Prince George's County

Zoning Ordinance and Subdivision Regulations Rewrite

Presented to the Prince George's County Council - January 8, 2019

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Today we will…

- Recap the project's history, background, and changes
- Explore applying the new zones and Zoning Ordinance
  - Technical, non-substantive Countywide Map Amendment
  - Outreach and Education
- Discuss next steps & questions

Project Timeline

2014

GENERAL PLAN APPROVED

Prince George's County Council Approves Plan PGC 2035

2014

LAUNCHED ZOSR

County's project to update Zoning Ordinance starts, as new general plan is adopted

2017

250th PUBLIC MEETING

As part of saturation outreach, project team meets with residents throughout the County

2017

COMPREHENSIVE REVIEW DRAFT

Planning Department releases the Comprehensive Review Draft, which is the result of 3-years of stakeholder input & feedback

2018

ZOSR ADOPTED

County Council approves text of new Zoning Ordinance & Subdivision Regulations

Project Timeline

2019

CMA INITIATES

County Council initiates technical, non-substantive Countywide Map Amendment

2020

CMA APPROVED

County Council approves new zoning maps for Prince George's

2020

NEW ORDINANCE TAKES EFFECT

New Zoning Ordinance and Subdivision Regulations take effect, after extensive stakeholder education & training

SAME DAY

Public Engagement

Public Participation Process

PARTNERSHIP

INTERACTION

INPUT

TRAINING

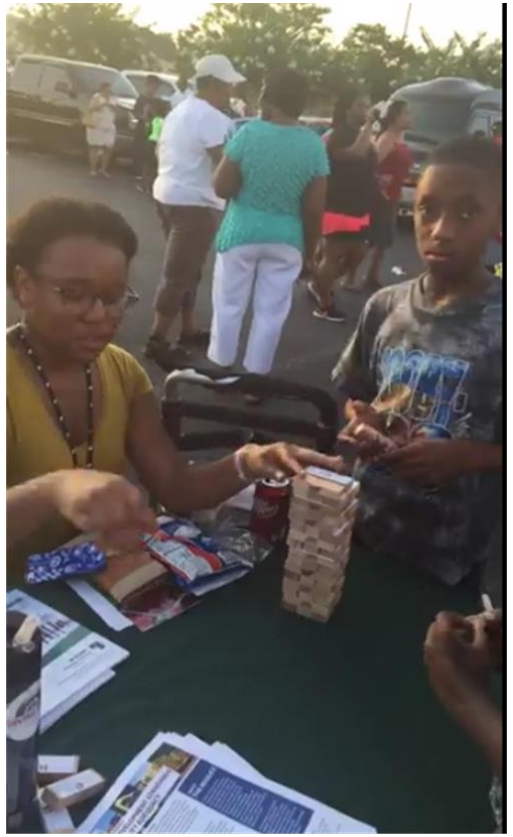
EDUCATION

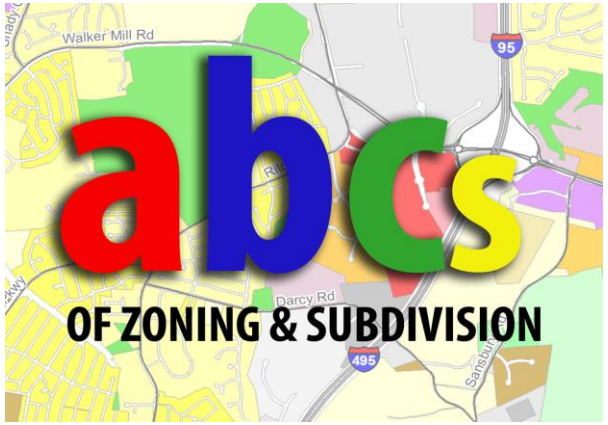
What We Did

- Almost 400 stakeholder meetings to date
- Walking Tours
- Educational Workshops with residents of all ages
- Regional listening sessions
- Community-based input forums
- Mass Mailing to 300K+ residents & property owners
- Digital Feedback Platforms (Twitter, Facebook, CiviComment)
- Digital use conversion chart
- Project Website
- Stakeholder and Coalition Focus Groups

What We Will Do

- Build on what we've already done
- Training for internal & external stakeholders
- Digital mapping tools
- Update Resident's Guide to Planning & Zoning
- Continue Planning and Zoning 101
- Regional Meetings on CMA
- Mass Mailings for CMA





Recap of the Adopted Codes

Format and Outline

Challenge: Current Zoning Ordinance and Subdivision Regulations are difficult to understand and discourage outside investment

Solutions:

- Written in plain language
- Designed for the internet
- Includes more graphics
- Modern fonts, new format, and blank space are easier on the eye

Result:

- **An easier-to-read code encourages participation and investment**

FROM THIS

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

TO THIS

(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.

