



Prince George's County

Zoning Ordinance and Subdivision Regulations Update

Prince George's County Council Briefing – February 8, 2022



Today we will...

- Introduce the Prince George's County Planning ZOSR Team
- Review Zoning Ordinance and Subdivision Regulations Training resources
 - Agency Checklist for Implementing the Zoning Ordinance and Subdivision Regulations
 - Online Training Platform & Workbook
- Explore major changes in the code and benefits for constituents
- Take questions



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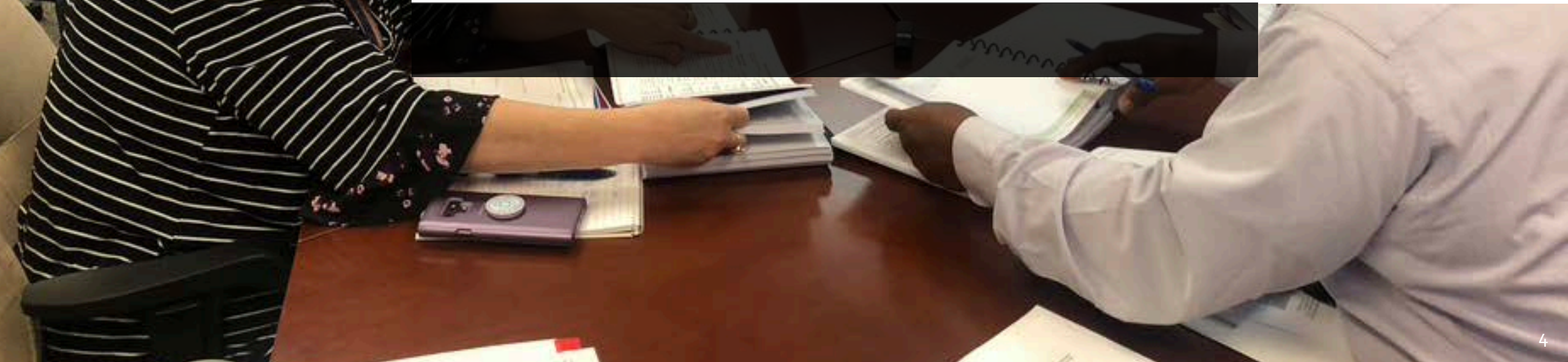
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New ZOSR Training Program

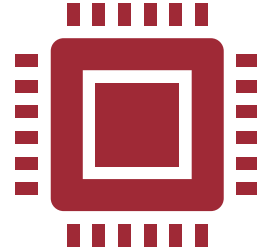




Community Education & Agency Training Goals



Overview of New Code and Major Changes



Interactive Training Sessions and Practice Reviews



Implementation of the New Codes



Community Education Activities

- Developed 3-course online Community Training (Launched March 2021)
- Continued implementing "Saturation Outreach" responding to constituent inquiries via email and phone
- Built interactive knowledge base

