



Zoning Rewrite Legislation 2021 Update



What we did in 2018?

All scheduled to go into effect when CMA goes into effect

Transition provisions established to allow for 2 years property owners to opt for either code—new or old.

Assists with transition. Keeps economic and community development moving forward.

- **CB-13-2018 - Comprehensive Zoning Ordinance**
Approves text of a new Zoning Ordinance under Subtitle 27 of the Prince George's County Code
- **CB-14-2018 Countywide Comprehensive Map Amendment Process**
Establishes process for implementing a Comprehensive Rezoning
- **CB-15-2018 – Comprehensive Subdivision Regulations**
Replaces the Subdivision Regulations under Subtitle 24 of the Prince George's County Code.
- **CB-65-2018 County Landscape Manual**
Modernizes and enhances sustainable landscaping practices

BEFORE SPEAKING
PLEASE STATE
& ADDRESS FOR THE RECORD

What are we doing now?

September 14, 2021

- **CB-77-2021**
Urban Center and Corridor Nodes
Removes obsolete subtitle that could be confusing with the new code



What are we doing now?

September 21, 2021

- **CB- 88-2021**
Reconciliation/Clarification of CB-15-2018, Subdivision Regulations
integrates legislation since 2019, includes technical and administrative changes
- **CB-84-2021**
Reconciliation/Clarification of CB-65-2018, Landscape Manual
- **CB-90-2021**
Revise Neighborhood Conservation Overlay Enabling Language (NCOZ)



What are we doing now?

September 28, 2021

- **CB-98-2021
Reconciliation/Clarification to CB-13-2018,
Subtitle 27**
integrates legislation since 2019 that has countywide policy implications, clarifies transition provisions, includes technical and administrative changes
- **CB-99-2021
Zoning Ordinance, Subdivision Regulations,
Policy Area Designations**
Updates County Code references to Subtitles 24 and 27, and updates references to former 2002 General Plan terms
- **CB-103-2021
NCOZ Regulations for Mount Rainier**
- **CB-104-2021
NCOZ Regulations for City of Greenbelt**
These bills propose the NCOZ regulations for the two ongoing NCOZ projects





What are we
doing now?