Public Involvement

Challenge: Ensuring public involvement plays a major role in the planning, zoning, and development processes

Solutions:

- Retain all current public involvement opportunities (public hearings, notice, etc.)
- Add mandatory pre-application neighborhood meetings for larger/more impactful projects
- Enhance and standardize notification
- Provide regulations that are easier to understand to all interested parties

Result:

- **More opportunities for knowledge, input, and comment**

Zones and Uses

Challenge: The Zoning Ordinance contains too many zones and uses, fostering confusion

Solutions:

- Consolidate zones – from 73 to 43
- Consolidate uses – from ~1,200 to ~250
- Ensure each zone has a distinct purpose
- Provide a logical and consistent use structure
- Develop plan implementation zones

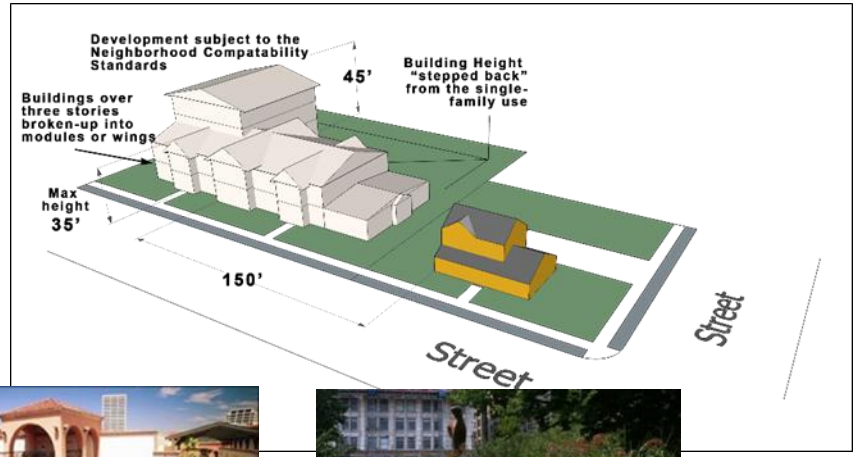
Result:

- **Zones and uses that better implement plans and County policies**
- **Greatly increased flexibility**
- **Tools that encourage economic development**

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

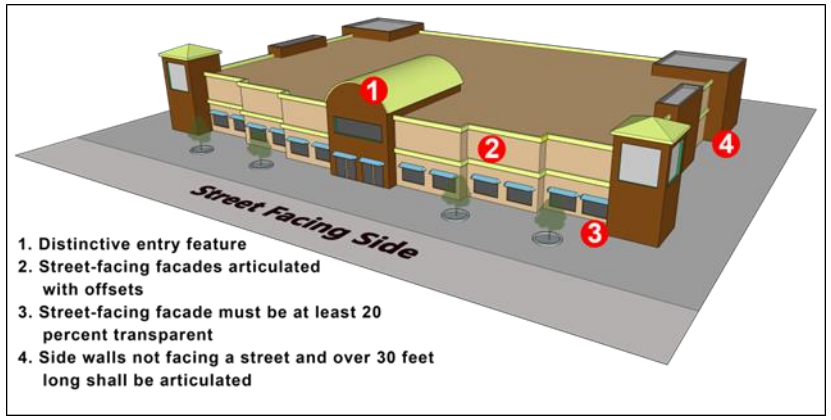
Quality

Challenge: The County has not been achieving the development quality we deserve



Solutions:

- Modern development standards that consistently apply throughout the County
- 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
- Add a neighborhood conservation overlay zone



Result:

- **Higher quality of development Countywide**
- **Incentives for investment at transit stations**
- **Infill and redevelopment are more attractive alternatives**

Transitions and Process

Challenge: How do we easily shift from today to tomorrow?

Solutions:

- Provide generous grandfathering/transition provisions for development
- Create legacy zones as appropriate
- Clarified development review procedures
- Implement education strategy before codes take effect

Result:

- **Minimized any potential negative impacts on approved/pipeline development projects**
- **Informed stakeholders = successful transition**

Adequacy of Public Facilities

Challenge: A determination of adequacy is permanent, and current tests of adequacy may not reflect what is best for the County

Solutions:

- Implement validity periods for adequacy determinations
- Require retesting over time
- Recognize and protect developer infrastructure contributions
- Transportation flexibility in most intense zones (LTO and RTO)
- (Next steps) Update most adequacy tests to better meet County needs

Result:

- **Ability to adapt to changing conditions over time**
- **More equity**
- **Additional incentives for investment at targeted growth locations**

Countywide Map Amendment

Countywide Map Amendment

What is it?

- Technical, non-substantive mapping exercise
- Replace the current zone on each property with a similar new zone
- **NOT** an opportunity to make drastic changes; **NOT** a "free for all"; **NOT** a substitute for comprehensive planning and zoning; **NOT** an amendment to Plan 2035
- Implement zoning changes quickly
- Ensure that everyone is playing by the same rules
- Ensure zoning conversions are objective, transparent, fair, and equitable

Countywide Map Amendment

How are we going to do it?

