Standards**

31 (1) Buildings shall be between [4] 6 and 14 stories in height. Buildings within 500 feet of the

1 Metro station entrance shall be a minimum of 8 stories in height.

2 (2) Building heights shall decrease, or step down, to three stories or less when the side or rear of  
3 a commercial or multifamily building is adjacent to existing single family homes. Development  
4 that is separated from single-family residential areas by a street or other public space 30 or more  
5 feet in width shall be exempt from this requirement.

6 [(2)](3) Buildings on the arterial, East Capitol Street Extended (MD 214), shall sit [no more  
7 than] along the established build-to-line measured 20 feet from the edge of the curb. Buildings  
8 on other collector streets in the character area shall sit [no more than] along the established build-  
9 to-line measured 12 feet from the edge of the curb.

10 [(3)](4) Buildings shall cover no less than 60 percent of their lot and shall occupy at least 75  
11 percent of their street frontage.

12 [(4)](5) Off-street parking shall be in parking structures.

13 [(5)](6) No more than one curb cut for parking or service access shall be allowed on any block  
14 face.

15 [(6)](7) Parking facilities shall be screened from the street with either ground-floor “liner”  
16 commercial retail/office uses plus upper-floor facades that mirror the architecture of adjacent  
17 buildings, or full-height “liner” commercial/residential uses.

18 [(7)](8) Loading docks and other service areas shall be architecturally integrated into the overall  
19 design of their development and screened by solid walls, fences or solid metal doors of adequate  
20 height to provide complete screening from normal eye level, within applicable zoning  
21 allowances, on all sides where access is not needed.

22 (9) Mixed-use and nonresidential buildings with public street or civic space frontages shall  
23 reserve at least 50% of their ground-floor frontage for retail uses.

24 (10) Parking facilities and outdoor service areas must be well lit, and their lighting must be  
25 designed to minimize glare impacts on adjacent residential uses.

26 (11) Switch boxes and utility meters must be located out of view from the public street. All  
27 utilities and their connections must be underground.

28 (12) Leadership in Energy and Environmental Design (LEED) certification shall be required for  
29 all new construction or renovated buildings over 10,000 square feet.

30 (13) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated  
31 buildings over 10,000 square feet shall be designed in accordance with the heat island mitigation

1 roof treatment criterion specified under the LEED for New Construction and Major Renovation,  
 2 Version 2.2 or later. Free-standing parking garages and roofs with installed solar thermal or  
 3 photovoltaic energy systems shall be exempt from this requirement.

4 (14) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

5 (1) No “dead,” poorly-lit, or hidden areas

6 (2) Maximum feasible southern exposure

7 (3) Use of at least two of the following options as decorative amenities: Vegetation  
 8 planters, special pavement treatments, public art, or street furnishings

9 **Guidelines**

10 a. Off-street parking should be located under or behind the uses that they serve.

11 b. Access to off-street parking should be from the side or rear of the lot.

12 c. [Parking facilities should be well lit, especially at entrances, on elevators and stair landings,  
 13 and on vehicle ramps.] Building facades should form a [nearly] continuous street wall [along] on  
 14 block faces [along East Capitol Street Extended and Capitol Heights Boulevard].

15 [e.]d. [Building facades should form a continuous street wall along block faces] All loading  
 16 docks and other service areas should be located to the side or rear of their development and  
 17 accessed from the side or rear as appropriate.

18 [f.]e. [Outdoor service areas should be brightly lit at night.] Buildings should share service  
 19 areas to the greatest extent possible.

20 [g.]f. [Buildings should share service areas to the greatest extent possible]

21 [h. Switch boxes and utility meters should be located out of view from the public street. All  
 22 utilities and their connections should be underground wherever feasible.]

23 [i.]g. [Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

24 (1) No “dead,” poorly-lit, or hidden areas

25 (2) Maximum feasible southern exposure

26 (3) Vegetation planters, special pavement treatments, public art, and street  
 27 furnishings should be considered] Developers of mixed-use residential and nonresidential  
 28 projects should include green building features such as green roofs, renewable energy systems,  
 29 and energy conservation features in their developments to reduce environmental impacts and  
 30 utility service costs. They should also seek LEED certification as a potential marketing tool for  
 31 their projects.

1 [l.].h. Public streets and spaces should be well lit at night; public plazas and civic spaces should  
 2 have pedestrian-scale streetlights installed for pedestrian safety and to reinforce the  
 3 Metro station core’s distinct physical character after dark.

4 [m.].i. Signal-controlled street intersections should be designed for traffic calming in order to  
 5 make them safer for pedestrians. Consideration should be given to such devices as  
 6 specially marked crosswalks, signage, median pedestrian refuges (on East Capitol Street  
 7 Extended), traffic signal phasing, timed pedestrian signals with countdown displays, and  
 8 curb extensions or bumpouts.

9 **2.2. Metro Station Edge Character Area**

10 (See Map 6: Metro Station Edge Locator)

11 **Intent**

12 To create a compact, medium-density and pedestrian-friendly buffer or transition zone between  
 13 the Metro station core character area and lower-density residential and mixed-use areas.

14 **Standards**

15 (1) Buildings shall be between three and eight stories in height. Buildings along Maryland Park  
 16 Drive (east of East Capitol Street Extended) and Capitol Heights Boulevard shall be a maximum  
 17 of five stories in height.

18 (2) Buildings on East Capitol Street Extended (MD 214) shall sit [no more than] along the  
 19 established build-to-line measured 20 feet from the edge of the curb. Buildings on collector  
 20 streets in the character area shall sit [no more than] along the established build-to-line measured  
 21 12 feet from the edge of the curb. Buildings on local streets shall sit between 10 and 15 feet from  
 22 the edge of the curb.

23 (3) Building heights shall decrease, or step down, to three stories or less when the side or rear of  
 24 a commercial or multifamily building is adjacent to existing single-family homes. Development  
 25 that is separated from single-family residential areas by a street or other public space 30 or more  
 26 feet in width shall be exempt from this requirement.

27 [(3)](4) Buildings shall cover no less than 60 percent of their lot and shall occupy at least 75  
 28 percent of their street frontage.

29 [(4)](5) Off-street parking shall be in parking structures.

30 [(5)](6) Parking facilities shall be screened from the street with either ground-floor “liner”  
 31 commercial retail/office uses plus upper-floor facades that mirror the architecture of adjacent

1 buildings, or full-height “liner” commercial/residential uses [decorative façade treatments].

2 [(6)](7) Loading docks and other service areas shall be architecturally integrated into the overall  
3 design of their development and screened by solid walls, fences or solid metal doors of adequate  
4 height to provide complete screening from normal eye level, within applicable zoning  
5 allowances, on all sides where access is not needed.

6 (8) Mixed-use and nonresidential buildings with public street or civic space frontages shall  
7 reserve at least 50% of their ground-floor frontage for retail uses.

8 (9) Parking facilities and outdoor service areas must be well lit, and their lighting must be  
9 designed to minimize glare impacts on adjacent residential uses.

10 (10) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated  
11 buildings over 10,000 square feet shall be designed in accordance with the heat island mitigation  
12 roof treatment criterion specified under the LEED for New Construction and Major Renovation,  
13 Version 2.2 or later. Free-standing parking garages and roofs with installed solar thermal or  
14 photovoltaic energy systems shall be exempt from this requirement.

15 (11) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

16 (1) No “dead,” poorly-lit, or hidden areas

17 (2) Maximum feasible southern exposure

18 (3) Use of at least two of the following options as decorative amenities: Vegetation

19 planters, special pavement treatments, public art, or street furnishings

20 **Guidelines**

21 a. Off-street parking should be located under or behind the uses that they serve.

22 b. Access to off-street parking should be from the side or rear of the lot.

23 c. Parking facilities should be well lit, especially at entrances, on elevator and stair landings,  
24 and on vehicle ramps.

25 d. Building facades should form a [nearly] continuous street wall on block faces along East  
26 Capitol Street Extended and Capitol Heights Boulevard.

27 e. Buildings should share service areas to the greatest extent possible.

28 f. Switch boxes and utility meters should be located out of view from the public street. All  
29 utilities and their connections should be underground wherever feasible.

30 [g. Outdoor service areas should be well lit at night; lighting should be designed to minimize  
31 glare impacts on adjacent residential uses.

- 1 h. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.  
2 (1) No “dead,” poorly-lit, or hidden areas  
3 (2) Maximum feasible southern exposure  
4 h. Vegetation planters, special pavement treatments, public art, and street furnishings shall be  
5 considered.  
6 i. Buildings with public street or civic space frontages should provide ground-floor retail uses  
7 within those frontages.]  
8 [j.]g. Developers of mixed-use residential and nonresidential projects should include green  
9 building features such as green roofs, renewable energy systems, and energy conservation  
10 features in their developments to reduce environmental impacts and utility service costs.  
11 They should also seek LEED certification as a potential marketing tool for their projects.  
12 [k.]h. Public streets and spaces should be well lit at night; public plazas and civic spaces should  
13 have pedestrian-scale streetlights installed for pedestrian safety and to reinforce the  
14 Metro station core’s distinct physical character after dark.  
15 [l.]i. Signal-controlled street intersections should be designed for traffic calming in order to  
16 make them safer for pedestrians. Consideration should be given to such devices as  
17 specially marked crosswalks, signage, median pedestrian refuges (on East Capitol Street  
18 Extended), traffic signal phasing, timed pedestrian signals with countdown displays, and  
19 curb extensions or bumpouts.

20 **2.3. Main Street Character Area**

21 (See Map 7: Main Street Locator)

22 **Intent**

23 To create a revitalized and enhanced moderate density, mixed-use main street along Old Central  
24 Avenue.

25 **Standards**

- 26 (1) Buildings shall be between three and five stories in height.  
27 (2) Buildings on Old Central Avenue (MD 332) shall sit [no more than] along the established  
28 build-to-line measured 12 feet from the edge of the curb. Buildings on local streets shall sit  
29 between 10 and 15 feet from the edge of the curb.  
30 (3) Buildings shall cover between 60 percent and 80 percent of their lot and shall occupy at least  
31 70 percent of their street frontage.

1 (4) Buildings without rear parking shall have rear yards no less than ten feet deep.

2 (5) Off-street parking facilities, surface and structures, must be placed behind their on-site uses.

3 (6) Service areas shall be placed behind their on-site uses, screened from public view, and well  
4 lit at night.

5 (7) Mixed-use and nonresidential buildings with public street or civic space frontages shall  
6 reserve at least 50% of their ground-floor frontage for retail uses.

7 (8) Parking facilities and outdoor service areas must be well lit, and their lighting must be  
8 designed to minimize glare impacts on adjacent residential uses.

9 (9) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated  
10 buildings over 10,000 square feet shall be designed in accordance with the heat island mitigation  
11 roof treatment criterion specified under the LEED for New Construction and Major Renovation,  
12 Version 2.2 or later. Free-standing parking garages and roofs with installed solar thermal or  
13 photovoltaic energy systems shall be exempt from this requirement.

14 (10) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

15 (1) No “dead,” poorly-lit, or hidden areas

16 (2) Maximum feasible southern exposure

17 (3) Use of at least two of the following options as decorative amenities: Vegetation  
18 planters, special pavement treatments, public art, or street furnishings

19 **Guidelines**

20 a. Off-street parking, surface or in structures, should be accessed from the side or rear.