Online Training
zoningpgc.pgplanning.com/training

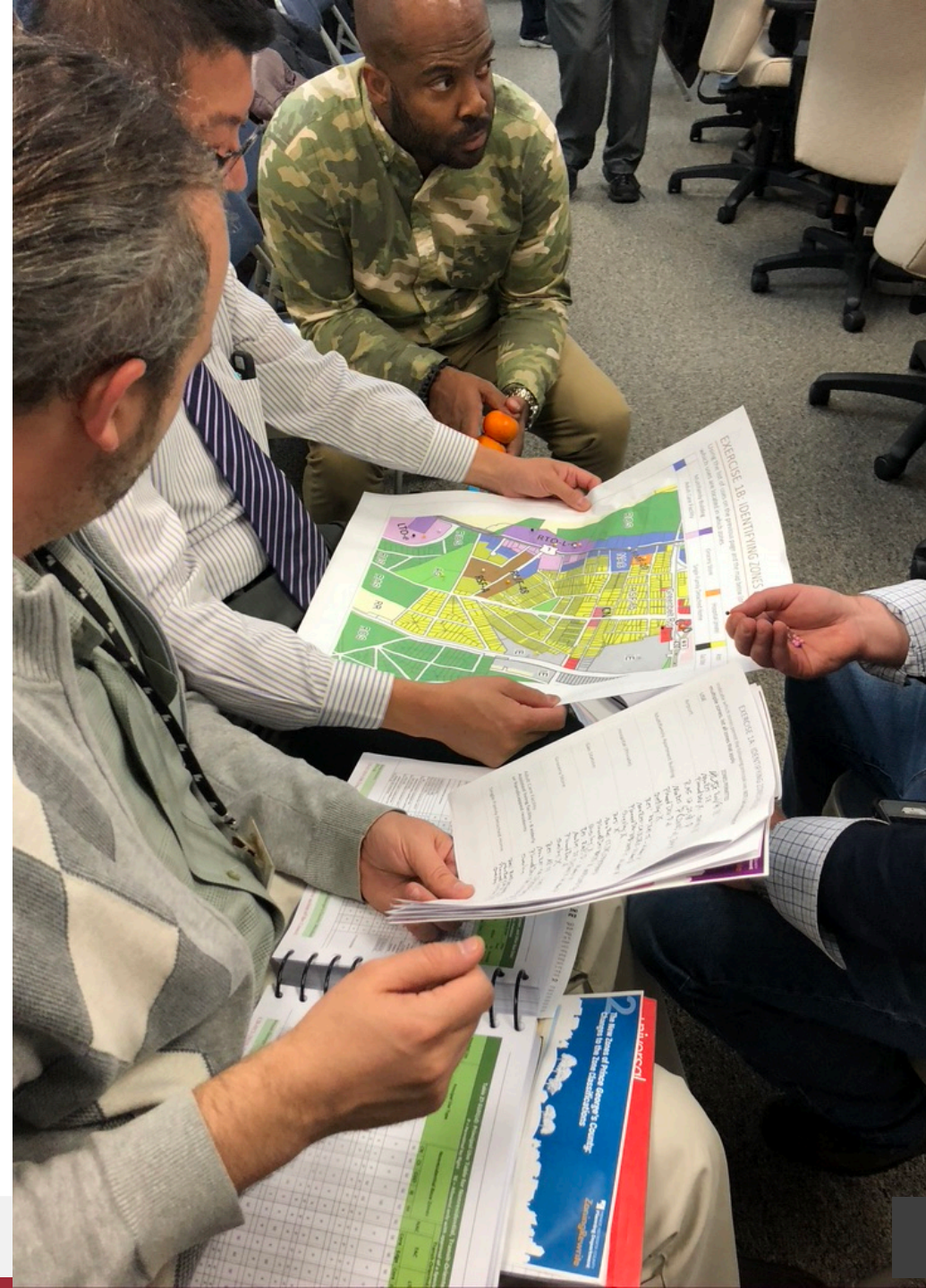
Agency Training Activities

DOCUMENTS

- Checklist for Agencies
- Resources Workbook
 - Visual Guide to New Zoning Categories
 - Major Changes Fact Sheets
- Development Review Responsibilities Comparison

FORUMS

- Agency Stakeholder Meetings (Fall 2019/2021)
- Online Training Modules
- 2-Day Virtual Training with DPIE, DOE, & DPWT
- Shared Folder with Practice Exercises, and Other Resources



Agency Checklist

- First distributed in November 2019 during Agency Coordination meeting
- Provides seven key steps for Agencies to take to implement new code:
 - Developing an agency review team
 - Hosting an overview session with Planning Department staff
 - Inventorying any documents/processes that need to be updated as a result of new codes

Agency Checklist for Implementing the Zoning Ordinance and Subdivision Regulations

The purpose of this checklist is to assist agencies in preparing for the implementation the new Zoning Ordinance, Subdivision Regulations, and Landscape Manual, when they become effective in late 2020. Agencies may use this tool, in full or in part, as they need when updating agency materials. Questions about the new Zoning Ordinance and Subdivision Regulations implementation or training may be addressed to the Zoning Ordinance and Subdivision Regulations team by email at zoningpgc.ppd.mncppc.org or by phone at 301-952-4944. Additional information may be found on the project's website at zoningpgc.pgplanning.com.

To prepare for the effective date of the new Zoning Ordinance and Subdivision Regulations an agency should:

- Form an agency Zoning Ordinance and Subdivision Regulations review team. This team will be critical in helping your agency review and understand the contents of the new development codes and how they may impact your agency.
- Visit the Zoning Ordinance and Subdivision Regulations Rewrite project website at zoningpgc.pgplanning.com to learn more about the project background and policy changes. There are several documents and tutorial videos available here that can assist with understanding the contents of the new codes including fact sheets and crosswalk tables.
- Host an overview session for your agency with Planning Department staff to learn more about how the changes in the new Zoning Ordinance, Subdivision Regulations, and Landscape Manual and to learn how the ongoing Countywide rezoning process will impact the County.
- Take inventory of your agency's documents, manuals, process guidelines, forms, or webpages that may need to be updated as a result of internal process or procedural changes. Make special notes of any documents that may need to be approved by the County Council.
- Make changes to the agency's training manuals or manual as needed. Keep track of changes to inform consultants, clients, and agency staff.
- Communicate changes in the agency's procedures and/or to agency staff and clients. Consider rolling out training with the issuance of new agency-specific schedules or plans.
- Schedule follow-up meetings with the Prince George's County Planning Department Zoning Rewrite project team.