Follow approved standardized process (*CB-14-2018*)

1. Legislative/Approval Process Codified in County Law
2. Schedule
3. Goals, Concepts, and Guidelines
4. Public Participation Program
5. Guide to New Zones

Countywide Map Amendment

Mapping 100% of the County

- **97% of Prince George's County**
  - One-to-one zone replacement

- **3% of Prince George's County**
  - Discontinued zones
  - Plan 2035 Centers
  - US1/Innovation Corridor

Guide to New Zones

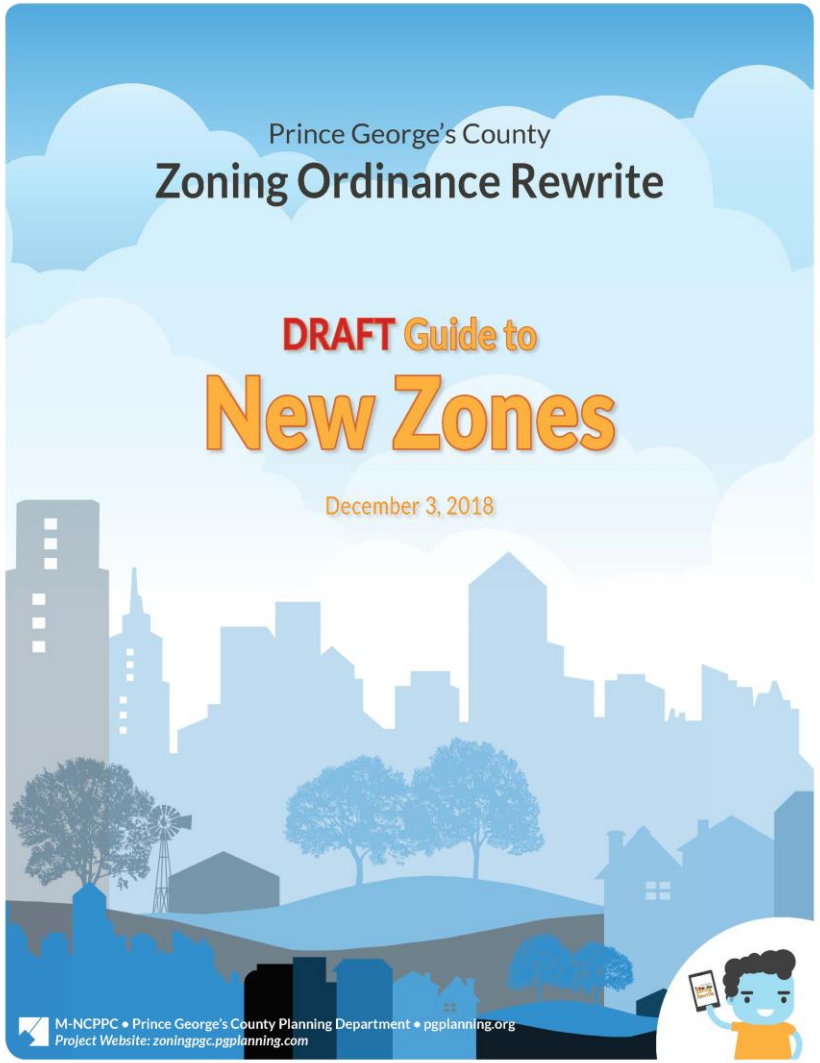
Mapping 100% of the County

Part 1: New Zone Conversion Chart

Part 2: Mixed-Use Zone Decision Matrix

Part 3: Transit-Oriented/Activity Center Base Zones

Part 4: US1/Innovation Corridor



New Zone Conversion Chart (part 1)