21 b. Building facades should form a definite street wall on block faces along Old Central  
22 Avenue.

23 c. All loading docks and other service areas should be located to the side or rear of their  
24 development and accessed from the side or rear as appropriate.

25 [d. Parking facilities and service areas should be well lit, especially at night. However, lighting  
26 for these areas should be designed to minimize glare impacts on adjacent residential uses.

27 e. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

28 (1) No “dead,” poorly-lit, or hidden areas

29 (2) Maximum feasible southern exposure

30 (3) Vegetation planters, special pavement treatments, public art, and street  
31 furnishings should be considered



1 f. Buildings with public street or civic space frontages should provide ground-floor retail  
2 uses.]

3 [g.]d. Developers of mixed-use residential and nonresidential projects should be encouraged to  
4 include green building features such as green roofs, renewable energy systems, and  
5 energy conservation features in their developments to reduce environmental impacts and  
6 utility service costs. They should also be encouraged to seek LEED certification as a  
7 potential marketing tool for their projects.

8 [h.]e. Public streets and spaces should be well lit at night; pedestrian-scale streetlights should  
9 be installed along Capitol Heights Boulevard for safety and to emphasize its role as a  
10 pedestrian/vehicular linkage between the Metro station core and main street character  
11 areas.

12 [i.]f. Signal-controlled street intersections should be designed for traffic calming in order to  
13 make them safer for pedestrians. Consideration should be given to such devices as  
14 specially marked crosswalks, signage, traffic signal phasing, timed pedestrian signals  
15 with countdown displays, and curb extensions or bumpouts.

16 **2.4. Medium-Density Residential Edge Character Area**

17 (See Map 8: Medium Density Residential Edge Locator)

18 **Intent**

19 To create attractive, medium-density residential enclaves that provide a variety of housing  
20 options and a buffer between single-family detached residential areas and commercial/mixed-use  
21 areas.

22 **Standards**

23 (1) Buildings shall be between four and six stories in height.

24 (2) Buildings shall sit between 10 and 15 feet from the edge of the curb.

25 (3) Buildings shall cover between 60 percent and 80 percent of their lot and shall occupy at least  
26 65 percent of their street frontage.

27 (4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard  
28 shall be less than four feet wide. Buildings without rear parking shall have rear yards no less than  
29 ten feet deep.

30 (5) Off-street parking facilities, surface and structures, shall be placed behind their on-site uses.

31 (6) Service areas shall be placed behind their on-site uses, screened from public view, and well

1 lit at night.

2 (7) All loading docks and other service areas must be located to the side or rear of their  
3 development and accessed from the side or rear as appropriate.

4 (8) Parking facilities and outdoor service areas must be well lit, and their lighting should be  
5 designed to minimize glare impacts on adjacent residential uses.

6 (9) Mixed-use and nonresidential buildings with public street or civic space frontages shall  
7 reserve at least 25% of their ground-floor frontage for retail uses.

8 (10) To mitigate the urban “heat island” effect, the rooftops of all new construction or renovated  
9 buildings over 10,000 square feet shall be designed in accordance with the heat island mitigation  
10 roof treatment criterion specified under the LEED for New Construction and Major Renovation,  
11 Version 2.2 or later. Free-standing parking garages and roofs with installed solar thermal or  
12 photovoltaic energy systems shall be exempt from this requirement.

13 (11) Public plazas and other civic spaces shall be designed to be safe, sunny and attractive, with:

14 (1) No “dead,” poorly-lit, or hidden areas

15 (2) Maximum feasible southern exposure

16 (3) Use of at least two of the following options as decorative amenities: Vegetation  
17 planters, special pavement treatments, public art, or street furnishings

18 **Guidelines**

19 [a. All off-street parking, surface or in structures, should be accessed from the side or rear.]

20 [b.]a. Building facades should form a definite street wall on block faces along Old Central  
21 Avenue, East Capitol Street Extended, and Southern Avenue.

22 [c.]b. New residential development near Southern Avenue should be designed to take  
23 advantage of the area’s steep slopes and potentially scenic views while minimizing  
24 stormwater runoff.

25 [d. All loading docks and other service areas should be located to the side or rear of their  
26 development and accessed from the side or rear as appropriate.

27 e. Parking facilities and service areas should be well lit, especially at night. However, lighting  
28 for these areas should be designed to minimize glare impacts on adjacent residential uses.

29 f. Public plazas and other civic spaces should be designed to be safe, sunny and attractive.

30 (1) No “dead,” poorly-lit, or hidden areas

31 (2) Maximum feasible southern exposure

1 (3) Vegetation planters, special pavement treatments, public art, and street  
2 furnishings should be considered

3 g. Nonresidential buildings with public street or civic space frontages should provide  
4 ground-floor retail uses within those frontages.]

5 [h.]c. Developers of mixed-use residential and nonresidential projects should include green  
6 building features such as green roofs, renewable energy systems, and energy conservation  
7 features in their developments to reduce environmental impacts and utility service costs.  
8 They should also seek LEED certification as a potential marketing tool for their projects.

9 [i.]d. Public streets and spaces should be well lit at night; pedestrian-scale streetlights should  
10 be installed along Old Central Avenue for safety and to emphasize its role as Capitol  
11 Heights' main street and circulation corridor.

12 [j.]e. Signal-controlled street intersections should be designed for traffic calming in order to  
13 make them safer for pedestrians. Consideration should be given to such devices as  
14 specially marked crosswalks, signage, traffic signal phasing, timed pedestrian signals  
15 with countdown displays, and curb extensions or bumpouts.

16 **2.5 Urban Neighborhood—Single-Family Detached Character Area**

17 (See Map 9: Urban Neighborhood—Single-Family Detached Locator)

18 **Intent**

19 To create attractive, moderate-density, pedestrian-friendly, urban single-family neighborhoods  
20 with convenient access to local services and public transit.

21 **Standards**

22 (1) Buildings shall be between two and 2½ stories in height. No building shall exceed 35 feet in  
23 height.

24 (2) Buildings shall sit between 10- and 15-feet from the edge of the curb.

25 (3) Buildings shall cover between 35 percent and 70 percent of their lot and shall occupy at least  
26 35 percent of their street frontage.

27 (4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard  
28 shall be less than four feet wide. Buildings shall have rear yards no less than 25 feet deep.

29 (5) Parking access must be from the rear where an alley is present; otherwise, parking access  
30 shall be from the street.

31 (6) Parking garages, carports and pads shall sit no closer to the street than the front façade of the

1 residence that they serve. They shall be designed to accommodate no more than 2 four-wheeled  
2 vehicles parked side by side.

3 (7) Sidewalks shall be continuous and a minimum width of six feet. Sidewalk features such as  
4 utility poles and streetlights shall be placed so as not to impede pedestrian travel in either  
5 direction.

6 **Guidelines**

- 7 a. Public streets should be well lit at night.
- 8 [b. Sidewalks should be continuous and of a width sufficient to allow comfortable pedestrian  
9 travel in both directions. Sidewalk obstructions such as utility poles and streetlights  
10 should be minimized.
- 11 c. Street intersections should have curb cuts for wheelchair/ADA access on all corners.  
12 Sidewalk obstructions such as utility poles and streetlights should be avoided at these  
13 locations.]
- 14 [d.]b. New homes should be designed to encourage “eyes on the street” to help deter crime  
15 while still providing sufficient privacy for residents.
- 16 [e.]c. Development sites should be graded and landscaped to minimize stormwater runoff and  
17 conserve mature trees on-site wherever practical.
- 18 [f.]d. Signal-controlled street intersections should be designed for traffic calming in order to  
19 make them safer for pedestrians. Consideration should be given to such devices as  
20 specially marked crosswalks, signage, traffic signal phasing, timed pedestrian signals  
21 with countdown displays, and curb extensions or bumpouts.
- 22 [g.]e. Public parks should be cleaned up and/or enhanced for public safety and to encourage  
23 greater use by nearby residents during the day.

24 **2.6. Suburban Neighborhood—Single-Family Detached Character Area**

25 (See Map 10: Suburban Neighborhood—Single-Family Detached Character Area Map)

26 **Intent**

27 To create an attractive, low-density, single-family neighborhood whose design takes advantage  
28 of nearby environmental features, including the area’s rolling topography and the Watts Branch  
29 stream valley

30 **Standards**

- 31 (1) Buildings shall be between one and 2½ stories in height. No building shall exceed 35 feet in

1 height.

2 (2) Buildings shall sit between 25 and 28 feet from the edge of the curb.

3 (3) Buildings shall cover no more than 25 percent of their lot and shall occupy at least 30 percent  
4 of their street frontage.

5 (4) Buildings shall have side yards with a combined minimum width of 17 feet. No side yard  
6 shall be less than eight feet wide. Buildings shall have rear yards no less than 25 feet deep.

7 (5) Parking access shall be from the rear where an alley is present; otherwise, parking access  
8 shall be from the street.

9 (6) Parking garages, carports and pads shall sit no closer to the street than the front façade of the  
10 residence that they serve. They shall be designed to accommodate no more than 2 four-wheeled  
11 vehicles parked side by side.

12 (7) Sidewalks shall be continuous and a minimum width of six feet. Sidewalk features such as  
13 utility poles and streetlights shall be placed so as not to impede pedestrian travel in either  
14 direction.

15 **Guidelines**

16 a. New residences should be designed to fit in with and enhance the adjacent natural  
17 environment, particularly the Watts Branch stream valley.

18 b. Public streets should be well lit at night.

19 [c. Sidewalks should be continuous and of a width sufficient to allow comfortable pedestrian  
20 travel in both directions. Sidewalk obstructions such as utility poles and streetlights  
21 should be minimized.

22 d. Street intersections should have curb cuts for wheelchair/ADA access on all corners.  
23 Sidewalk obstructions such as utility poles and streetlights should be avoided at these  
24 locations.]

25 [e.]c. Environmentally sensitive stormwater management features such as continuous street tree  
26 boxes, bioswales, and porous pavements should be considered for inclusion in new or  
27 upgraded residential streets within the suburban neighborhood character area to help  
28 minimize stormwater runoff and avoid the street drainage issues that have affected  
29 residential areas elsewhere in Capitol Heights.

30 [f.]d. New homes should be designed to encourage “eyes on the street” to help deter crime  
31 while still providing sufficient privacy for residents.

1 **3. General Open Space Standards and Guidelines**

2 **3.1. General Standards**

3  
4 **Intent**

5 To promote the creation of open space amenities that fit in with and enhance the overall visual  
6 and physical character of the built environment (buildings and streets).

7 **Standards**

8 (1) Landscape Plan Submission: Landscape plans, which address all land areas of a lot which are  
9 not covered by buildings, streets or paved areas, shall be prepared and submitted with the  
10 detailed site plan (DSP). Such plans will define landscape construction, seeding and planting  
11 materials, and irrigation methods.

12 (2) Plant List: A plant list shall be included on the landscape plan and shall specify the plant  
13 species (botanical and common name), size/caliper, spacing, quantity, construction details (for  
14 trees, shrubs, evergreens and street trees), and method of irrigation and illumination. These  
15 plants should be native or adapted species to the greatest extent possible, in keeping with *Native*  
16 *Plants Of Prince George's County* (1997-1998).