Online Training Course

- Current Development Process
- Overview of Major Zoning Changes
- Zones and Uses
- Development Standards Part 1
- Development Standards Part 2
- Transitional Provisions and Administration
- Subdivision Regulations

<http://planningcourses.princegeorgesplanning.com/>

Quizzes at the end of each module

Links to Ordinances, resource guides, and supplemental training workbook



This course is intended to provide you with an overview of the major changes and key components of the new Zoning Ordinance and Subdivision Regulations for Prince George's County, Maryland. Upon completion, you should be familiar with how to locate the new Zones and Zone Descriptions; identify the principal, temporary, and accessory use permissions and any corresponding use specific or special exception; determine when the various development standards are applicable; understand the different development applications types; and know the different roles and responsibilities of review bodies.

For questions, please email the Zoning Rewrite Team at zoningpgc@ppd.mnccpc.org

For this course please use the following materials for reference:

1. [Zoning Ordinance](#)
2. [Subdivision Regulations](#)
3. [Landscape Manual](#)
4. [Resource Guide](#)
5. [Training Workbook](#)

Resources Book & Workbook

- Guide to New Zones
- Summary of Major Changes
- 9 Fact Sheets
- Practice Exercises & Quizzes

Zoning Ordinance
and Subdivision
Regulations

Zoning Ordinance
and Subdivision
Regulations

Workbook

1

Resources



Navigating the New Zoning Ordinance & Benefits to Community

Old Zoning Ordinance Layout



Sec. 27-542. - Purposes.



(a) The purposes of the M-X-T Zone are:

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;
- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;
- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;
- (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;
- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;
- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;
- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;
- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;
- (9) To permit a flexible response to the market and promote economic vitality and investment; and
- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

(CB-84-1990; CB-47-1996; CB-78-2006)

Sec. 27-543. - Uses.



The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by [Section 27-547\(d\)](#).

(CB-78-2006)

Sec. 27-544. - Regulations.



- (a) Except as provided in Subsections (b) and (c) of this Section, additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.
- (b) Except as otherwise specified in this Division, where an approved Conceptual Site Plan imposes certain regulations related to the location, density, coverage, and height of improvements that are intended to implement recommendations for mixed-use development within a comprehensive master plan or general plan, such standards shall provide guidance for the development regulations

1 (f) **Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones**

(1) Purposes

The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity Zones are to:

- (A) Provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development;
- (B) Incorporate key elements of walkable and bikeable urbanism that are well-connected to a regional transportation network through a range of transit options; and
- (C) Provide a mix of uses that serve regional needs.



(2) Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone's Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone's Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone's Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.



Benefit:

Improved visual layout makes the code easier-to-read and encourages participation and investment.



The Structure of the New Code

Subtitle

Part

Section

27-1 700

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Part 27-1: General Provisions – Table of Contents

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- **Section 27-1800:** Severability
- **Section 27-1900:** Development Pursuant to Prior Ordinance
- **Section 27-11000:** Regulations Applicable in All Zones



Benefit: Assurances that the new zoning ordinance doesn't interfere with on-going projects, *including* new projects that are about to be submitted.

1

“Choose your ordinance” for two years

3

Protected projects will be “legal and not nonconforming”

2

Accepted applications are protected

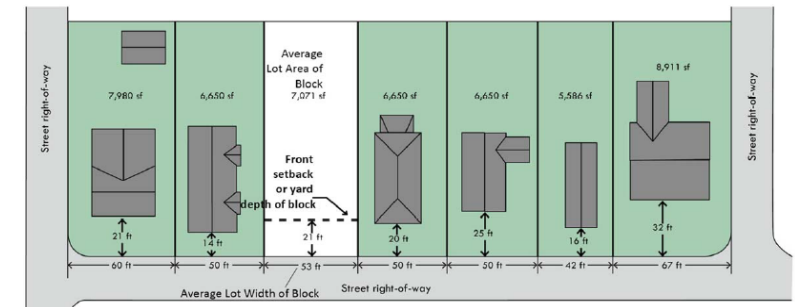
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Legacy Zones

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Figure 27-2202(a): Reduction of Minimum Lot Area, Lot Width, and Front Setback or Yard Depth to Block Face Average



Adult day care center

An establishment in which a program is operated to provide care and activities (during the day) for adults (unrelated to the operator by blood relationship) who are members of a service population of a particular age, or emotional, mental, physical, family, or social condition.