Countywide Map Amendment

Countywide Map Amendment

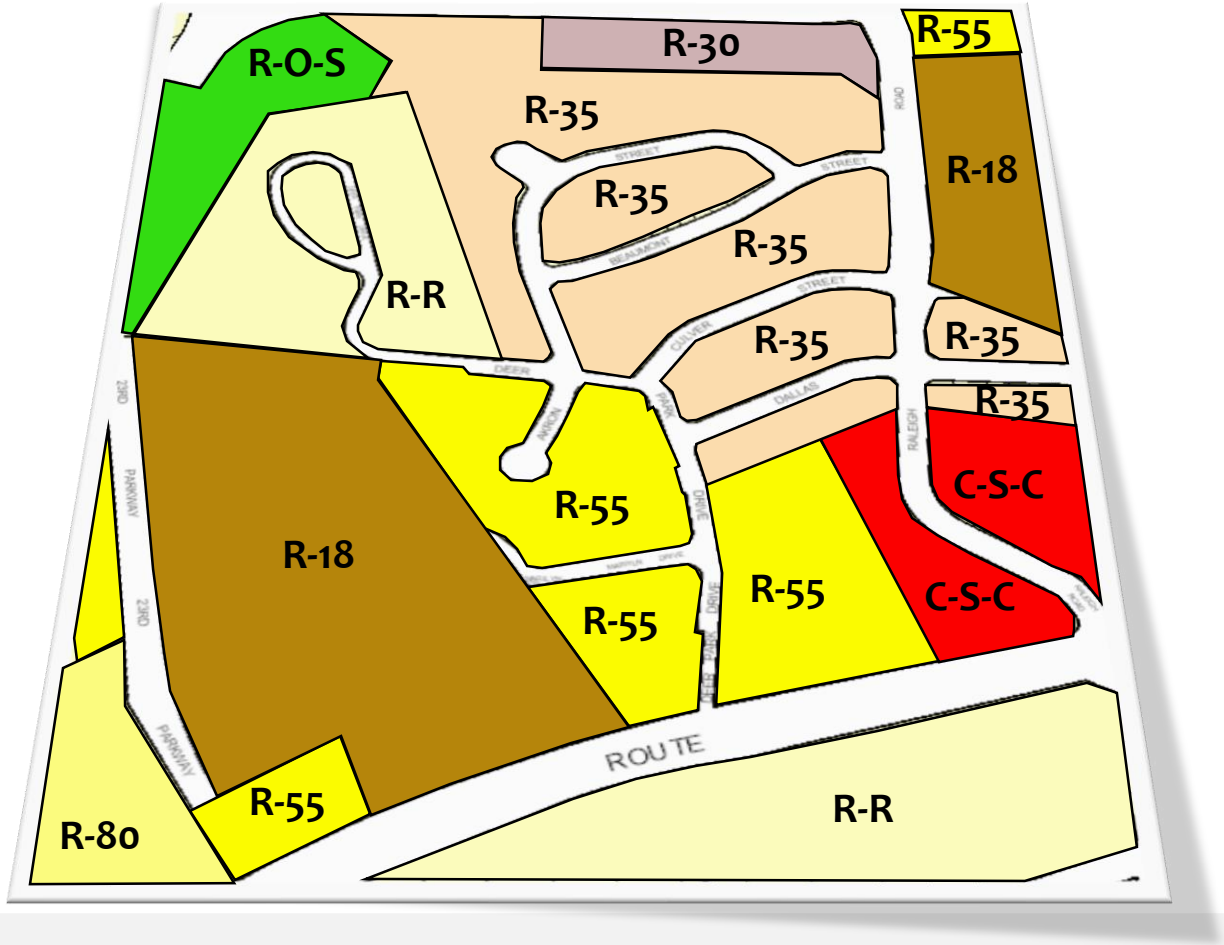
Mapping the 97%

One-to-One Zoning Conversions *(examples)*

Current Zones	New Zones
R-O-S *(Reserved Open Space)*	**ROS** *(Reserved Open Space)*
R-R *(Rural Residential)*	**RR** *(Residential, Rural)*
R-55 *(One-Family Detached Residential)*	**RSF-65** *(Residential ,Single-Family-65)*
R-35 *(One-Family Semidetached, and Two-Family Detached)*	**RSF-A** *(Residential, Single-Family-Attached)*
R-30 *(Multifamily Low Residential)*	**RMF-12** *(Residential, Multifamily-12)*
R-18 *(Multifamily Medium Density Residential)*	**RMF-20** *(Residential, Multifamily-20)*
C-S-C *(Commercial Shopping Center)*	**CGO** *(Commercial General and Office)*

Mapping the 97%

Mapping the 97%



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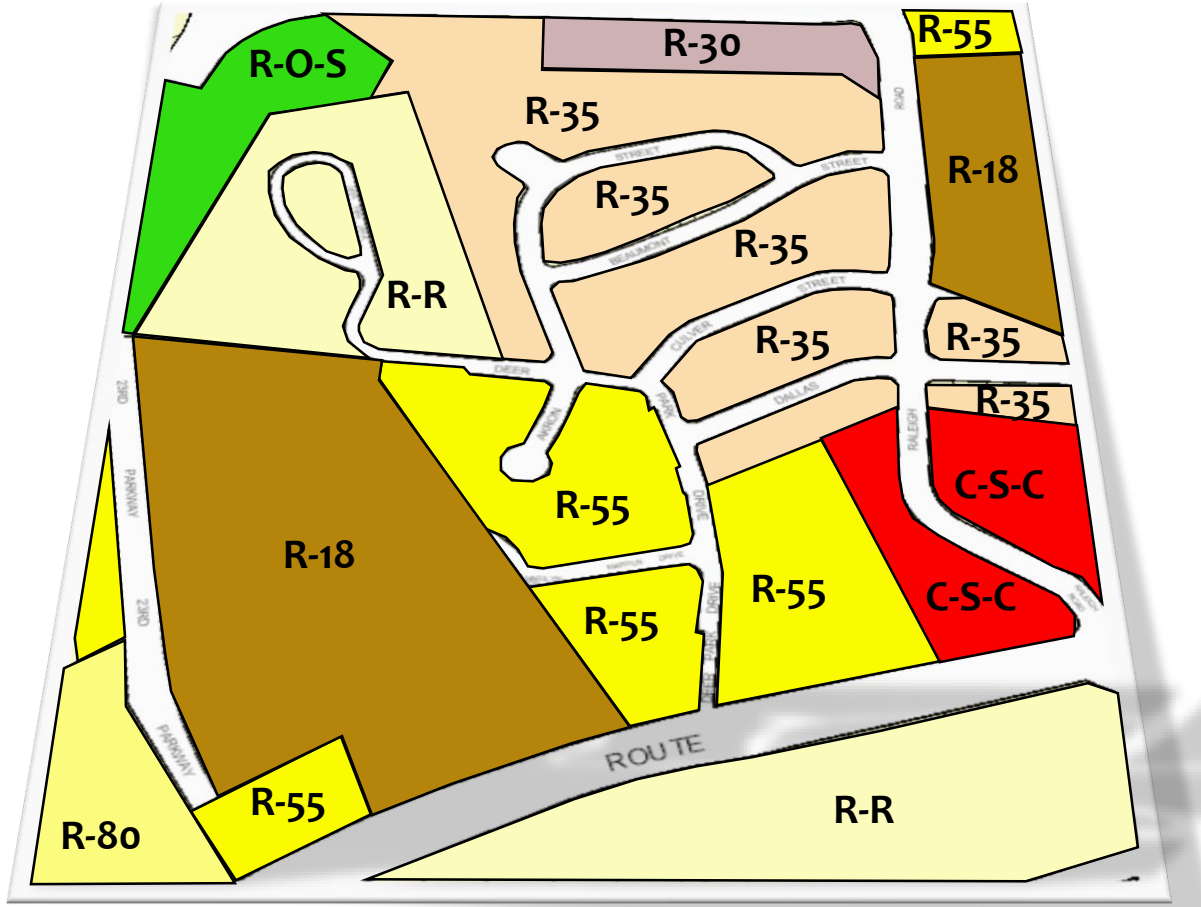