17 (3) Crime Prevention Through Environmental Design (CPTED) Standards: Landscape plants  
18 provided as buffers and screening shall not endanger pedestrians by creating blind spots or  
19 hiding places. All landscape improvements shall be in accordance with CPTED guidelines for  
20 public safety. (See Appendix C.)

21 **Guidelines**

- 22 a. Landscaping should serve as an amenity, screen or buffer to enhance the appearance of  
23 structures or uses such as parking lots or large blank walls, or to increase the  
24 attractiveness of common open spaces.
- 25 b. Landscaping should visually frame occupied buildings.
- 26 c. The landscaping character of adjacent lots should be coordinated.
- 27 d. Landscaping should be used to mitigate areas of large, unbroken building mass and  
28 screen walls.
- 29 e. Existing healthy trees should be preserved to the greatest extent practicable. Existing  
30 damaged, decayed or deceased trees should be removed and replaced to protect  
31 remaining trees and replaced.

- f. Landscape and streetscape amenities, including plantings, lawns, fencing and furniture should be used to create clear borders and define controlled, or defensible, spaces to allow people to distinguish public from private spaces.
- g. The height and placement of landscape and streetscape amenities should not interfere with natural surveillance.

**3.2. Ground Cover**

**Intent**

To ensure healthy and attractive ground cover that is visually and functional to preserve soil and improve stormwater quality at development sites.

**Standards**

- (1) Sod: All turf grass areas and disturbed areas not proposed for construction shall be sodded at the time of development. Seeding, sprigs or sod plugs shall be prohibited. Sod specifications shall be provided on the landscape plan.
- (2) Groundcover: Groundcover specifications including name, species, quantity and spacing shall be provided on the landscape plan. Groundcover shall be planted at a minimum spacing of four inches on center.
- (3) Mulch: Mulch shall be shredded hardwood mulch that is brown in color and shall be specified as a minimum four inch depth on landscape plans. Red cedar mulch or rubber mulch shall be prohibited.
- (4) Unplanted Mulch Beds: Unplanted mulch beds shall not exceed ten square feet in area; large mulch beds shall be prohibited.
- (5) Irrigation: All sod and groundcover areas shall include an automated irrigation system to maintain the health and vigor of the sod and groundcover.

**Guidelines**

Groundcover may be used in place of turf grass to provide visual variety and support stormwater control features in site landscapes.

**3.3. Open Spaces**

**Intent**

1 To ensure safe, attractive and accessible open spaces that provide recreational opportunities and  
2 support for outdoor public events.

3 To integrate and utilize landscape design to enhance open spaces and ensure that they function  
4 effectively as special places, whether public or private.

5 **Standards**

6 (1) Open Space Elements: At the time of preliminary plan of subdivision and detailed site plan  
7 (DSP), the Department of Parks and Recreation shall review the DSP for compliance with park  
8 and plaza size, location, active and passive recreation amenities, park furniture (benches, trash  
9 receptacles, picnic tables, bollards), amenities (examples: artwork, fountains, chess tables), play  
10 equipment, artwork, lighting, and irrigation. The DSP shall include all locations, quantities, and  
11 details for benches, trash receptacles, lighting fixtures, bollards, picnic tables,  
12 recreational/children’s play equipment, and artwork.

13 (2) Parks and Plazas CPTED Standards: Parks and plazas shall be designed in accordance with  
14 CPTED standards for landscaping and lighting to provide pedestrian safety and security. A note  
15 indicating compliance with this standard shall be placed in the general notes section of the DSP.

16 (3) Open Space Landscape: Landscape beds for parks, plazas and other open spaces shall have a  
17 minimum soil depth of two feet for groundcovers and three feet for shrubs, and a note indicating  
18 compliance with this standard shall be included in the general notes on the DSP.

19 (4) Open Space Shade Trees: Parks, plazas and other open spaces shall have at least one shade  
20 tree per 1,000 square feet of open space area.

21 (5) Irrigation: All open space landscaping shall have an automated irrigation system, and a note  
22 stating compliance with this standard shall be included in the general notes section on the DSP.

23 (6) Open Spaces—ADA Accessibility: All open spaces shall be barrier-free and accessible to  
24 persons with disabilities, the elderly, people with strollers, and vendors with pushcarts. Open  
25 spaces shall meet ADA requirements for parks and recreation spaces.

26 (7) Open Space Lighting: Parks, plazas and other open spaces shall be illuminated to a minimum  
27 1.25 foot-candles and a maximum of 2.0 foot-candles in accordance with ADA requirements for  
28 parks and recreation spaces.

29 (8) Open Space Seating: Open spaces shall provide 60 linear feet of seating per acre with a  
30 minimum of 30 linear feet regardless of park or plaza size. Outdoor seating associated with cafes



1 shall not count toward this seating requirement. For the benefit of persons with disabilities, a  
2 minimum of five percent of the required seating shall have backs.

3 (9) Open Space Trash Receptacles: Open spaces shall provide one trash receptacle for each  
4 bench seating area. Trash receptacle detail, quantity and locations and shall be delineated on the  
5 DSP. A note identifying the party/parties responsible for emptying and maintaining the trash  
6 receptacles must be included in the general notes of the DSP.

7 (10) Open Space Service Areas: Loading and service areas within parks and plazas shall be  
8 screened from public view with appropriate landscaping and opaque walls designed to fit in with  
9 the surrounding open space environment.

10 (11) Open Space Emergency Accessibility: Open spaces shall be free of vehicular traffic and  
11 shall provide breakaway or retractable bollards along all adjoining roadways to protect  
12 pedestrians and provide emergency vehicle access. Bollard type(s) and locations shall be  
13 delineated on the detailed site plan (DSP) and shall conform to TDDP development standards. A  
14 note indicating compliance with this standard shall be placed in the general notes of the DSP.

15 **Guidelines**

- 16 a. Open space should be used to enhance the value and amenity of surrounding  
17 development.
- 18 b. Open space should bind various projects into cohesive interrelated districts wherever  
19 possible.
- 20 c. Open spaces should provide a variety of seating options, including benches, seating steps,  
21 planters, seat walls, table seating, picnic tables, and grassy seating areas.
- 22 d. Public works of art should be an integral part of the design of all public parks and plazas.  
23 Drawings and illustrations shall be provided to M-NCPPC staff for review and comment.
- 24 e. Paved surfaces should provide a coordinated, distinctive special paving pattern to provide  
25 interest to the public art area.
- 26 f. There should be clear sight lines through the park or plaza and clear views of surrounding  
27 areas. Avoid features that block sightlines and major access points.

28 **3.4. Plazas**

29  
30 **Intent**

1 To create safe and visually attractive plazas that enhance adjacent buildings and help create a  
2 sense of place

3 **Standards**

4 (1) Plaza Height: The height/level of the plaza shall not be more than three feet above or three  
5 feet below the curb level of the nearest adjoining street in order to promote pedestrian visibility  
6 and security.

7 (2) Plaza Size: Plaza spaces shall be no less than 40 feet across nor more than 300 feet across  
8 (Source: Watson, Platus, and Shibley. Time Saver Standards for Urban Design. McGraw Hill:  
9 2003)

10 (3) Parking Structures Near Plazas: Parking structures that abut plazas shall not be allowed  
11 unless the parking structure contains ground floor retail or has landscape screening facing, and  
12 integrated with, the design of the plaza.

13 (4) Plaza Shade Trees: Plaza shade trees shall be a minimum size of 3½–4-inch caliper at the  
14 time of installation. Trees shall be planted in at least 700 cubic feet of soil per tree with a depth  
15 of soil 3 to 4 feet. Trees shall be planted either with gratings flush to grade or in a planting bed  
16 with a continuous area of at least 75 square feet exclusive of bounding wall.

17 (5) Plaza Electrical Outlets: The plaza shall be equipped with 115- and 220-volt outlets  
18 appropriate for use in terraced or paved areas that are designed to accommodate outdoor artistic  
19 performances. All electrical outlets shall be three-prong grounded with weatherproof protective  
20 covers to meet United Laboratories safety requirements.

21 (6) Plaza Amenities: Public plazas shall be designed to support a variety of pedestrian activities.  
22 Plazas that include transit bus stops or Metrorail station entrances shall incorporate these features  
23 into their design to support convenient and safe public transit access.

24 (7) Plazas in Commercial Areas: Plazas in commercial areas shall front adjacent retail uses. A  
25 minimum 75 percent of the ground-floor building frontage facing a commercial-area plaza shall  
26 consist of retail uses.

27 **Guidelines**

28 a. Plazas should be durable, safe and inviting spaces that can function as outdoor “living rooms”  
29 for the tenants of, and visitors to, nearby buildings.

30 b. Plazas should provide amenities that support a variety of activities and functions. These may  
31 include:

- 1 (1) Entertainment
- 2 (2) Bus/transit waiting area
- 3 (3) Pedestrian links between buildings
- 4 (4) Café seating
- 5 (5) Seating walls
- 6 (6) Fountains
- 7 (7) Passive recreation areas
- 8 (8) Cultural performances

9 c. A plaza should be designed to fit in with and enhance the architectural appearance of adjacent  
10 buildings, using such measures as compatible paving materials and structural features that echo  
11 the design of prominent nearby buildings.

12 d. A minimum plaza width to building height ratio of 2:1 should be incorporated into the design  
13 of any plaza to eliminate claustrophobic and unsafe pedestrian spaces.

### 14 **3.5 General Squares and Greens Guidelines and Standards**

#### 15 **Intent**

16 To ensure attractive, safe and healthy public squares and greens that can serve as places of rest  
17 and relaxation as well as support outdoor public events.

#### 18 **Standards**

19 (1) Submission of Landscaping Plan Documents: Landscape plan documents shall be required  
20 for all proposed public squares and civic greens. Drawings and illustrations shall be provided to  
21 M-NCPPC staff for review and comment per the submission requirements of the Capitol Heights  
22 TDDP.

23 (2) Irrigation and Maintenance of Landscaping: Landscape materials provided in a square or  
24 civic green shall be irrigated with an automated irrigation system. Landscaping areas shall  
25 receive regular maintenance to remove dead and diseased plants, prune healthy plants, and treat  
26 planted areas for pests and disease.

27 (3) Selection of Landscaping Plant Materials: A variety of evergreen, ornamental and flowering  
28 landscape material shall be provided for visual variety and attractiveness in accordance with the  
29 Landscape Manual. Plants should be native or adapted to the county's biological habitats. All  
30 plant material shall conform to CPTED standards.

1 (4) Approval of Public Works of Art: Drawings and illustrations of proposed public works of art  
2 shall be submitted to M-NCPPC staff for review and comment. Prior approval by DPW&T,  
3 municipal public works agency, or WMATA (where applicable) for the installation of public  
4 works of art shall be required.

5 **Guidelines**

- 6 a. Public works of art should be considered an integral part of the design for all public  
7 plazas. [Drawings and illustrations shall be provided to M-NCPPC staff for review and  
8 comment.]  
9 b. Paved surfaces should provide a coordinated, distinctive special paving pattern to provide  
10 interest to the public art area.

11 **3.6 Squares**

12 **Intent**

13 To create visually interesting and attractive squares that serve, along with the buildings and  
14 streets that border them, to create a distinct sense of place.

15 To create easily accessible public spaces large enough to host neighborhood or community  
16 outdoor public events.

17 **Standards**

18 (1) Minimum Design and Performance Requirements for Squares: Surface treatment and  
19 materials (within the area back-of-curb to back-of-curb excluding any civic building, public art  
20 or monument footprint) shall provide a minimum of 30 percent permeable surface area (turf,  
21 groundcover, soil or mulch). The remaining area shall be paved surface.