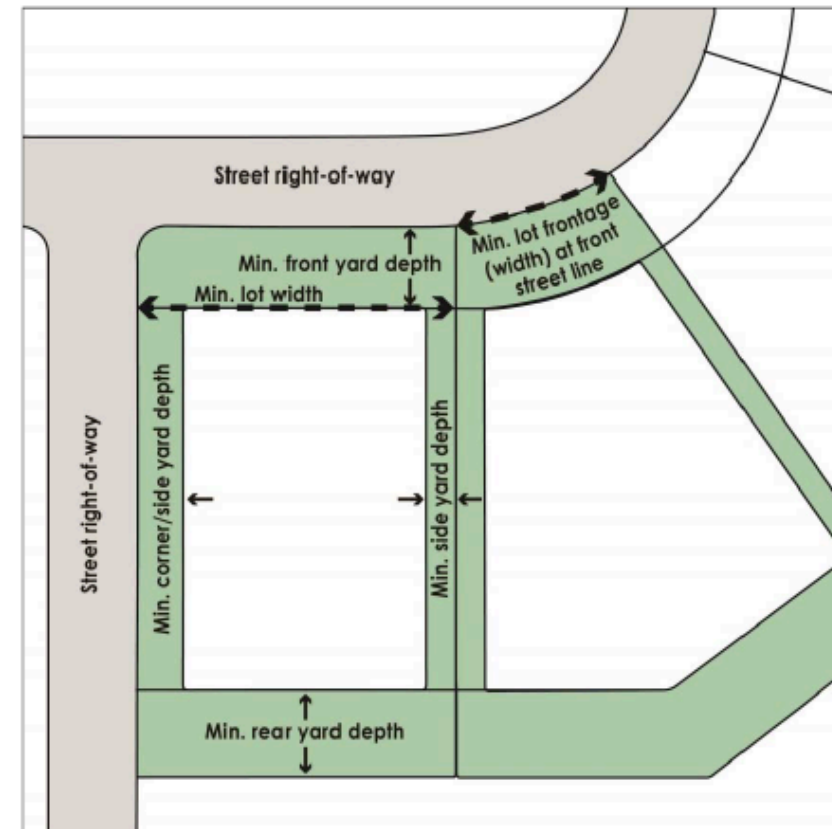
Assisted living facility

A facility that provides living and sleeping quarters for two or more individuals who, because of advanced age, mental disability, or physical disability, require intermittent assistance with activities of daily living, which may include administration of medication, in a protective environment, but is not limited to, meal preparation.



Benefit: Defined terms and visual diagrams makes it easier for the public, staff and developers to implement new code.

- Supports the need for incorporating future uses that have not been invented
- Provides diagrams that visually illustrate the ordinance's design specifications



Art gallery

An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Art, photography, music, dance, yoga, pilates, or martial arts studio or school

An establishment with space used for the production of—or instruction in—art, photography, music, dance, yoga, pilates, or the martial arts.



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- Section 27-3300: Advisory and Decision-Making Bodies
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Benefit: Entitlement process is easier to track as a concerned party and navigate as an applicant.

- Flowcharts illustrate review and approval processes
- Tables easily identify development review responsibilities and public notification requirements
- Mandatory community meetings with Project Applicants, prior to project submission

Figure 27-3603(c): CBCAO Zoning Map Amendment Procedure (Illustrative)