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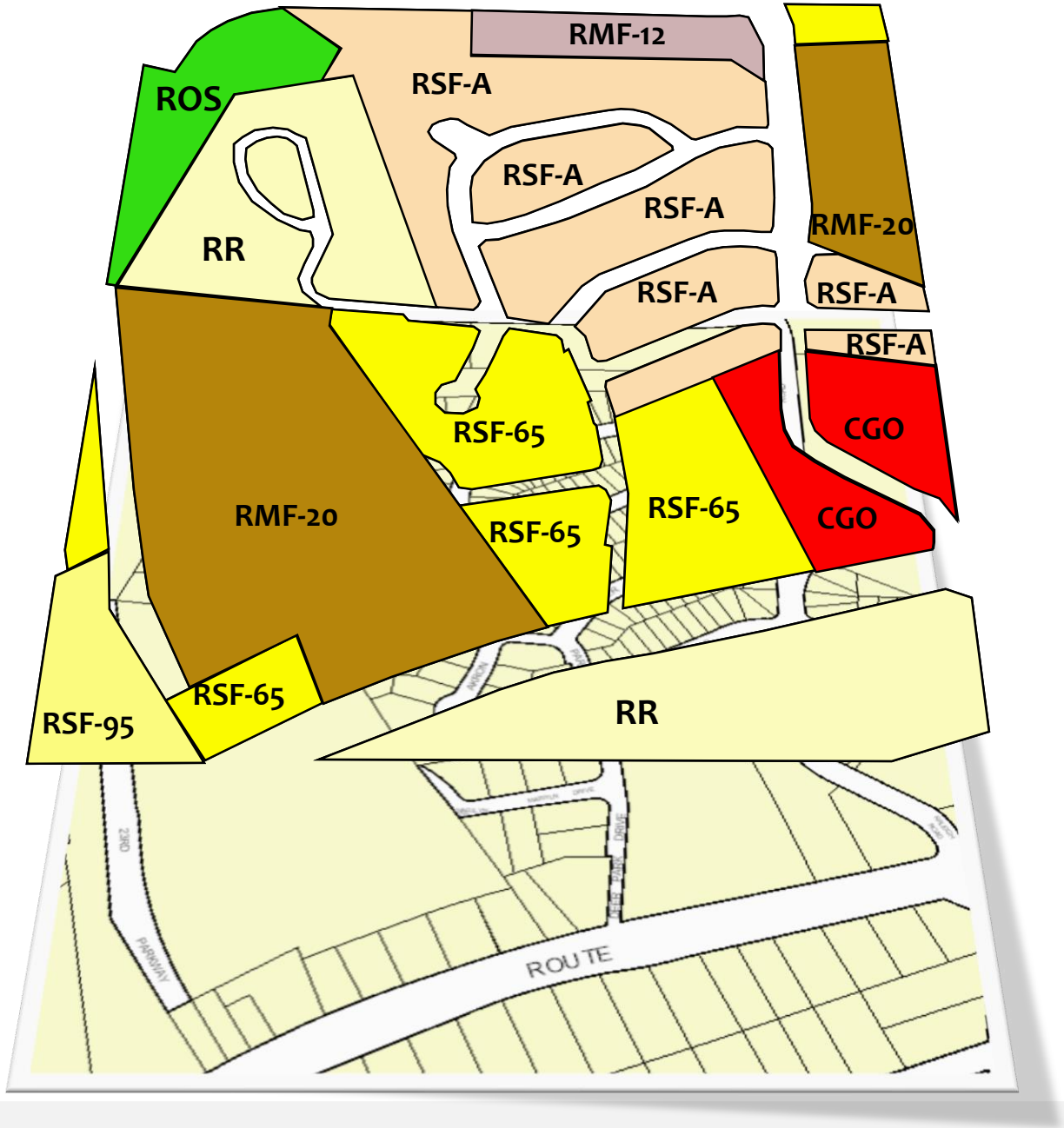