22 (2) Parking Structures near Squares: Parking structures that abut squares shall not be allowed  
23 unless the parking structure contains ground floor retail or has landscape screening facing, and  
24 visually integrated with, the square.

25 (3) Lighting of Public Square Areas: Lighting of public art, paved areas and landscaping shall  
26 conform to CPTED standards. Lighting details and specifications shall be provided on the  
27 landscape plan. Lighting levels shall be specified according to the TDDP requirements.

28 **Guidelines**

- 29 a. A square should be surrounded or enclosed by buildings, even if streets separate those  
30 buildings from the square. This relationship of buildings to space helps to create a sense  
31 of enclosure; i.e., the square becomes an outdoor “living room” for the surrounding uses.

- b. Squares should be located near clustered destination uses, such as civic centers or shopping districts, which can generate constant foot traffic into and through these public spaces.
- c. Squares should be located at major public transit stops to be easily accessible for those who cannot drive or do not have access to an automobile.
- [(4)]d. A square should be designed for easy surveillance from any point within it. This reinforces the perceived feeling of public safety in line with CPTED guidelines.

**3.7 Greens**

**Intent**

To ensure the creation of attractive civic greens designed to provide a sense of place and encourage passive and active recreation by residents and visitors.

**Standards**

(1) Minimum Design and Performance Requirements for Civic Greens: Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint) shall provide a minimum 60 percent permeable surface area (turf, groundcover, soil or mulch). The remaining area shall be paved surface.

(2) Lighting of Public Greens: Lighting of public art, paved areas and landscaping shall conform to CPTED standards. Lighting details and specifications shall be provided on the landscape plan. Lighting levels shall be specified according to the TDDP requirements.

**Guidelines**

- a. Greens should be designed to function like manicured grassy meadows that invite visitors to sit, recline, people-watch, or engage in active sports.
- b. [Squares] Greens should be located at major public transit stops to be easily accessible for those who cannot drive or do not have access to an automobile.
- c. A [square] green should be designed for easy surveillance from any point within it. This reinforces the perceived feeling of public safety in line with CPTED guidelines.

**3.8 Parks**

**Intent**

To ensure the creation of attractive public parks that feature natural environments and/or recreational facilities that support both active and passive recreation.

**Standards**

1 (1) Minimum Design and Performance Requirements for Parks: Parks shall preserve natural  
2 areas as primary environmental features. Paved surfaces shall be kept to the minimum required  
3 to provide access, required parking, service areas, and team sports that require a paved surface;  
4 e.g., basketball and tennis. New parks that are to become part of the M-NCPPC green  
5 infrastructure system shall be coordinated with the Department of Parks and Recreation during  
6 their planning, design and construction phases.

7 (2) Community and Recreational Centers: The location of these facilities shall be determined by  
8 M-NCPPC based on the recommendations of the applicable master plan (Landover or Suitland-  
9 District Heights).

10 (3) Lighting of Parks: Lighting of public art, paved areas and landscaping shall conform to  
11 CPTED standards. Lighting details and specifications shall be provided on the landscape plan.  
12 Lighting levels shall be specified according to the TDDP requirements. Lighting in public parks  
13 shall be designed to minimize glare in natural areas and nearby residential communities.

14 **Guidelines**

15 a. Large parks should include well-kept grassy areas that invite visitors to sit, recline,  
16 people-watch, or engage in active sports. Nature trails, activity centers, and playgrounds should  
17 be considered for smaller parks.

18 b. Parks should be integrated into the Prince George’s County green infrastructure system  
19 so that they can help preserve natural habitats and local wildlife.

20 c. Parks should be designed for easy surveillance of recreation facilities, playing fields,  
21 other open areas, and nature trails. This reinforces the perceived feeling of public safety  
22 in line with CPTED guidelines.

23 **4. Streetscapes**

24 **4.1 General Standards**

25 **Intent**

26 To create consistent and inviting streetscapes along residential, commercial and mixed-use  
27 streets and a distinctive visual character throughout the TDDP area.

28 **Standards**

29 (1) Streetscape Elements as Part of Site Plan Submissions: Streetscape elements of street trees,  
30 street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters  
31 shall be provided on the streetscape plan. All streetscape elements shall include information of

1 location, spacing, quantity, construction details, and method of illumination and shall be required  
2 for all streets in accordance with the Capitol Heights TDDP conceptual site plan streetscape  
3 sections and public realm elements.

4 (2) Advertisements and Signage in Public Spaces: New development should include a clear  
5 system of wayfinding to and from transit and new developments. Advertisements and signage  
6 shall be prohibited on [shelters] all streetscape elements with the exception of bus shelter  
7 advertisements approved by the appropriate public transit authority (WMATA or TheBUS). The  
8 posting of transit service-related information within the public right-of-way shall be subject to  
9 the approval of DPW&T and the appropriate municipality.

10 (3) Permitted Streetscape Elements: Permitted streetscape elements shall include:

11 (a) Street trees (located in tree grates along urban streets and planting beds along residential  
12 streets)

13 (b) Street furniture (benches, trash receptacles, lighting, and bus/light-rail shelters; prior  
14 approval from DPW&T, WMATA, SHA, and/or the applicable municipal public works  
15 agency shall be required)

16 (c) Landscaping and planters

17 (d) Decorative paving

18 (e) Sculpture/artwork (prior approval from DPW&T, WMATA, SHA, and/or the applicable  
19 municipal public works agency shall be required)

20 (4) Consistency of Design Elements: Streetscape elements such as paving, street furniture, and  
21 street trees shall be consistent within a development project and shall be consistent along the  
22 street wall. Samples of proposed paving materials should be submitted with the detailed site plan  
23 for review and approval by

24 M-NCPPC staff, DPW&T, and, where applicable, municipal public works officials.

25 (5) Streetlights: Streetlights shall be installed on both sides of streets along the street tree  
26 alignment line and, unless otherwise designated in the TDDP, at no more than 60-foot intervals  
27 measured parallel to the street. At the time of development, the developer shall be responsible  
28 only for the installation of streetlights on the side of the street that is being developed.

29 **4.2 Trees and Landscaping**

30 **Intent**

1 To enhance the visual “green” connection between the built and natural environments within  
2 neighborhoods and extend this identity to commercial and mixed-use areas.

3 **Standards**

4 (1) Street Trees: Street trees shall be planted along Capitol Heights Boulevard, East Capitol  
5 Street, Old Central and Southern Avenues according to the streetscape sections.

6 (2) Street Tree Planting Specifications: Street trees shall be a minimum 4–4½-inch caliper in  
7 size, located 30 feet on center, planted in tree grates (minimum four 6 feet by 6 feet in size),  
8 limbed up to 6 feet above finished grade, shall provide a minimum 700 cubic feet of CU  
9 structural soil or continuous tree bed underneath the sidewalk pavement system, and provide a  
10 positive drainage system to promote the health and vigor of the root system. Where necessary,  
11 allowances may be made in the spacing of trees to accommodate fire hydrants, utility vaults, and  
12 other existing infrastructure elements.

13 **Guidelines**

- 14 a. Street trees and other plantings should be selected for attractiveness, drought resistance,  
15 and resistance to infestations and disease.
- 16 b. An automated irrigation system should be provided in the tree beds to promote the health  
17 of the trees.
- 18 c. Street tree species should be large, broad spreading, open-canopy trees at maturity.
- 19 d. Street tree planting areas should be separated from the curb edge to allow for vehicle  
20 overhanging and/or door openings and to help avoid accidental damage to street  
21 plantings.

22 **4.3 Sidewalks**

23 **Intent**

24 To ensure a continuous network of sidewalks and crosswalks to provide safe and convenient  
25 access between uses and to public transit.

26 **Standards**

27 (1) Sidewalks: All sidewalks designated in the TDDP shall be constructed according to the  
28 streetscape requirements listed in this section and shall meet the sidewalk width(s) delineated in  
29 the TDDP streetscape sections. Sidewalks not designated in the TDDP shall be at least six-feet  
30 wide and shall meet county specifications.



1 (2) Permitted Materials: Brick, precast pavers, concrete, Belgium block, or granite pavers.  
2 Samples of proposed paving materials shall be submitted with the detailed site plan for review  
3 and approval by  
4 M-NCPPC staff.

5 (3) Sidewalk Requirements: Sidewalks are required for all street frontages along which occupied  
6 structures (commercial, residential or mixed-use) occur.

7 **Guidelines**

8 a. All sidewalks and primary walkways should be constructed using special decorative  
9 paving materials, such as brick, concrete, precast pavers, Belgium block, or granite  
10 pavers.

11 b. Wherever possible, wide sidewalks should be used in higher-density commercial and  
12 mixed-use areas to allow for amenities such as café seating, comfortable pedestrian  
13 pathways, and street furniture.

14 [(3)]c. Private sidewalks and walkways should be provided to connect street sidewalks to  
15 primary commercial and residential building entries, public transportation, public open  
16 spaces, and parking areas by the most direct route practicable. On-site pedestrian walks  
17 should not be substituted for required public sidewalks.

18 [(4)]d. Adjoining developments should minimize auto/pedestrian conflicts and maximize  
19 convenient access between buildings.

20 **4.4 Pedestrian and Bicycle Linkages**

21 **Intent**

22 To develop walkable neighborhoods with contiguous linkages that support pedestrian and  
23 bicycle use, residential sociability, and commercial activity.

24 **Standards**

25 (1) ADA: All sidewalks shall be constructed to meet ADA federal standards to comply with  
26 accessible design.

27 (2) Primacy of Sidewalks Over Vehicular Curb Cuts: Vehicular entrances shall permit safe and  
28 clear pedestrian crossings. Sidewalk material(s) shall continue across driveway entrances at the  
29 same grade as the sidewalk on both sides of the curb cut.

30 **Guidelines**

- 1 a. Vehicular entry points should be minimized along all streets within the TDOZ and  
2 generally limited to situations where side or rear access to a property is not feasible.
- 3 b. Curb cuts and entry points should be designed to visually indicate that pedestrians on the  
4 sidewalks have clear priority over turning vehicles. The sidewalk should not “disappear”  
5 underneath curb cuts and vehicular entries.
- 6 c. The width of entrance drives should be visually minimized, where appropriate, by the  
7 provision of planted median of at least six feet in width separating incoming and outgoing  
8 traffic, especially if two or more lanes are provided in each direction.

9 **4.4 Bikeways**

10 **Intent**

11 To provide safe and convenient on- and off-street linkages to residences, businesses and public  
12 facilities for pedestrians and bicyclists.

13 **Standards**

14 (1) Materials: All bikeways (on- and off-street) and bicycle parking areas shall be coordinated  
15 with the DPW&T and/or SHA as appropriate. (See TDDP circulation plan shown on Map 12 and  
16 the streetscape sections.)