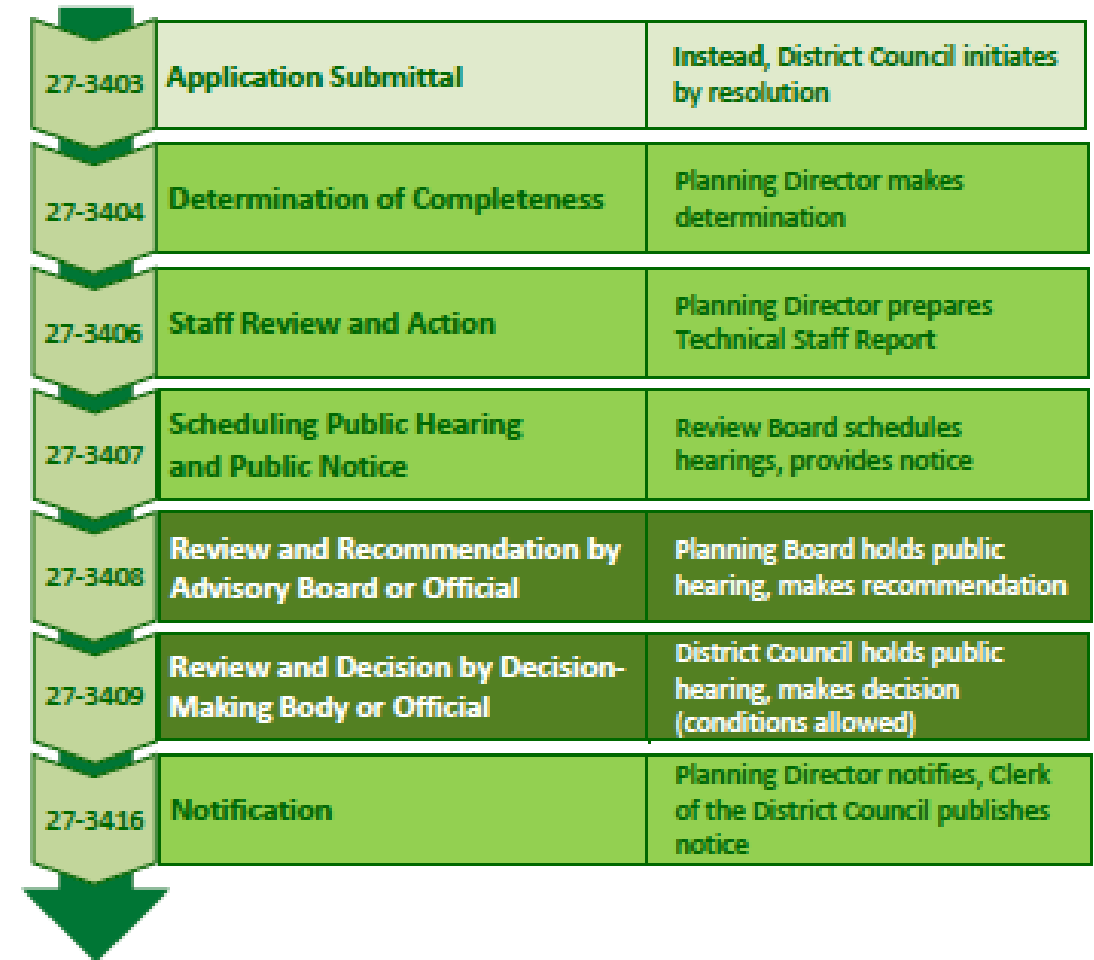


Table Sec. 27-3200: Summary of Development Review Responsibilities



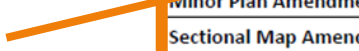
Key



Application Type



Review Body



Notes



Table Sec. 27-3200: Summary of Development Review Responsibilities								
D = Decision R = Recommendation C = Comment A = Appeal E = Election I = Initiation (If Other Than Applicant) <> = Public Hearing Required [10]								
Procedure	Review and Decision-Making Bodies							
	District Council	Planning Board	Board of Appeals	Zoning Hearing Examiner	Planning Director	DPIE Director	Historic Preservation Commission	Municipalities
Comprehensive Plans								
Comprehensive Plans and Amendments (General Plan, Functional Master Plans, Area Master Plans, and Sector Plans)	I <D> [1]	I <R> [1]			R		R [3]	
Minor Plan Amendments	I <D> [1]	I <R> [1]			R		R [3]	
Sectional Map Amendment (SMA)	I <D>	<R>			R		C [3]	R
Amendments and Planned Developments								
Legislative Amendment	I <D>	C		C				
Zoning Map Amendment (ZMA)	<D> [2]	<R> [2]		<R>	R		C [3]	R
Planned Development (PD) Map Amendment	<D>	<R>		<R>	R		C [3]	R

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

Section 27-3402 - Pre-Application Neighborhood Meetings

Mandatory community meetings for:

- Zoning Map Amendment
- Planned Development ZMA
- Chesapeake Bay Critical Area ZMA
- Special Exception
- Detailed Site Plan
- Major Departures
- Preliminary Plan of Subdivision

Must be held at or after 6:00 p.m. on a weekday or between 10 a.m. and 4 p.m. on a weekend



Part 27-4: Zones and Zone Regulations

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 - 27-4204. Transit-Oriented/Activity Center Base Zones
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- **Section 27-4300: Planned Development Zones**
- **Section 27-4400: Overlay Zones**