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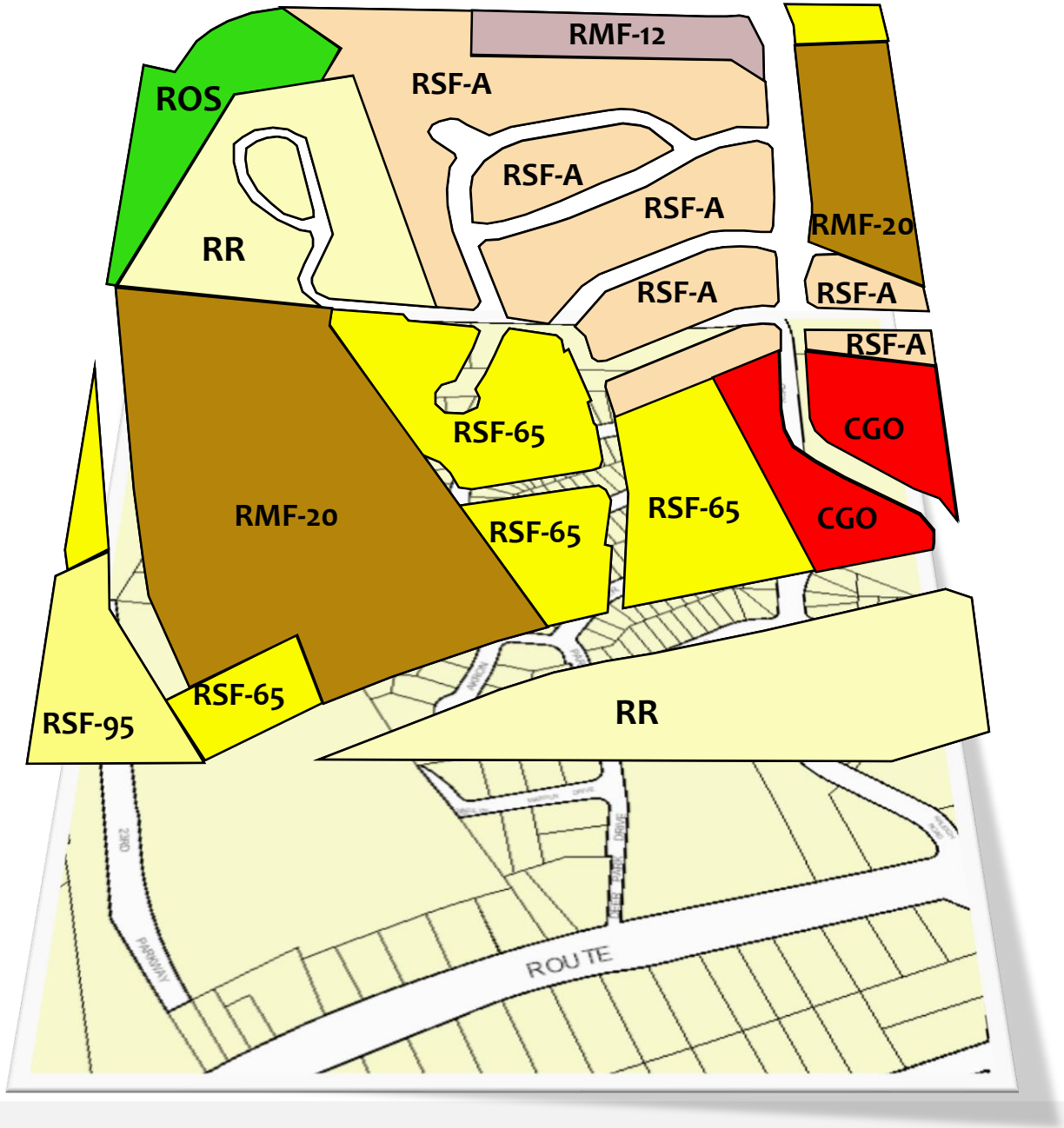


Mixed-Use Zone Decision Matrix (Part 2)