17 (2) Configurations and Techniques: Bikeway access along streets shall be located in accordance  
18 with the TDDP circulation plan. Bikeway access shall incorporate all of the following design  
19 criteria:

- 20 (a) On-Street Bikeway Access (Class III)
  - 21 i. Vertical clearance for bike access shall be at least six feet.
  - 22 ii. Bike lane shall be at least six feet wide.
  - 23 iii. Identification consisting of mounted signage, lane stripes, and the international bike  
24 symbol shall be painted along the on-street pathway in accordance with county  
25 and/or state bikeway requirements.
- 26 (b) Off-Street Bikeway Access (Class I)
  - 27 i. Vertical clearance for bike path shall be at least ten feet.
  - 28 ii. Horizontal clearance for bike path shall be at least six feet.
  - 29 iii. The bikeway shall be surfaced with asphalt, concrete, gravel or wood chip material as  
30 approved by M-NCPPC, with a compacted subgrade.

1 iv. Non-skid boardwalks shall be provided where the bike path must cross bodies of  
2 water or wetlands.

3 v. A paved trail head area of at least 100 square feet shall be provided at each point  
4 where a bikeway intersects a public sidewalk or street curb. A trail map sign shall  
5 be mounted at each trail head.

6 **Guidelines**

7 a. Bikeways should be designed for easy access from nearby uses and public streets.

8 b. Bikeways should be designed for safety. Overhead and trailside obstacles should be  
9 trimmed back or removed, and off-street bikeways should be designed to allow  
10 convenient surveillance from nearby buildings and public spaces.

11 **4.5 Crosswalks, Curb Extensions and Medians**

12 **Intent**

13 To create a safe, attractive and continuous pedestrian environment along all streets and at all  
14 street intersections within the TDOZ.

15 **Standards**

16 (1) Crosswalk Locations/Dimensions: Crosswalks shall be provided at all street intersections and  
17 shall be located within two feet of the intersecting streets to promote pedestrian visibility. The  
18 crosswalk dimensions shall be a minimum 8-foot-wide crosswalk on collector streets and 14-  
19 feet-wide on arterial streets with a 2-foot-wide concrete band on both sides of the crosswalk to  
20 promote high visibility, pedestrian safety, and contrast from the roadway pavement. In addition,  
21 a two-foot-wide vehicle stop bar shall be provided a minimum ten-foot distance from the  
22 crosswalk area and shall be painted with a white reflective paint for high visibility to encourage  
23 motorists not to enter the crosswalk area upon stopping at traffic lights.

24 (2) Curb Extension for DSP Submittal: Each developer, applicant, and applicant's heirs,  
25 successors and/or assignees shall be responsible for providing curb extensions at signal-  
26 controlled and other street intersections adjacent to or within the development site as deemed  
27 appropriate by the SHA or DPW&T. Curb extensions shall be included on the streetscape plan  
28 and shall be submitted as part of any application for DSP and building/grading permits. No  
29 building or grading permits shall be issued without a DSP that conforms to all curb extension  
30 standards in the TDDP.

31 (3) Curb Radii: Curb return radii on all intersections shall be 15-feet.

1 (4) Medians: A continuous wide median shall be provided along streets as specified on the  
2 streetscape sections of the TDDP to offer pedestrians refuge and protection from vehicle turning  
3 movements. All medians shall be landscaped with trees, shrubs and groundcover. Large expanses  
4 of concrete, lawn area and mulch are prohibited.

5 (See Streetscape Sections in Building Envelope and Site Standards.)

6 (5) Crosswalks for DSP Submittal: Each developer, applicant, and applicant's heirs, successors  
7 and/or assignees shall be responsible for crosswalk improvements along the entire length of the  
8 property frontage where street intersections occur. Crosswalks shall be included on the  
9 streetscape plan, shall be submitted as part of any application for DSP and building/grading  
10 permits, and shall be in accordance with all crosswalk standards and dimensions of the TDDP.  
11 No building or grading permits shall be issued without a DSP that conforms to all crosswalk  
12 standards in the TDDP.

13 (6) Crosswalk with Median Refuge for DSP Submittal: Each developer, applicant, and  
14 applicant's heirs, successors and/or assignees shall be responsible for pedestrian crosswalks with  
15 median refuge improvements along applicable streets bordering all property frontages as  
16 specified in the TDDP. Crosswalks shall be dimensioned as specified in the crosswalk  
17 dimensions stated in this section for "Crosswalks, Curb Extensions and Medians."

18 **Guidelines**

- 19 a. Street intersections should use curb bumpouts or short-radius curves to slow down right-  
20 turning vehicles and minimize the possibility that they will strike pedestrians in the  
21 crosswalks. Wide-radius right-turn curbs encourage vehicles to make their turns at speeds  
22 that are hazardous to pedestrians and bicyclists.
- 23 b. Where street widths permit it, medians at intersections should be wide enough to provide  
24 refuge for pedestrians who are unable to complete their crossing of the street before the  
25 pedestrian or traffic signal changes or oncoming traffic arrives.

26 **4.7 Buffers and Screening**

27 **Intent**

28 To provide an attractive, positive image of the TDOZ built environment by screening unsightly  
29 views and providing adequate buffers between incompatible uses.

30 **Standards**

1 (1) Permitted Screening Materials: Appropriate materials for a buffer include continuous solid,  
 2 opaque fences and masonry walls. In all areas, except for the Metro Station Core, evergreen plan  
 3 material may be used in combination with metal picket-type/rail fencing. Plant materials shall be  
 4 of an appropriate species, size and quantity to immediately provide an effective, year-round  
 5 buffer.

6 (2) Prohibited Screening Materials: Chain-link fencing (of any type), corrugated metal,  
 7 corrugated fiberglass, sheet metal or wire mesh shall not be used as a screening material. The use  
 8 of barbed/razor wire is not permitted.

9 (3) Minimum Buffer Requirements: The minimum buffer yard requirements (landscape yard) for  
 10 incompatible uses in the Landscape Manual (Section 4.7) shall be reduced by 50 percent. The  
 11 plant units required per 100 percent of the property line or right-of-way shall also be reduced by  
 12 50 percent. Alternative compliance shall not be required for these reductions.

13 (4) Screening of Residential Areas from Nonresidential Areas: A six-foot-high, opaque masonry  
 14 wall or other opaque screening treatment shall be provided in conjunction with the reduced width  
 15 of the buffer yard between office/retail/commercial uses and residential uses.

16 (5) Exemption of Mixed-Use Development from Buffer Yard Requirement: Buffer yards shall  
 17 not be required between any uses with a property of mixed-use development in the Metro core,  
 18 Metro edge, or main street character areas.

19 (6) Public Safety Considerations in Placement of Screening and Landscape Elements: The  
 20 placement of walls, fences and plantings shall not create blind spots or hiding places.

21 **Guidelines**

- 22 a. The buffer yard requirements within the development district may be reduced to facilitate  
 23 a compact form of development compatible with the urban character of the TDOZ.
- 24 b. The use of wrought iron fencing should be limited to avoid an institutional or prison-like  
 25 appearance, which might give a visitor observer the impression that the public space is  
 26 unsafe.
- 27 c. Walls and fences should be used to define boundaries, provide access control, and also  
 28 distinguish private and public areas.
- 29 d. Materials selected for buffers should be of high quality and enhance the character of the  
 30 built environment.

31 **4.8 Lighting of Public Streets and Spaces**

1 **Intent**

2 To provide the optimum level of lighting of public spaces for public safety while minimizing  
3 adverse environmental impacts such as glare and light pollution reduce glare and sky glow on the  
4 surrounding neighborhoods; provide adequate lighting; shield lamp brightness; and improve  
5 motorist/pedestrian visibility within the built environment.

6 **Standards**

7 (1) General Street Lighting: Standard “cobra head” design streetlights shall be installed along  
8 East Capitol Extended, Old Central Avenue, and Southern Avenue in accordance with county or  
9 state design and installation requirements, whichever is appropriate.

10 (2) Pedestrian Streetlights: All pedestrian streetlights shall be a minimum height of 14-feet and a  
11 maximum of 16-feet. Maximum spacing for streetlights shall be 60-feet on center. Pedestrian  
12 street lighting shall be provided along sidewalks and in all public spaces in locations deemed  
13 appropriate by DPW&T and/or SHA.

14 (3) Permitted and Prohibited Streetlight Types: The following is a list of permitted and  
15 prohibited streetlight types.

16 (a) Permitted:

17 High-Pressure Sodium (HPS)

18 (b) Prohibited:

19 i. Incandescent

20 ii. Metal Halide (MH)

21 iii. Mercury Vapor (MV)

22 iv. Halogen

23 v. Fluorescent

24 vi. Floodlights (i.e., no up-lighting for exterior of buildings)

25 A note referencing compliance with this standard shall be placed in the general notes of the DSP  
26 and building permit.

27 (4) Security CPTED Lighting: Security lighting shall be provided to illuminate landscaping,  
28 parks and special features and shall be in accordance with CPTED standards. (See Appendix C.)

29 (5) Minimum Lighting Levels: Minimum public/private space light levels shall be:

30 (a) 2.0 foot-candles for walkways

31 (b) 0.5 foot-candles for trails

- 1 (c) 1.25 foot-candles for all other outdoor areas
- 2 (6) Maximum Lighting Levels: Maximum public/private space lighting levels shall not exceed:
- 3 (a) 2.0 foot-candles for walkways
- 4 (b) 1.25 foot-candles for trails
- 5 (c) 1.5 foot-candles for all other outdoor areas

6 **5. General Parking Facilities Standards and Guidelines**

7 **Intent**

8 To provide on-street parking and off-street surface/structured parking facilities that enhance  
9 pedestrian/motorist safety.

10 **Standards**

11 (1) Ratios for Uses: Off-street parking shall be provided for all new development within the  
12 Capitol Heights TDOZ in accordance with the standards provided in “Table 3: Maximum  
13 Parking Ratios for Land Uses Within the Capitol Heights TDOZ.”

14 (2) Accessibility: All on-street parking and off-street surface/structured parking facilities shall  
15 comply with ADA standards and shall be accessible and barrier-free. Off-street parking areas  
16 shall not exceed two percent cross slopes in any direction for accessible parking spaces in  
17 accordance with ADA standards. On-street parking areas shall not exceed three percent  
18 maximum cross slope. Parking areas shall be accessed via ramps from adjoining walkways.

19 (3) Pedestrian Access to Off-Street Parking:

20 (a) Surface Parking

21 i. Pedestrian walkways through parking areas shall be prohibited.

22 ii. Perimeter walkways along the edge of parking areas shall not exceed two percent  
23 cross slope and shall be illuminated at exactly 2.0 foot-candles for ADA accessibility  
24 compliance.

25 (b) Parking Structures:

26 i. Parking structures shall provide pedestrian access to surrounding main buildings  
27 and shall provide safe (exactly 2.0 foot-candle illumination), direct (maximum  
28 distance of 100-feet), accessible (maximum 2 percent slopes), barrier-free (no  
29 steps) pathways.

1 (4) Construction: Construction of on-street parking and off-street surface/structured parking  
2 facilities shall be completed for any approved development before the issuance of use and  
3 occupancy permits for the first building.