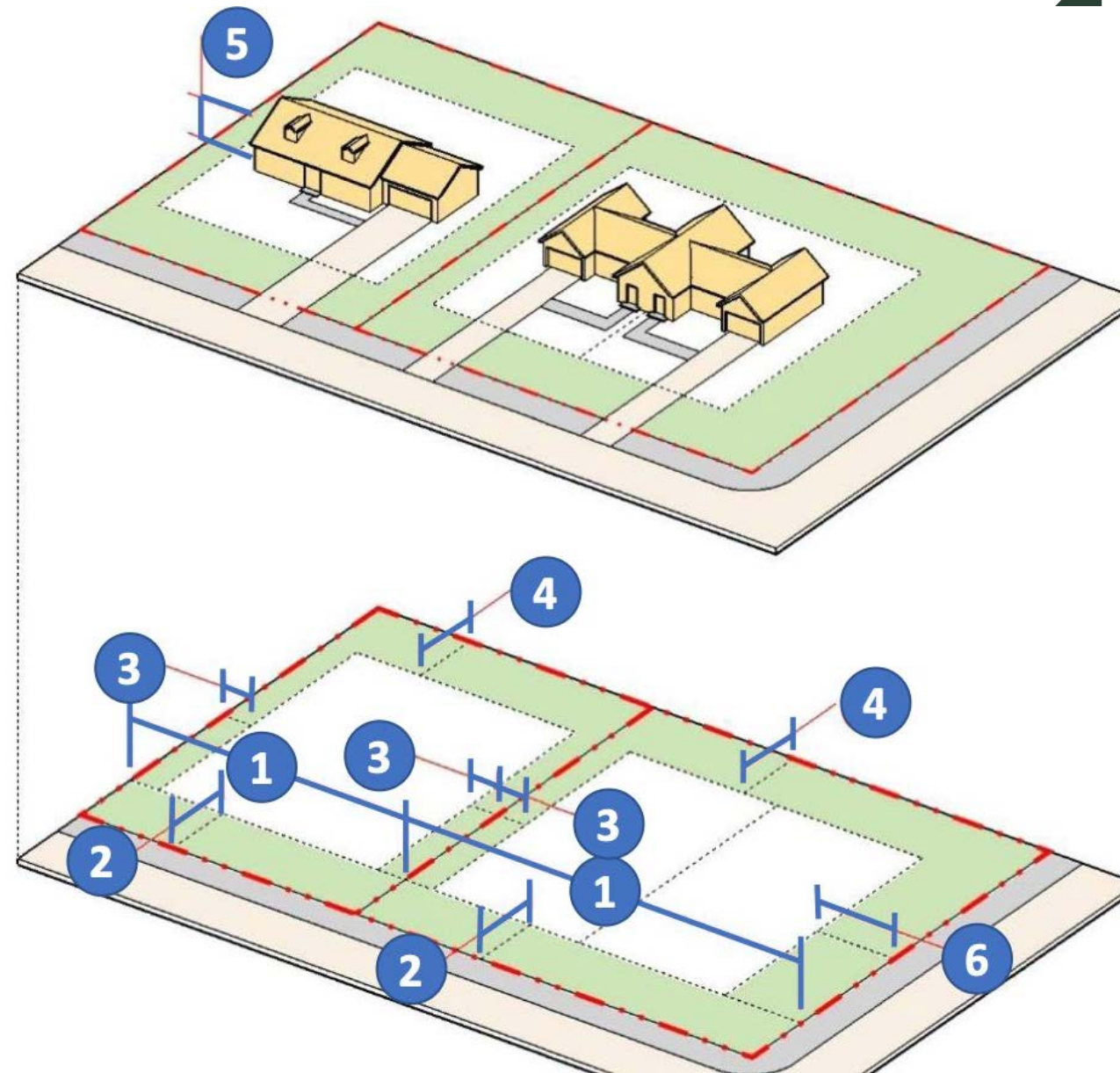
Table 27-4102: Classes of Zones

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



Benefit: Zones and uses better implement plans and County policies and new tools that encourage economic development

- Images and graphics are used to illustrate zone's intent
- New TOD zones implement Plan Prince George's 2035 priorities
- Each zone in new lineup has a distinct purpose



Section 27-4204: Transit-Oriented/Activity Center Base Zones



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- **NEW:** set of zones
- Supports mixed-use, walkable, development around transit stations and in non-transit centers
- Reflects Plan 2035 “center” classifications
- Implement policies associated with those classifications





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- **Section 27-5100:** Principal Uses
- **Section 27-5200:** Accessory Uses and Structures
- **Section 27-5300:** Temporary Uses and Structures
- **Section 27-5400:** Special Exception Standards



NEW ORDINANCE

~250
uses



Benefit: Organized Use Tables & Definitions New framework provides flexibility and assists with interpretation and regulation.

Classification

Category

Use Type

Three-Tiered use classification system

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones
 P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones															Other Base Zones MH	Use-Specific Standards			
		CS	CGO	TE	TH	COTE	CS	CGO	TE	TH	COTE	CS	CGO	TE	TH	COTE					
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Tower, pole, monopole, or antenna	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		Refer to special exception standards
Community Service Uses	All similar uses																				
	Adaptive use of a Historic Site	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		See Section 27-5402(d)
	Adult day care center	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X		27-5102(d)(2)(D) and refer to special exception standards	
	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Day care center for children	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	X		27-5102(d)(2)(A) and See Section 27-5402(x)	
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X		Refer to special exception standards	
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Family child care home, large	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X		27-5102(d)(2)(B)	
	Family child care home, small	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X		27-5102(d)(2)(B)	
	Place of worship, all others	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Place of worship located on a lot less than 1 acre in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Place of worship located on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	All similar uses																				