Countywide Map Amendment

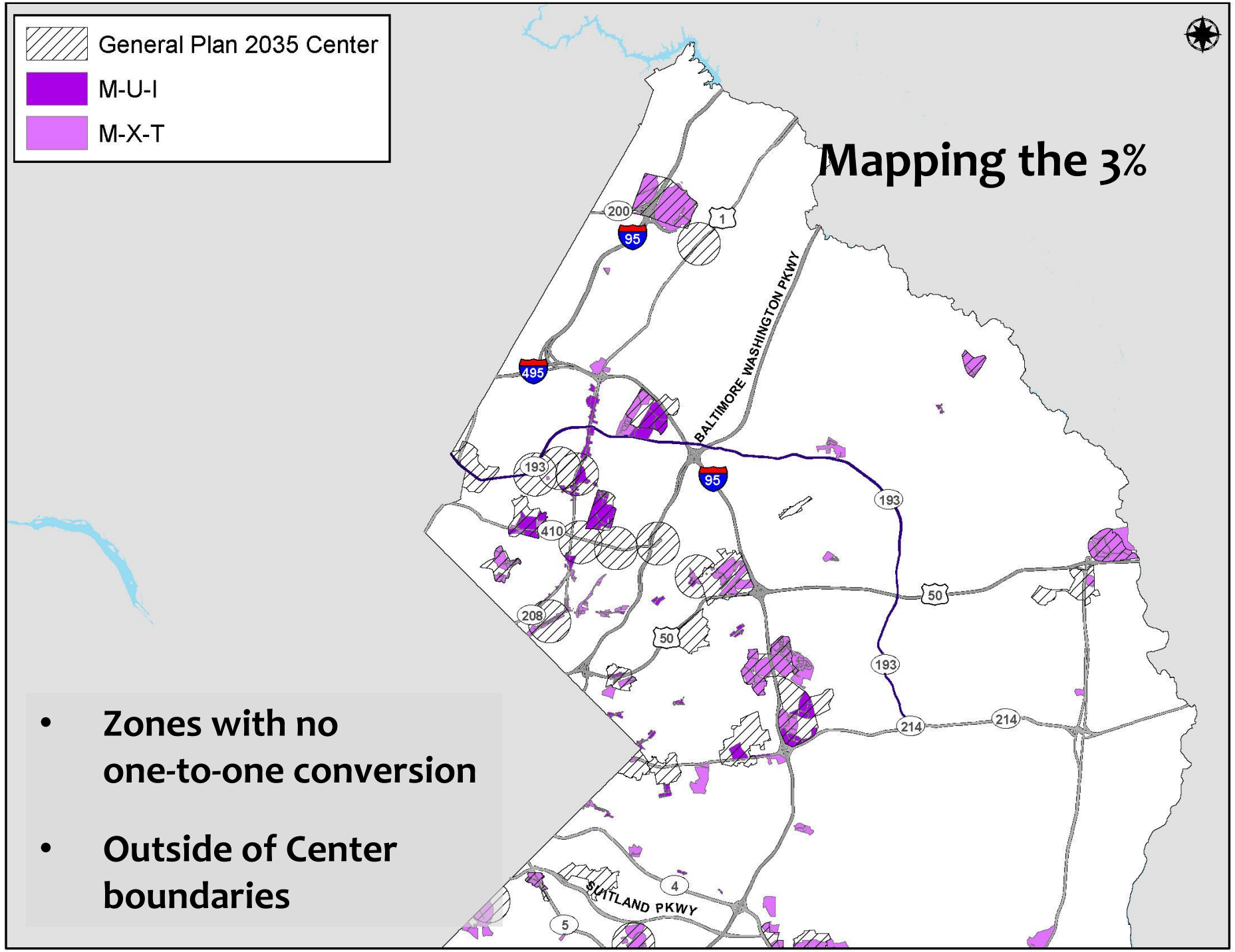
Countywide Map Amendment

How are we going to do it?

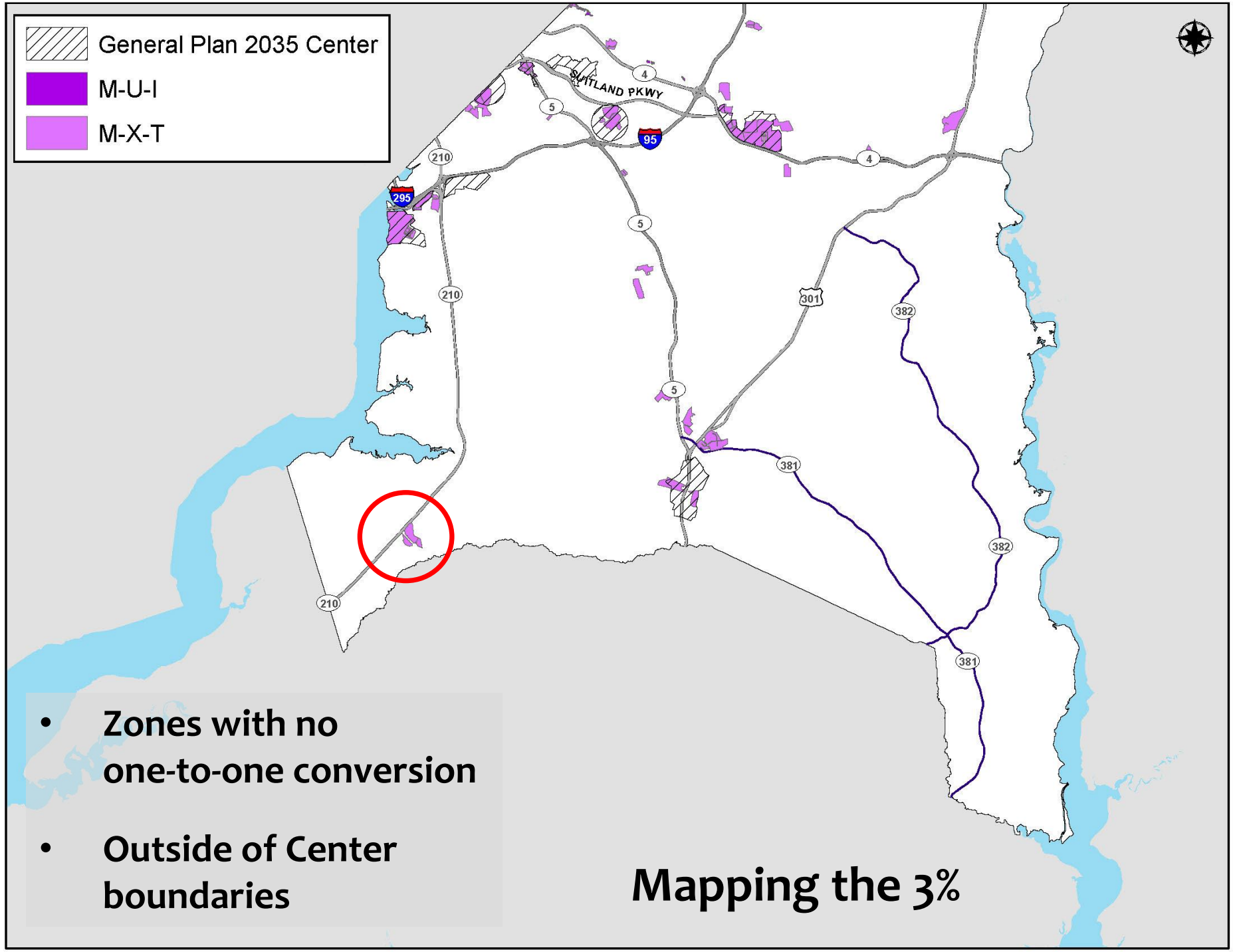
Mixed-Use Zone Decision Matrix

- Tool for determining the application of the appropriate zone for properties with no one-to-one replacement (M-X-T and M-U-I)
- Located outside Plan 2035 Centers
- It will factor
  - Entitlements
  - Master plan vision
  - Existing zone
  - Location (adjacent policy areas, zones, and roads)
- Ensure that everyone is playing by the same rules
- District Council will vote to approve at initiation of CMA