4 (5) Parking Landscaping: Landscaping shall be provided for surface parking and parking  
5 structures as follows:

6 (a) On-Street Parking:

- 7 i. Landscaping shall be provided adjacent on-street parking areas per the Capitol  
8 Heights TDDP streetscape standards
- 9 ii. Tree pit areas shall be a minimum of six-feet-wide and six-feet-deep. Tree grates  
10 shall be a minimum of four-feet-wide and four-feet-deep. Tree pit areas and tree  
11 grates shall place the center of the tree a minimum of 2.5-feet from the face of  
12 curb for protection from open car doors

13 (b) Off-Street Surface Parking:

- 14 i. Parking perimeters shall screen views of cars from the public realm with both a  
15 three-foot high solid masonry wall and evergreen shrub landscaping.
- 16 ii. Evergreen shrubs shall be planted at the rate of three shrubs per every 10 linear  
17 feet of perimeter parking area.
- 18 iii. Landscaped parking islands shall be provided as a break in parking areas for  
19 every 20 cars, dimensioned at a minimum of 10-feet in width and minimum 20-  
20 feet in length, planted with a 2½-inch caliper shade tree, and shall provide ground  
21 cover or shrubs within the island.
- 22 iv. Landscaped parking islands located adjacent to ADA accessible parking spaces  
23 shall provide a 2½-inch caliper tree and a mulch surface ground for accessible  
24 access.
- 25 v. Tree pit beds shall be provided at a minimum of five-feet in width and five feet in  
26 depth, with the center of the tree planted a minimum of 2.5-feet from the face of  
27 curb for protection from open car doors.

28 (c) Off-Street Parking Structures:

- 29 i. Landscaping shall be provided along parking structure foundation facades that  
30 front the public realm.



- ii. Landscaping shall be provided at the rate of one tree (2½-inch caliper) and three shrubs (24-inch height) per 10 linear feet of parking façade.

(6) Parking Lighting: Lighting shall be provided for surface parking and parking structures as follows:

(a) On-Street Parking and Off-Street Surface Parking:

- i. Full cut-off lighting.
- ii. Pedestrian light fixtures similar or equal to those shown in the Capitol Heights TDDP CSP.
- iii. Streetlights shall be a minimum 14-feet and maximum 16-feet in height for on-street parking areas and shall be a maximum of 20-feet in height for off-street surface parking areas.
- iv. Illumination shall be a minimum 1.25 foot-candles and a maximum 2.0 foot-candles.

(b) Off-Street Parking Structure:

- i. Full cut-off lighting for exterior facades.
- ii. Illumination shall be a minimum 2.0 foot-candles at entrances/exits and a maximum 5.0 foot-candles.

**6. On-Street Parking**

**Intent**

To encourage the use of on-street parking to alleviate high demand and provide a buffer between pedestrians and traffic as a part of ‘complete streets.’ To regulate the design and location of on-street parking to provide convenient access to adjoining uses without compromising pedestrian/motorist safety and the quality of the streetscape environment.

**Standards**

(1) Materials: On-street parking areas shall be coordinated with the DPW&T and/or SHA as appropriate. On-street parking shall be permitted during off-peak hours on state and county roadways subject to the prior approval of DPW&T and/or SHA as appropriate.

(2) Siting: On-street parking shall be located in accordance with the Capitol Heights TDDP streetscape sections and shall not exceed the maximum parking permitted by the Capitol Heights TDDP development program and parking summary.

See Map 13: Illustrative TDOZ Parking Plan.

1 (See Open Space and Streetscapes in Part Four, Sections 3 and 4 for streetscape section  
2 specifications.)

3 **7. Off-Street Parking**

4 **Intent**

5 To regulate the location, siting and design of off-street parking to provide convenient access to  
6 adjoining uses without compromising pedestrian/motorist safety and the quality of the built  
7 environment within the Capitol Heights TDOZ.

8 **Standard**

9 (1) Materials: Construction materials for parking garages shall be selected according to the  
10 following list of permitted and prohibited materials.

11 (a) Permitted:

- 12 i. Brick and tile masonry.
- 13 ii. Native stone (or synthetic equivalent)
- 14 iii. Precast masonry (for trim and cornice elements only)
- 15 iv. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only)
- 16 v. Metal (for beams, lintels, trim elements and ornamentation only)

17 (b) Prohibited:

- 18 i. Stucco/EIFS (cementitious finish)
- 19 ii. Split-faced block
- 20 iii. Concrete (except for parking deck surface)
- 21 iv. Concrete masonry units
- 22 v. Faux wood grain
- 23 vi. Wood lap siding (horizontal configuration), smooth or rough-sawn finish
- 24 vii. Hardie-Plank equivalent or better siding

25 (2) Siting and Access: Off-street parking facilities (surface lots and parking structures) shall be  
26 located in accordance with Map 13. Surface parking areas shall be placed under or behind their  
27 on-site uses, depending on the character neighborhood area in which they are located. (See  
28 “General Building Envelope and Site[s] Standards and Guidelines.”) No more than one curb cut  
29 and parking facility entrance will be permitted along any single commercial or mixed-use block  
30 face.

1 (3) Uses Within Parking Structures Along Street Frontages: Retail uses shall be provided on the  
 2 ground floor of any parking structure with street frontage within commercial or mixed-use  
 3 blocks as identified in the Capitol Heights TDDP. Retail spaces on the ground floor shall have  
 4 display windows, canopies/awnings, and recessed entrance doors to screen the parking  
 5 structure’s ground floor from public view. Parking structures on corner lots shall provide ground-  
 6 floor retail uses within the parking structure along both the front and side streets.

7 (4) Façade Treatments for Parking Structures: Parking structure facades that are visible from the  
 8 street or other public place shall consist of high quality material such as brick, brick with  
 9 concrete banding, brick with glass block banding, or other material as specified in the permitted  
 10 materials list above. The appearance of the facades that are visible from any public street or  
 11 space shall mimic the architecture of the adjacent buildings. Parking structures on corner lots  
 12 shall provide street-frontage quality architectural facades along both the front and side streets.

13 (5) Parking Structure Fenestration: Parking structure openings shall provide a minimum of 75  
 14 percent transparency to provide visibility for pedestrian safety. Ground-floor building façade  
 15 fenestration shall be 75 percent of each building façade along its street frontage. [Blank and  
 16 windowless walls shall not exceed 25 percent of any street frontage.]

17 (6) Parking Structure Height: Structured parking shall be between two and five stories in height,  
 18 depending on the character area in which the facility is located (see “General Building Envelope  
 19 and Sites”). Parking garages shall not exceed the height of the surrounding buildings.

20 (7) Siting of Parking Structures With Street Frontage: All parking structures with street frontage  
 21 shall be located fronted at on the build-to-lines which shall be sited at the sidewalk edge to create  
 22 a continuous street wall with liner retail uses (see standard 2 above). Each developer, applicant,  
 23 and the applicant’s heirs, successors and/or assigns shall be responsible for parking structure  
 24 improvements as delineated in the Capitol Heights TDDP.

25 (8) Parking Structure Entrances and Exits (Single-Family Residential): Parking structure  
 26 entrances and exits within single-family residential areas shall not be more than 80 square feet in  
 27 area, and there shall not be more than two single-width garage doors or one double-width garage  
 28 door per unit. All townhouse and live/work unit garages shall be tuck-under.

29 (9) Parking Structure Entrances and Exits (Multifamily/Nonresidential): Parking structure  
 30 entrances and exits within multifamily residential or nonresidential areas shall not exceed 16-feet

1 clear height and 24-foot clear width and shall not be sited within 60-feet of the block corner.

2 Only one parking access and curb cut shall be permitted along any commercial block face.

3 (10) Parking Structure Stairwells: Parking structure stairwells shall provide uplighting with a  
4 minimum of 2.0 foot-candles and a maximum of 5.0 foot-candles. Glass facades shall be  
5 provided for high visibility and openness to enhance pedestrian safety. Steps shall provide open  
6 riser construction to increase visibility for pedestrian security.

7 (11) Parking Structure Elevators: Parking structure elevators shall be lighted to a minimum of  
8 5.0 foot-candles at the entrance to the elevator car door in accordance with ADA Standards.

9 Elevator landings shall be constructed with glass walls to provide an open view to provide  
10 pedestrian safety and enhanced visibility.

11 **Guidelines**

12 a. All parking structure exteriors should be architecturally designed to integrate and be  
13 compatible with adjacent building facades.

14 b. Parking garages should not visually dominate the block where they are visible from the  
15 street or other public space.

16 **8. Shared Parking**

17 **Intent**

18 To ensure the efficient use of structured parking facilities that serve more than one use while  
19 maintaining overall restrictions on off-street parking capacity that support the creation of a  
20 pedestrian- and transit-friendly built environment within the TDOZ.

21 **Standards**

22 (1) Shared Parking: To facilitate shared parking within the TDOZ, Section 27-570, Multiple  
23 Uses, and Section 27-572, Joint Use of a Parking Lot, shall be waived. The maximum parking  
24 requirements stated in Table 3 are waived for shared parking areas in structures (there is no  
25 maximum number of parking spaces for shared parking garages).

26 See Table 3: Maximum Parking Ratios for Land Uses.)

27 (2) Single Ownership: For any property under one ownership and used for two or more uses, the  
28 number of parking spaces shall be computed by multiplying the maximum amount of parking  
29 required for each land use, as stated under Table 3 by the appropriate percentage as shown in the  
30 shared parking requirements by time period (Table 4). The number of parking spaces required  
31 for the development is then determined by adding the results for each column. The column

1 totaling the highest number of parking spaces becomes the maximum off-street parking  
2 requirement.

3 (3) Multiple Ownership: The off-street parking requirements for two or more uses with different  
4 ownership may be satisfied by providing a joint parking facility and the maximum parking  
5 requirements may be reduced in accordance with the procedure outlined above for shared  
6 parking for single ownership.

7 (4) Certification of Shared Parking Arrangement: Where shared parking is utilized, the applicant  
8 shall provide details of the development's proposed uses and required parking along with a letter  
9 from the parking lot manager certifying that the lot has the capacity to accommodate all parking  
10 needs and that the parking owner has entered into an agreement to share the number of spaces  
11 required. See Table 4.

## 12 **9. Bikeways and Bicycle Parking**

### 13 **Intent**

14 To ensure the construction of bicycle parking facilities that provide convenient access to  
15 adjoining uses without compromising pedestrian/bicyclist safety and the quality of the  
16 streetscape environment.

### 17 **Standards**

18 (1) Materials: All bikeways (on- and off-street) and bicycle parking areas shall be coordinated  
19 with DPW&T and/or SHA as appropriate.

20 (2) Bikeway Classification: Bikeway Bicycle access along streets shall be located in accordance  
21 with the TDDP circulation plan. Bikeway access shall incorporate all of the following design  
22 criteria:

#### 23 (a) On-Street Bikeway Bicycle Access (Class III)

- 24 i. Vertical clearance for bike paths shall be a minimum of ten-feet.
- 25 ii. Horizontal clearance for bike access shall be a minimum of six-feet.
- 26 iii. Bike lanes shall be at least six-feet-wide.
- 27 iv. Identification consisting of mounted signage, striped lane, and bike symbol shall be  
28 painted along the on-street pathway in accordance with state and/or county specifications.

#### 29 (b) Off-Street Bikeway Access (Class I)

- 30 i. Vertical clearance for bike paths shall be a minimum of ten-feet.
- 31 ii. Horizontal clearance for bike path shall be a minimum of six-feet.

1       iii. Surface shall be asphalt, concrete, gravel or wood chip material as approved by M-  
2       NCPPC, with a compacted subgrade.

3       iv. Nonskid boardwalks shall be provided if wetland construction is necessary for bike path.  
4       [Minimum] A minimum of 100 square feet of trailhead area at intersections with sidewalks (a  
5       trail map sign shall be provided at each such location).