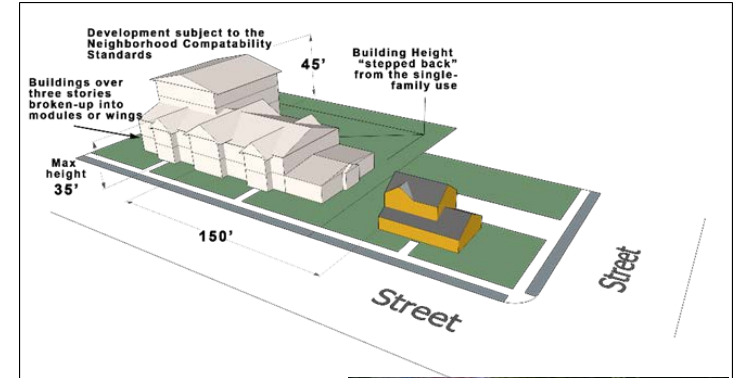


Part 27-6: Development Standards – Table of Contents

- **Section 27-6100:** Applicability
- **Section 27-6200:** Roadway Access, Mobility, and Circulation
- **Section 27-6300:** Off-Street Parking and Loading
- **Section 27-6400:** Open Space Set-Asides
- **Section 27-6500:** Landscaping
- **Section 27-6600:** Fences and Walls
- **Section 27-6700:** Exterior Lighting
- **Section 27-6800:** Environmental Protection and Noise Controls
- **Section 27-6900:** Multifamily, Townhouse, and Three-family Form and Design Standards
- **Section 27-61000:** Nonresidential and Mixed-Use Form and Design Standards .
- **Section 27-61100:** Industrial Form and Design Standards
- **Section 27-61200:** Neighborhood Compatibility Standards
- **Section 27-61300:** Agricultural Compatibility Standards
- **Section 27-61400:** Urban Agriculture Compatibility Standards
- **Section 27-61500:** Signage
- **Section 27-61600:** Green Building Standards

Benefit: Higher quality of development Countywide and new incentives for Infill and redevelopment.

- New development standards (open space, lighting, green building, form and design)
- Compatibility standards that minimize impacts on neighborhoods and farms
- Updated parking, landscaping, and signage standards



Section 27-6200: Roadway Access, Mobility, and Circulation

Ensures that developments have a multimodal transportation system that allows for safe and efficient movement within and between developments

Street Connectivity Index

- Applicable for new single-family residential subdivisions processed with a preliminary plan of major subdivision
- Is calculated by dividing number of links by number of nodes within a development

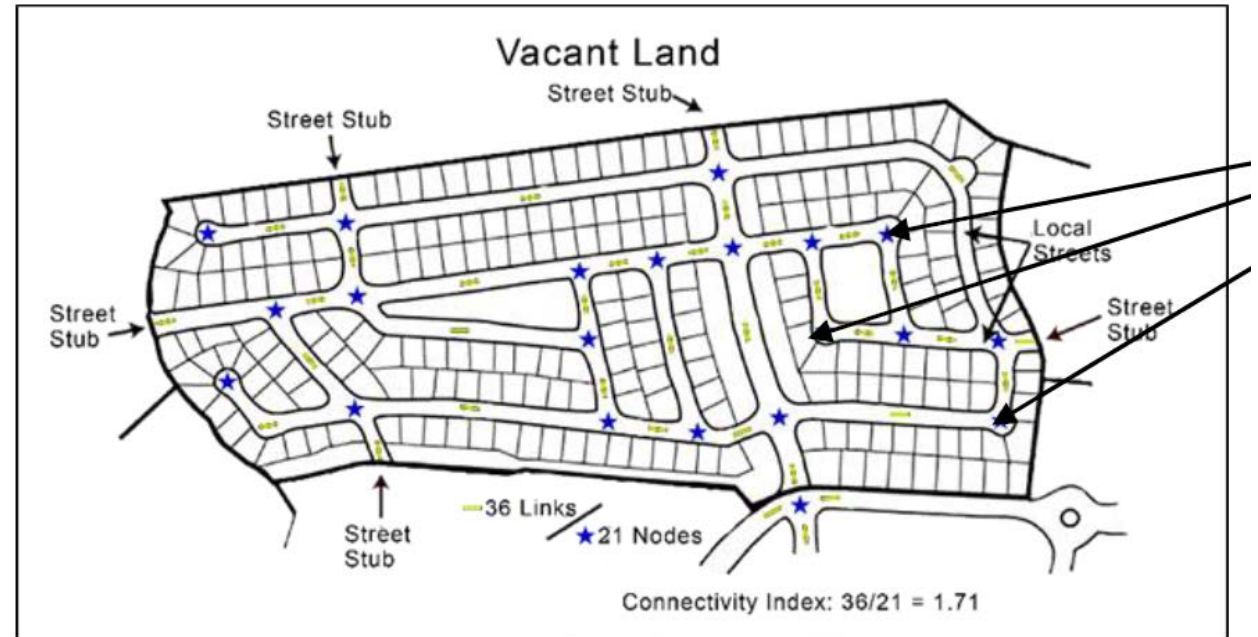


Table 27-6206(f)(1): Minimum Street Connectivity Index

Zone Where Development is Proposed	Minimum Connectivity Index Score
Located in Residential and Planned Development Zones	1.50
Located in Nonresidential and Transit-Oriented/Activity Center Zones	1.40



