



**Prince George's County
Zoning Ordinance and Subdivision Regulations Rewrite**

Highlights of Legislative Package

April 24, 2018

Agenda



- Initial Legislation
 - Zoning Ordinance
 - Subdivision Regulations
 - Countywide Map Amendment Process



Initial Legislative Package

Initial Legislative Package



- **CB-13-2018** to repeal and replace Subtitle 27: Zoning Ordinance
- **CB-14-2018** to establish the procedures to reclassify all real property in the County (Countywide Map Amendment process)
- **CB-15-2018** to repeal and replace Subtitle 24: Subdivision Regulations

Zoning Ordinance



Major Changes

- Legacy Zones
- Restoration of Key Items
- Mix of Uses in Transit-Oriented/Activity Center Zones

Zoning Ordinance



Legacy Zones

- LMXT
 - Refined procedures, uses, and grandfathering
 - Property must have at least a CSP approved to be eligible for LMXT
 - If entitlements expire, land will be automatically rezoned to RMF-48 (previously RR)
- Legacy Comprehensive Design (LCD) Zone
 - Uses clarified – permitted uses as per current Zoning Ordinance (same as other legacy zones)

Zoning Ordinance



Legacy Zones

- LMUTC
 - Refined procedures, uses, and grandfathering
 - Automatic rezoning upon inaction – LMUTC will last at least 10 years; if property does not develop/obtain an entitlement, will be rezoned to NAC or RTO-L (depending on location)
 - Standardized local design review committee procedures
 - Standardized review procedures of applications

Zoning Ordinance



Restoration of Key Items

- People's Zoning Counsel
- Health Impact Assessments
- Previously Intended for Applications Manual:
 - Application Contents
 - Subdivision and Development Review Committee
- Orders of Approval
- Rezoning Effect on Existing Special Exceptions
- Revocation/Modification of Approved Special Exceptions
- Permits of a Minor Nature

Zoning Ordinance



Mix of Uses in Transit-Oriented/Activity Center Zones

■ Current Proposal

- At least 2 of 5 uses must be present:
 - Rural and Agricultural
 - Residential
 - Public, Civic, and Institutional
 - Commercial
 - Industrial
- At least 15 percent of each development shall be allocated to each of the 2 uses
- Planning Board may waive mix requirement if:
 - The project is less than 25,000 sq. ft.,
 - The center already has at least a 15 percent mix, or
 - The applicant demonstrates the market will not reasonably support the mix within the next 5 years

Subdivision Regulations



Major Changes

- Reincorporated Bicycle and Pedestrian Impact Statements
 - Based on zone rather than policy area
- Restored APF Mitigation Paths and Clarified When Applicant Meets Obligations
 - Current Police, Fire/EMS, and School mitigation rules restored
 - Applicant meets adequacy obligation if they have dedicated land (as required) or otherwise met conditions imposed to meet APF demands of project
- Proposed New Lot Design Standards
 - Focused on lotting patterns and relationships to improve subdivision design

Countywide Map Amendment



Overview

- Clear Procedures for Rezoning County to New Zones
- Flexible and Responsive to Council Direction



Questions ?