6       (3) Bicycle Space Required Number: The minimum number of required bicycle parking spaces  
7       shall be one bicycle space for every 20 off-street vehicular parking spaces. Single-family  
8       dwelling units shall be exempt from all bicycle parking requirements.

9       (4) Bicycle Space Dimensions: Bicycle spaces shall be a minimum of six-feet-long and 2.5-feet-  
10       wide, and shall provide an overhead minimum clearance of seven-feet in covered spaces. A  
11       minimum five-foot-wide clear aisle shall be provided between each row of bicycle parking  
12       spaces.

13       (5) Bicycle Parking Locations: Bicycle parking shall be located proportionally at each public  
14       entrance within a development.

15       (a)     Parking Structures: Required bicycle parking within a structure shall be located in main  
16       entrances or near elevators.

17       (b)     On-Site: Bicycle parking not located within a parking structure shall be located on-site  
18       within 50-feet of main building entrances. Bicycle parking shall not obstruct walkways.

19       (c)     Right-of-Way: Bicycle parking may be located in the public right-of-way with the  
20       approval of SHA, DPW&T, and the Town of Capitol Heights.

21       (d)     Building: Bicycle parking located within a building shall be easily accessible for  
22       bicyclists.

23                               **10. Building Form and Scale Standards and Guidelines**

24       **10.1 Building Organization and Orientation**

25       **Intent**

26       To encourage high quality, pedestrian-oriented, enduring building forms that promote a sense of  
27       character consistent with the vision for the Capitol Heights TDOZ.

28       **Standards**

29       (1) Visual Emphasis on Ground Floor: Buildings shall emphasize the first-story and primary  
30       entrances with pedestrian-scaled architectural features and a basic three-part organizational

1 structure for buildings where the ground level, upper story or stories, and roof are clearly  
2 identifiable. Add diagram.

3 (2) Orientation of Buildings to Street: Buildings shall face the street. The facades of  
4 nonresidential buildings on corner lots shall “turn the corner” to face both streets.

5 **Guidelines**

6 a. [Parking structures should be visually compatible with the architecture of the main  
7 building] Nonresidential and multifamily buildings should line the [main] primary street in a  
8 continuous line.

9 [b. Nonresidential and multifamily buildings should line the main street in a continuous  
10 line.]

11 **10.2. Building Form and Human Scale**

12 **Intent**

13 To encourage building forms that respond to the human scale and provide visual interest and  
14 orientation in a way that reinforces and gives definition to streets and other public spaces.

15 **Standards**

16 (1) Building Design In Support of Streetscape and Open Space Character: Buildings shall  
17 reinforce the pedestrian character of the street and developed open spaces by using one or more  
18 of the following techniques:

19 (a) Providing shifts in massing, variations in height, profile and roof form, while maintaining the  
20 formal relationship of building placement to the public street frontage.

21 (b) Minimizing long walls of a single height or in a single plane, to improve the pedestrian  
22 experience.

23 (c) Varying floor heights to follow natural grade changes if significant variation is present.

24 (2) Building Frontages as Storefronts: Facades on retail frontages shall be detailed as storefronts.  
25 No less than 70 percent of ground floor retail frontage shall be glazed with clear glass.

26 (3) Maximum Awning Overhang Into Public Right-Of-Way: Awnings may not project more than  
27 three-feet beyond the build-to-line into the public right-of-way, nor provide less than eight-feet  
28 of vertical clearance above the sidewalk.

29 **Guidelines**

30 a. The design of awnings, including the material color, should fit the architectural style and  
31 character of the building. Large buildings with several storefronts should have

1 compatible, though not necessarily identical, awnings. Awnings, if present, should be the  
 2 same general style, material and proportion, although they may employ different but  
 3 complementary colors and patterns.

- 4 b. Buildings should be designed to address site and context design issues in a way that  
 5 visually enhances the surrounding built environment. Effective techniques for doing this  
 6 include providing edges or enclosure to streets and open space, creating linkages, or  
 7 terminating views.
- 8 c. Building facades that face public streets should incorporate a large amount of transparent  
 9 glazing at all occupied levels.
- 10 d. New residential development near Southern Avenue should be designed to take  
 11 advantage of the area’s steep slopes and potential scenic views while minimizing  
 12 stormwater runoff.

13 **10.3. Visual Treatment of Large-Scale Building Forms**

14 **Intent**

15 To encourage varied building forms and profiles within large structures or building groups to  
 16 visually break up the mass.

17 **Standards**

18 (1) Treatment of Long Building Facades: All building facades visible from a primary street shall  
 19 be articulated (visually broken up) through a creative and varied use of massing, fenestration,  
 20 materials, color, multiple entrances, windows, landscaping, and detail changes to appear as  
 21 multiple buildings, while maintaining their orientation to the public street.

22 (2) Buildings must be designed to provide human scale, interest and variety. The following  
 23 techniques may be used to meet this objective:

- 24 (1) Variation in the building form through the use of recessed or projecting bays.
- 25 (2) Expression of architectural or structural modules and detail.
- 26 (3) Diversity of window size, shape or patterns that may relate to interior functions.
- 27 (4) Windows recessed behind the primary wall plane.
- 28 (5) Emphasis of building entries through projecting or recessed forms, detail color or material.
- 29 (6) Variations of material, material modules, visible joints and details, surface relief, color, and  
 30 texture to break up large building forms and wall surfaces. Appropriate detailing features include  
 31 sills, headers, belt courses, reveals, pilasters, window bays, and similar features.



1 **10.4 Functional Relationship of Multifamily Residential Buildings to Surrounding Public**  
2 **Spaces**

3 **Intent**

4 To ensure that the form and scale of new multifamily and single-family residential architecture  
5 reinforces the desired character of streets and open space within the Capitol Heights TDOZ.

6 **Standards**

7 (1) Safety-Conscious Residential Building Design: Residential buildings shall be designed with  
8 window placement to facilitate effective visual surveillance of all adjacent public areas.

9 (2) Taller Buildings and Solar Access: Multifamily residential and nonresidential buildings shall  
10 be sited to minimize the casting of solar shadows over adjacent single-family dwellings and  
11 outdoor public spaces such as plazas and civic greens.

12 (3) Safety-Conscious Residential Building Design: Residential buildings shall be designed to  
13 facilitate effective visual surveillance of all attached private areas and adjacent public areas.

14 (4) All multifamily buildings should provide a balcony for each dwelling unit above the ground  
15 floor to articulate the building façade and to increase natural surveillance of the surrounding  
16 area.

17 (5) The massing, materials and details of a garage or carport must be visually integrated into the  
18 building form of the residence to which it is attached.

19 (6) Garage doors shall be visually deemphasized by breaking them up into smaller doors (one-car  
20 bays or carriage style doors), incorporating the doors into the architectural character of the  
21 primary structure, placing other architectural features such as porches, window bays, and upper  
22 floors forward of the garage, deeply recessing front garage entries, or orienting the garage to the  
23 side or rear.

24 **Guidelines**

25 a. Residential buildings should be designed to provide visual interest, variety and  
26 compatibility with the human scale.

27 b. [All multifamily buildings should provide a balcony for each dwelling unit above the  
28 ground floor to articulate the building façade and to increase natural surveillance of the  
29 surrounding area.] Ground-floor residential units that adjoin a public street or open space  
30 should have direct street or public space access.

1 [d.]c. Visibility of public spaces from within residences should promote a sense of personal and  
2 community safety. The more active spaces within the residences should be placed next to  
3 the public streets and open spaces and be connected visually by closely spaced door and  
4 window openings.

5 [e.]d. New residences should be designed to complement and enhance the adjacent natural  
6 environment, especially the Watts Branch Creek stream valley/riparian area.

7 [f.]e. Whenever possible, public plazas and civic squares should be located on the south side of  
8 nearby tall buildings to maximize wintertime solar exposure and keep these spaces from  
9 becoming shadowed, dead and cold during the winter months.

## 10 **11. Building Façade Treatments**

### 11 **11.1 General Standards and Guidelines**

#### 12 **Intent**

13 To mandate the use of materials and architectural details which are appropriate to a building's  
14 use, location and surrounding context, and which are environmentally friendly and sustainable.

#### 15 **Standards**

16 (1) Permitted Building Façade Materials: Street-facing building facades shall be faced with  
17 quality materials such as brick, stone, [wood,] or masonry[, or stucco].

18 (2) Prohibited Building Façade Materials: Tilt-up concrete panels, smooth-faced concrete  
19 masonry panels, mirrored glass [or other highly reflective material], stucco, wood, EIFS,  
20 concrete masonry units, imitation or synthetic stone or brick veneers, and prefabricated metal  
21 panels shall not be permitted.

22 (3) Transparency in Expression of Material Properties: All building materials shall visually  
23 express their specific properties. For example, stronger and heavier materials shall be placed  
24 beneath weaker, lighter materials.

25 (4) Universal Compliance of [Franchise Outlet Design] Building Facades with TDDP  
26 Architectural Standards: The exterior facades and signage of all mixed-use and non-residential  
27 buildings must comply with the TDDP architectural standards. Trademark franchise outlets shall  
28 not be permitted except as ancillary retail uses housed in larger commercial or mixed-use  
29 commercial buildings. In addition, their exterior facades and signage must comply with the  
30 TDDP architectural standards.

1 (5) Building Frontages as Storefronts: Facades on retail frontages shall be detailed as storefronts.  
2 No less than 70 percent of ground floor retail frontage shall be glazed with clear glass.

3 (6) Parking Structure Designed as Part of a Main Building: A parking structure designed as part  
4 of a main building must be integrated with that building in architectural design and materials  
5 utilized.

6 (7) Architectural components shall not appear to be stuck onto the building façade; instead, they  
7 shall appear as integral elements of the building.

8 **Guidelines**

9 a. [Architectural components should not appear to be stuck onto the building façade;  
10 instead, they should appear as integral elements of the building.] The highest level of  
11 architectural detail should occur adjacent to areas of pedestrian activity.

12 b. [Imitation or synthetic stone or brick veneers should be avoided.] Mixed-use residential  
13 and nonresidential buildings should include green building features such as green roofs,  
14 renewable energy systems, and energy conservation features in their developments to  
15 reduce environmental impacts and resource costs. Developers are encouraged to seek  
16 LEED certification as a potential marketing tool for their projects.

17 [c. The highest level of architectural detail should occur adjacent to areas of pedestrian  
18 activity.]

19 d. Mixed-use residential and nonresidential buildings should include green building features  
20 such as green roofs, renewable energy systems, and energy conservation features in their  
21 developments to reduce environmental impacts and resource costs. Developers are  
22 encouraged to seek LEED certification as a potential marketing tool for their projects.]

23 **11.2. Building Fenestration (Design of Window and Door Openings)**

24 **Intent**

25 To encourage building forms that use windows and doors to provide visual interest and enhance  
26 the pedestrian's experience of the adjoining street or open space.

27 **Standards**

28 (1) Windows and Doors as Generators of Visual Interest: Ground floor retail areas shall have  
29 storefront windows along all sidewalks to create visual interest for pedestrians.

1 (2) Direct Street Access for Retail Uses: All individual retail uses shall have visible and direct  
2 street access and shall be recessed or framed by a sheltering element such as an overhang,  
3 arcade, portico, awning or other element.