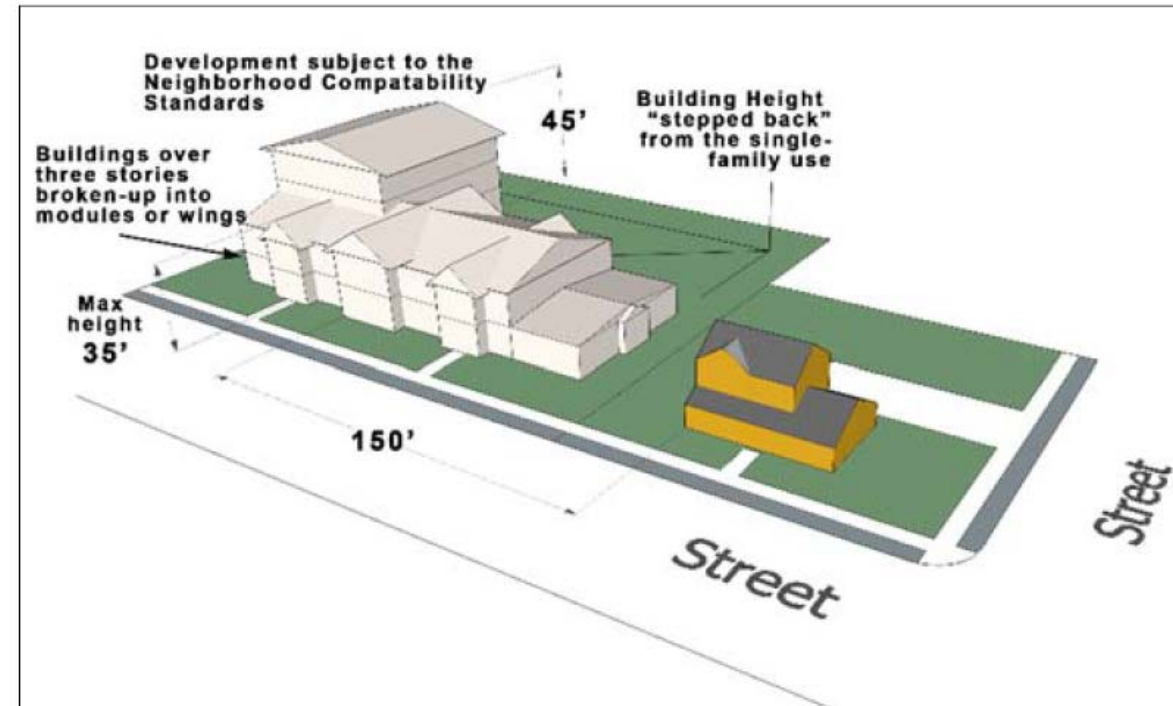
Section 27-61200: Neighborhood Compatibility Standards

- Ensures transitions between single-family neighborhoods and more intense development
- Applicable for new townhouse, multifamily, nonresidential, or mixed-use developments

Standards Included:

- Building Heights and Setbacks
- Building Orientation
- Building Materials
- Multi-building Placement
- Off-Street Parking
- Operational Standards

Figure 27-61203(a)(3): Building Height Modulation



Section 27-61600: Green Building Standards



- Ensures development includes a minimum degree of green building features
- Incorporates sustainable best practices from Area Master Plans and Sector Plans
- Advances County goals for low-impact development, accessible design, and resilience
- **Residential Development**
 - 10 to 25 units: 3 points
 - 25 or more units: 4 points
- **Non-Residential Development**
 - 25,000 to 75,000 square feet: 3 points
 - More than 75,000 square feet: 4 points

Table 27-61603(b): Green Building Point System	
	Points Earned
Location of Development and Redevelopment/Adaptive Reuse	
Development in a Transit-Oriented/Activity Center base zone	1.50
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development as a Transit-Oriented/Activity Center Planned Development (PD) zone	1.25
Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, a designated Priority Funding Area, or an area targeted for reinvestment by the Federal, State, or County government	1.00
Adaptive reuse of a designated historic building	1.00
Preservation of a designated historic or archeological site	1.00
Energy Conservation	
Meet ASHRAE standards for lighting ^[1]	0.75
Meet Energy Star standards for low-rise residential or exceed ASHRAE efficiency standards by 15 percent ^[2]	1.00

Part 27-7: Nonconforming Buildings, Structures, Uses, Lots, and Signs



- **Nonconforming Uses**

- Continue to exist per Section 27-7102

- **Legal and Not Nonconforming Properties**

- Current properties will be “Legal and not nonconforming”
- Pursuant to Section 27-1704, Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance
- Section 27-1703, Applications Pending Prior to the Effective Date of this Ordinance



Part 27-8: Enforcement – Table of Contents

- **Section 27-8100:** Principal Uses
- **Section 27-8200:** Enforcement
- **Section 27-8300:** Fees

Department of Permits, Inspections, and Enforcement (DPIE) has the authority to enforce the Ordinance and perform inspections

Summary

Review of Training Resources
Navigating the Ordinance
Benefits for Constituents

Questions?

