



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Prince George's County Planning Department  
Countywide Planning Division

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October 20, 2015

**MEMORANDUM**

TO: The Honorable Mel Franklin, Chairman, Prince George's County Council

VIA: Fern Piret, Planning Director *J.P.*

FROM: Derick Berlage, AICP, Chief, Countywide Planning Division *D.B.*  
Chad Williams, LEED AP BD+C, Master Planner, Countywide Planning Division *CW*

SUBJECT: Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite – Clarion Associates' Recommendations for Zones and Uses

The Prince George's County Planning Department is pleased to make available the first module, known as Module 1, of a new, draft Zoning Ordinance prepared by Clarion Associates ("Clarion") for Prince George's County, which will be presented to the District Council on Tuesday, October 27, 2015. This module contains Clarion's recommendations, informed by national best practices, for new zones, zone regulations, uses, and rules of interpretation. Module 1 constitutes the first of three major public review and discussion drafts of zoning and subdivision regulations to replace Subtitle 27, Subtitle 27A, and Subtitle 24 of the Prince George's County Code.

Module 1 was prepared in accordance with the guidance offered by the December 2014 Evaluation and Recommendations Report, and contains a completely new and modern approach to zoning and use regulation that is very different than that to which the County is accustomed. The County's goals for streamlining development procedures, increasing certainty of outcomes, maximizing economic development potential and expanding the County's tax base, modernizing regulations, protecting established communities, and enhancing community input in the development process continue to inform Clarion's work and represent a new era for Prince George's County.

The release of Module 1 marks the beginning of an unparalleled opportunity for the District Council to engage in a robust conversation with all Prince Georgians and interested parties to shape the future of the County. This conversation truly begins on October 27, 2015 with the first of three countywide meetings, a District Council briefing, and focus group discussions oriented to Module 1.

The next four to six months will see public review of Clarion's recommendations, intensive community analysis, and substantive comment on Module 1. This public conversation will evolve as additional modules are released, a Comprehensive Review Draft incorporating revisions based on stakeholder input is presented, and decision-making bodies take action, in accordance with the following major milestones:

Module 1 – Zones, Zone Regulations, and Uses	October 2015
Module 2 – Development and Subdivision Standards	Spring 2016
Module 3 – Administration	Summer 2016
Comprehensive Review Draft	September/October 2016
Planning Board Recommendation	December 2016
District Council Adoption/Approval	March 2017
Effective Date of New Zoning Ordinance and Subdivision Regulations	October 2017

We note that, as with the Evaluation and Recommendations Report, neither Planning Department staff nor the Planning Board have accepted or rejected any of the proposals contained in Module 1, and are not asking the District Council to do so at this time.

On October 27, Clarion will conduct a one-and-a-half hour work session with the District Council. This work session will include a detailed presentation outlining the recommended zoning structure, approach to uses, and zoning district standards proposed by the Clarion team. This work session will offer the opportunity for the District Council to begin consideration of revised, consolidated, and new zones and a more flexible and permissive approach to use regulation in keeping with modern best practices. No Council decisions are expected at this work session.

Following the roll-out and comment period for Module 1, Clarion will take all input received and coordinate with staff on how best to address any issues or concerns that may be received. Revisions to Module 1 based on community, Planning Board, District Council, staff, and other stakeholder feedback will be incorporated along with revisions to future Modules 2 and 3 in the Comprehensive Review Draft expected in early fall 2016.

Attachment:

Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite: Module 1, October, 2015

cc: The Honorable Derrick Leon Davis, Vice-Chair, District 6  
The Honorable Mary A. Lehman, District 1  
The Honorable Deni Taveras, District 2  
The Honorable Dannielle M. Glaros, District 3  
The Honorable Todd M. Turner, District 4  
The Honorable Andrea C. Harrison, District 5  
The Honorable Karen R. Toles, District 7  
The Honorable Obie Patterson, District 8  
The Honorable Elizabeth M. Hewlett, Chairman, Prince George's County Planning Board