4 (3) Required Style of Window Treatments In Facades: Building facades shall feature individually  
5 “punched” windows instead of horizontal “ribbon” or “band” type windows.

6 [See Illustrations of Preferred and Unacceptable Window Treatments below.]

7 (4) Prohibition of Featureless Building Walls: Large, blank building walls shall not face public  
8 areas such as streets, parking lots or pedestrian spaces (see “Treatment of Long and Featureless  
9 Building Facades,” above).

10 **Guidelines**

11 a. Glass curtain walls or other continuous floor-to-ceiling windows should be avoided.

12 b. The size and type of windows and doors should be appropriate to the scale, proportion and  
13 rhythm of a building’s appearance for its intended use and location.

14 **11.3. Signage**

15 **Intent**

16 To create a positive image with attractive and well-maintained signs within the Capitol Heights  
17 TDOZ that enhances and contributes to the architectural character of the buildings ease of  
18 movement within the development district and the architectural interest of the buildings in it.

19 **Standards**

20 (1) Basic Building Sign Design Requirements: Building signs shall be constructed of quality  
21 materials, such as metal. Signs shall be simply designed, contain only essential information, and  
22 shall serve to identify the name, business type, company logo, and street address of the business  
23 establishment.

24 (2) Building Sign Placement and Design: The placement of the sign shall be integrated into the  
25 overall architectural design of the building. The materials, colors, type, style and size of a sign  
26 shall be coordinated with the other architectural features of the building.

27 (3) Prohibition of Temporary Building Signs: Temporary signs attached to the building façade or  
28 signs with changeable copy shall not be permitted.

29 (4) Signs for Multi-tenant Buildings: Signs for multi-tenant buildings shall be coordinated in  
30 terms of design, placement, size, materials and color.

1 (5) Required Building Sign Clearances: Building signs shall not project more than three-feet into  
2 the public right-of-way and shall allow a minimum vertical clearance of ten-feet.

3 (6) Size Restriction on Building Signs in Windows: Window signs shall not occupy more than 25  
4 percent of the window in which they are mounted.

5 (7) Prohibition of Animated Building Signs: Flashing or blinking signs shall not be permitted.

6 (8) Prohibition of External Carnival-Style Decorative Devices: Pennants, pinwheels and similar  
7 carnival-type devices attached to or strung between buildings and other site features shall not be  
8 permitted.

9 (9) Prohibition of Back-Lit Signs: Signs must be externally lit and designed to illuminate the sign  
10 face only. Box signs are prohibited.

11 **Guidelines**

12 a. [Signs should be externally lit and designed to illuminate the sign face only. Box signs  
13 should be avoided.] Window signs should not obscure the interior view of a  
14 business/retail establishment.

15 **12. Security-Conscious Building Design**

16 **12.1 General Security-Conscious Design Standards and Guidelines**

17 **Intent**

18 To balance building security with attractive building design to avoid the unsafely designed  
19 streets of declining neighborhood commercial districts.

20 **Standards**

21 (1) Restrictions on Replacement of Existing Windows: Existing windows shall not be blocked in  
22 or replaced with smaller windows. Replacement windows shall match the existing window in  
23 design, materials and size as closely as possible.

24 (2) Prohibition of Exterior Security Features on Windows and Doors: Exterior security or burglar  
25 bars on windows and doors shall not be permitted. Roll-up security doors shall not be permitted.

26 (3) Alternate means of building security including safety glass, lighting, and electronic  
27 surveillance shall be considered in place of security bars and roll-up doors over ground-floor  
28 windows and doors.

29 (4). Security screens and doors must be attractive and complement the buildings on which they  
30 are installed.

31 **12.2 Lighting**

1 **Intent**

2 To incorporate lighting as a distinctive and character-defining element that enhances public  
3 safety and minimizes light pollution in the Capitol Heights TDOZ.

4 **Standards**

5 (1) Building Lighting as a Required Architectural Feature: Lighting shall be part of the overall  
6 architectural design of all buildings within the TDOZ.

7 (2) CPTED Considerations in the Design of Building Lighting: Lighting shall provide adequate  
8 safety and visibility around building entrances and perimeters. Exterior lighting fixtures shall be  
9 designed and placed to avoid blind spots, minimize glare, and eliminate shadows.

10 (3) Control of Glare from High-Intensity Building Lighting Fixtures: High-intensity light fixtures  
11 on the exterior of a building shall direct glare away from nearby residential areas through the use  
12 of downward facing cut-off lights.

13 (4). Outdoor service areas must be well lit.

14 **Guidelines**

15 a. In residential areas and mixed-used developments that include residential uses, signage should  
16 be located and illuminated to avoid glare into nearby residential areas.

17 b. All parking structures and surface parking lots should be well lit, especially at entrances, in  
18 stairwells, and on vehicle ramps.

19 Insert the following footnotes under all photographs and illustrations in this chapter: “Graphics  
20 are not regulatory, but intended to illustrate codes”  
21

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on  
2 the date of its enactment.

3 Enacted this 1st day of July, 2008 by the following vote:

4  
5 In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, Olson and Turner

6  
7 Opposed:

8  
9 Abstained:

10  
11 Absent: Council Member Knotts

12  
13 Vote: 8-0  
14

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Samuel H. Dean  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**EXECUTIVE SUMMARY  
PROPOSED TEXT AND ZONING MAP CHANGES  
TO THE ADOPTED CAPITOL HEIGHTS TRANSIT DISTRICT  
DEVELOPMENT PLAN AND  
ENDORSED TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT**

**Purpose of Proposed Amendments**

The proposed text changes contained in the District Council amendments are intended to mandate quality mixed-use development in the vicinity of the Capitol Heights Metro station. The text changes are linked to a proposed amendment to the endorsed Transit District Overlay Zoning Map Amendment (TDOZMA) to rezone the Metro station site to permit mixed-use development.

**Summary Description of Proposed Amendments**

The recommended text changes and the new zoning map change serve to strengthen the development standards in a number of significant ways. The following table outlines these changes and locates the relevant text within the resolution package.

Proposed Change	Page/Line Location
Add a new four-point program that names potential lead and supporting actors (county and state public agencies, Town of Capitol Heights, business community, local residents, and non-profit environmental groups) and recommends activities to restore and protect the Watts Branch stream valley while focusing public attention on the need to clean up and protect this important community amenity and green infrastructure element.	Page 3, line 13 to Page 4, line 9
Rezone Capitol Heights Metro station site from C-O (Commercial Office) and R-55 (One Family Detached Residential) Zones to M-X-T (Mixed Use-Transportation Oriented Zone to permit mixed-use transit-oriented development.	Page 4, lines 12 - 21
Amend Proposed Zoning Change 8 by changing the proposed zoning classification from R-18C to R-T to permit townhouse development; also, remove properties that are already zoned R-T from this proposed amendment.	Page 4, line 24 to Page 5, line 1
Amend Proposed Zoning Change 12 by changing the proposed zoning classification from R-18C to R-T to permit townhouse development.	Page 5, line 3 to Page 6, line 1
Add a new standard requiring mixed-use, commercial, and multifamily buildings facing streets or other public space to be designed to allow visual surveillance of the public space by building occupants.	Page 9, lines 4 - 6
Add a new guideline recommending that street intersections have curb cuts that conform to Americans with Disabilities Act (ADA) accessibility requirements and that sidewalk obstructions such as utility poles and streetlights be avoided (Public space design standards are regulated by DPW&T).	Page 9, lines 7 - 10



ZONING ORDINANCE NO. 18-2008

Proposed Change	Page/Line Location
Add a new standard recommending that building heights for commercial or multifamily buildings adjacent to single-family residences step down to three stories or less unless separated by a public space 30 or more feet wide.	Page 10, lines 12 - 15 Page 13, lines 11 - 14
Revise standards to clarify the requirement to have buildings fronting public streets conform to established build-to-lines and form a continuous street wall.	Page 10, lines 16 - 19 Page 13, lines 6 - 8 Page 15, lines 25 - 26
Add a new standard requiring parking garages and outdoor service areas to be well lit, with lighting designed to minimize glare impacts on adjacent residential areas.	Page 11, lines 3 - 4 Page 13, lines 19 - 20 Page 15, lines 18 - 19 Page 17, lines 15 - 16
Add a new standard requiring that switch boxes and utility meters be located out of the view from public streets and that all newly installed utilities be underground.	Page 11, lines 5 - 6
Add a new standard requiring LEED (Leadership in Energy and Environmental Design) certification for all new development or renovations over 10,000 sq. ft.	Page 11, lines 7 - 8
Add a new standard requiring that new or renovated building over 10,000 sq. ft. have roofs covered with reflective paint, green roof systems, or solar energy collectors (thermal or photovoltaic) to reduce summer heat gain and/or stormwater runoff.	Page 11, lines 9 - 19 Page 13, lines 21 - 25 Page 15, lines 20 - 24 Page 17, lines 19 - 23
Add a new standard requiring that all loading docks and service areas be located to the side or rear of their development and accessed from the side or rear as appropriate.	Page 17, lines 13 - 14
Add a new standard requiring that sidewalks in the Urban Neighborhood and Suburban Neighborhood Character Areas be a minimum of 6 feet wide with utility poles and streetlights placed so as not to impede pedestrian traffic in either direction.	Page 19, lines 14 - 16 Page 20, lines 24 - 26
Revise standard to require that plants in a proposed landscaping plan conform to the approved list of native or adapted species contained in <i>Native Plants of Prince George's County</i> (1997-1998).	Page 21, lines 26 - 28
Add a new standard requiring approval of proposed public works of art by the appropriate public space agency or public transit provider.	Page 27, lines 11 - 14

ZONING ORDINANCE NO. 18-2008

Proposed Change	Page/Line Location
Revise standard to exempt bus shelter advertisements approved by public transit providers from a general prohibition of commercial advertisements and signage on all streetscape elements.	Page 30, lines 18 - 19
Add a new standard for parking structures that requires the façade treatment to mirror the architecture of adjacent buildings	Page 42, lines 19 - 20
Add a new standard requiring all residential buildings to be designed to facilitate visual surveillance of attached private areas and adjacent public areas.	Page 48, lines 20 - 21
Add a new standard requiring that all multifamily residential buildings provide an outdoor balcony for each unit to facilitate visual surveillance of the surrounding area.	Page 48, lines 22 - 24
Add a new standard requiring that attached garages and carports be visually integrated into the architecture of the residences to which they are attached.	Page 48, lines 25 - 26
Add a new standard requiring garage doors to be visually deemphasized through any of several listed architectural design approaches.	Page 48, lines 27 - 31
Revise standard to eliminate wood and stucco as permitted building façade materials.	Page 49, lines 23 - 24
Revise standard to add wood, stucco, EIFS, concrete masonry, and imitation/ synthetic stone or brick veneers to the list of prohibited building façade materials.	Page 49, lines 25 - 28
Revise standard to require compliance of all building facades, including trademark franchise outlets to comply with TDDP architectural standards.	Page 50, lines 1 - 6
Add a new standard requiring building retail frontages to be detailed as storefronts.	Page 50, lines 7 - 8
Add a new standard requiring attached parking structures to be integrated with the design of the main building.	Page 50, lines 9 - 11
Add a new standard requiring that building façade elements be designed to appear as integral parts of the façade rather than looking “stuck on.”	Page 50, lines 12 - 13
Add a new standard prohibiting back-lit and box signs.	Page 52, lines 13 - 14