October 2021

- **CR-##-2021
Technical Resolution Re-
establishing Planning
Area Boundaries**

Who reviewed? ZOR Legislative Team

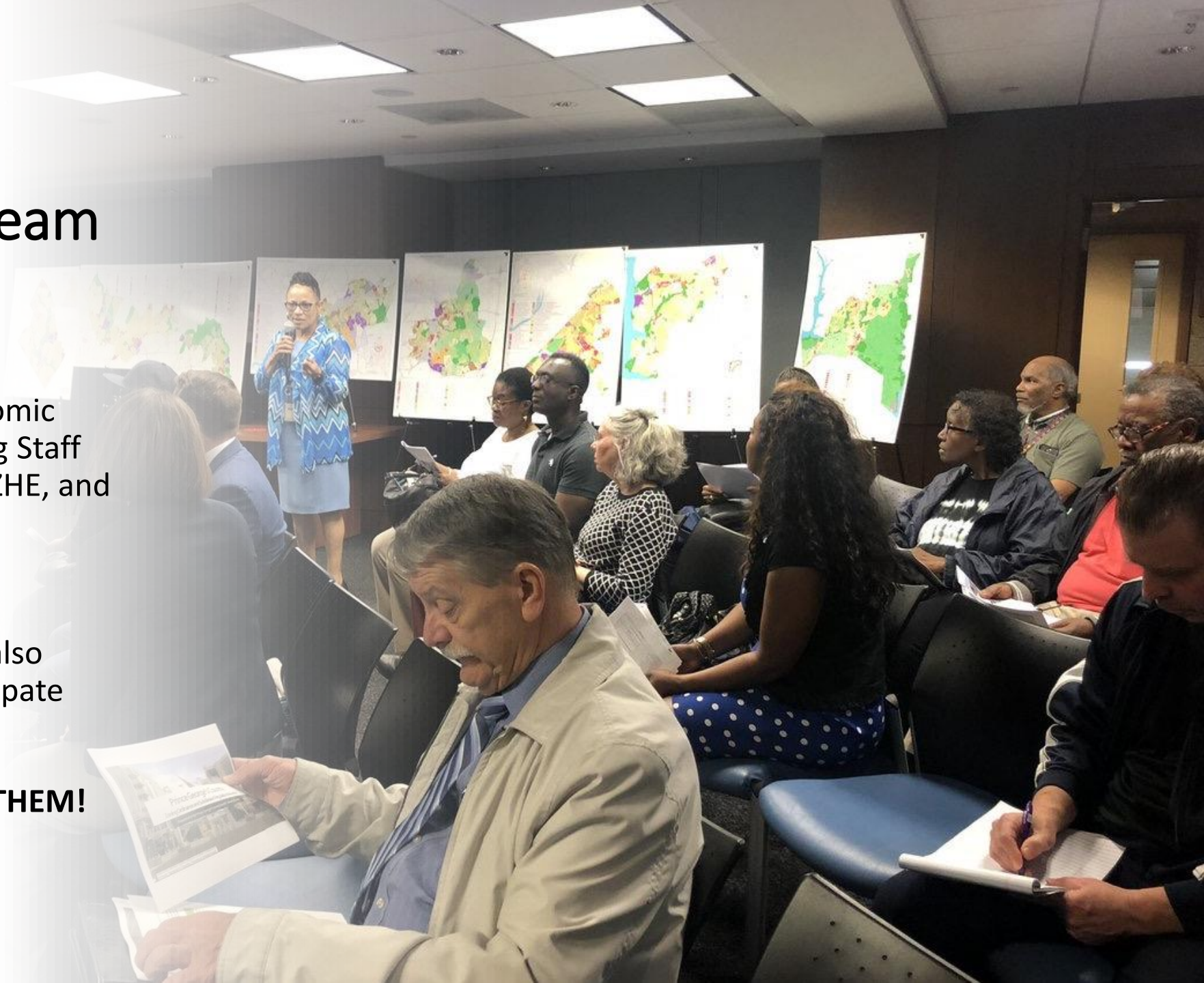
Core Members:

Office of Law, CE DCAO Economic Development Office, Planning Staff & Legal, Clerk's Office, BOA, ZHE, and Legislative Branch Legal

Facilitators:

CM Glaros and CM Harrison also designated by Chair to participate

SPECIAL THANKS TO ALL OF THEM!



Today's Discussion

CB-88-2021 Preview –
Reconciliatory Changes to the
Adopted Subdivision Regulations

CB-88-2021 and Applicability

- Technical and administrative reconciliation of the new Subdivision Regulations initially adopted as CB-15-2018
- Applicability –
 - Exempts residential buildings of three units or less constructed prior to Nov. 29, 1949 – same as current Subdivision Regulations
 - Clarifies certain Subdivision exemptions based on very minor impact of proposed development. If no traffic study is necessary and less than 5,000 sq. ft. are proposed, subdivision is not required

Grandfathering and Definitions

- Clarifies development that received preliminary plan approval prior to the effective date of the new Regulations automatically receives a Certificate of Adequacy (public facilities adequacy) or conditional certificate.
- Definitions revised to reflect what Council adopted in 2018

Standard Review Procedures

- Sign posting requirements restored
- Certificate of Adequacy added to table depicting Subdivision review responsibilities

Application-Specific Review Procedures

- Clarifies subdivision applicability
- Terminology reconciled throughout
- Clarification for posting requirement for minor vacation applications

Subdivision Standards

- Certificate of Adequacy/APF procedures revised for clarity:
 - Specifically requires certificates for changes in use
 - Ensures current transportation requirements for certain Plan 2035 Centers/new Transit-Oriented/Activity Center zones remains available (relaxed Transportation APF for these zones to LOS E to match current practice)
 - Restores school APF mitigation
 - Reflects grandfathering revision to clarify all existing approvals receive a Certificate of Adequacy or conditional certificate
 - Clarifies “impact area” is a global term, not just used for transportation

Questions?

- Reminder: <https://pgccouncil.us/589/Zoning-Ordinance-Rewrite-Portal>
- Contains information related to ZOR and CMA as well as this site: <http://zoningpgc.pgplanning.com/>