Mapping the 3%



- **Zones with no one-to-one conversion**
- **Outside of Center boundaries**



- Zones with no one-to-one conversion
- Outside of Center boundaries

Mapping the 3%

Decision Matrix

Test Case (Accokeek)

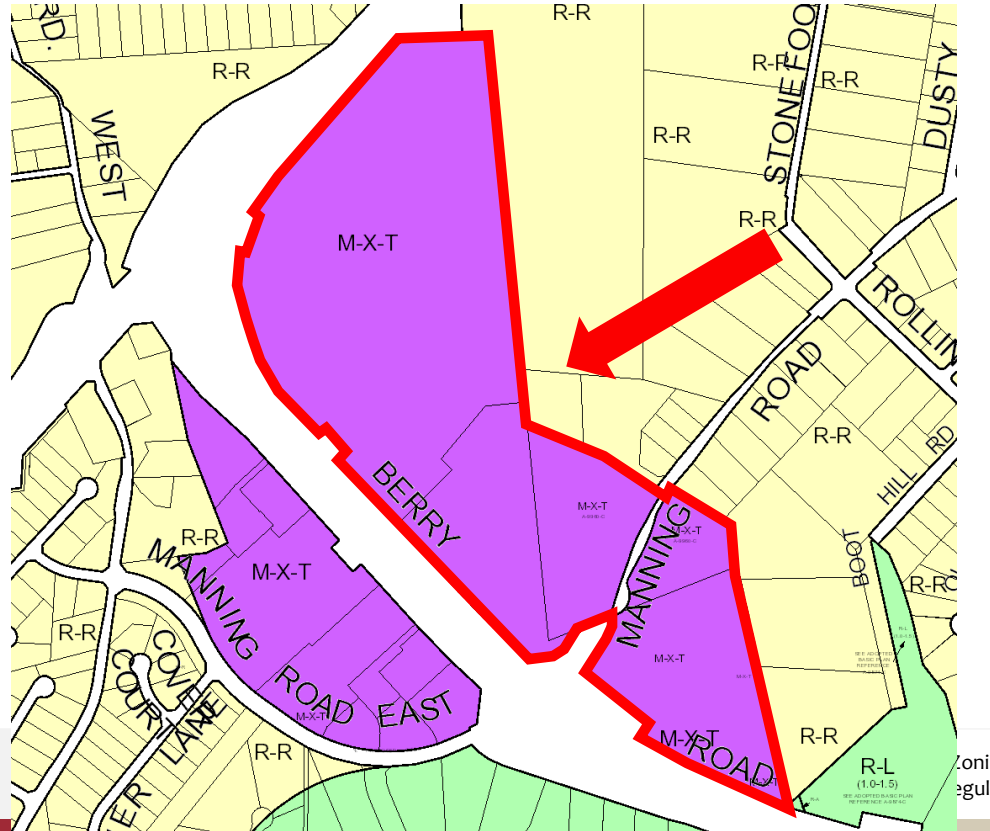
Location: NE corner of Indian Head Highway and Berry Road

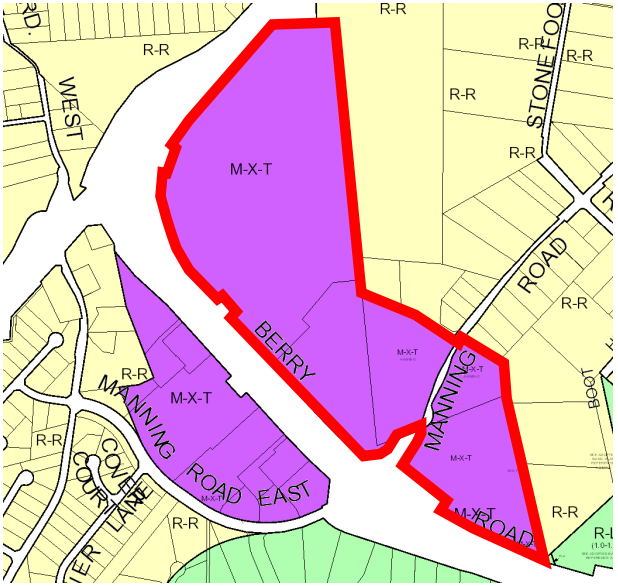
Master Plan: *2013 Approved Subregion 5 Master Plan and SMA*

Size: 81.36 acres

Existing Use: Undeveloped

Current Zone: M-X-T




R-R
WEST
STONE FOO
M-X-T
BERRY
ROAD
MANNING
MANNING ROAD EAST
COVE COURT
LANE
BOOT

WEST
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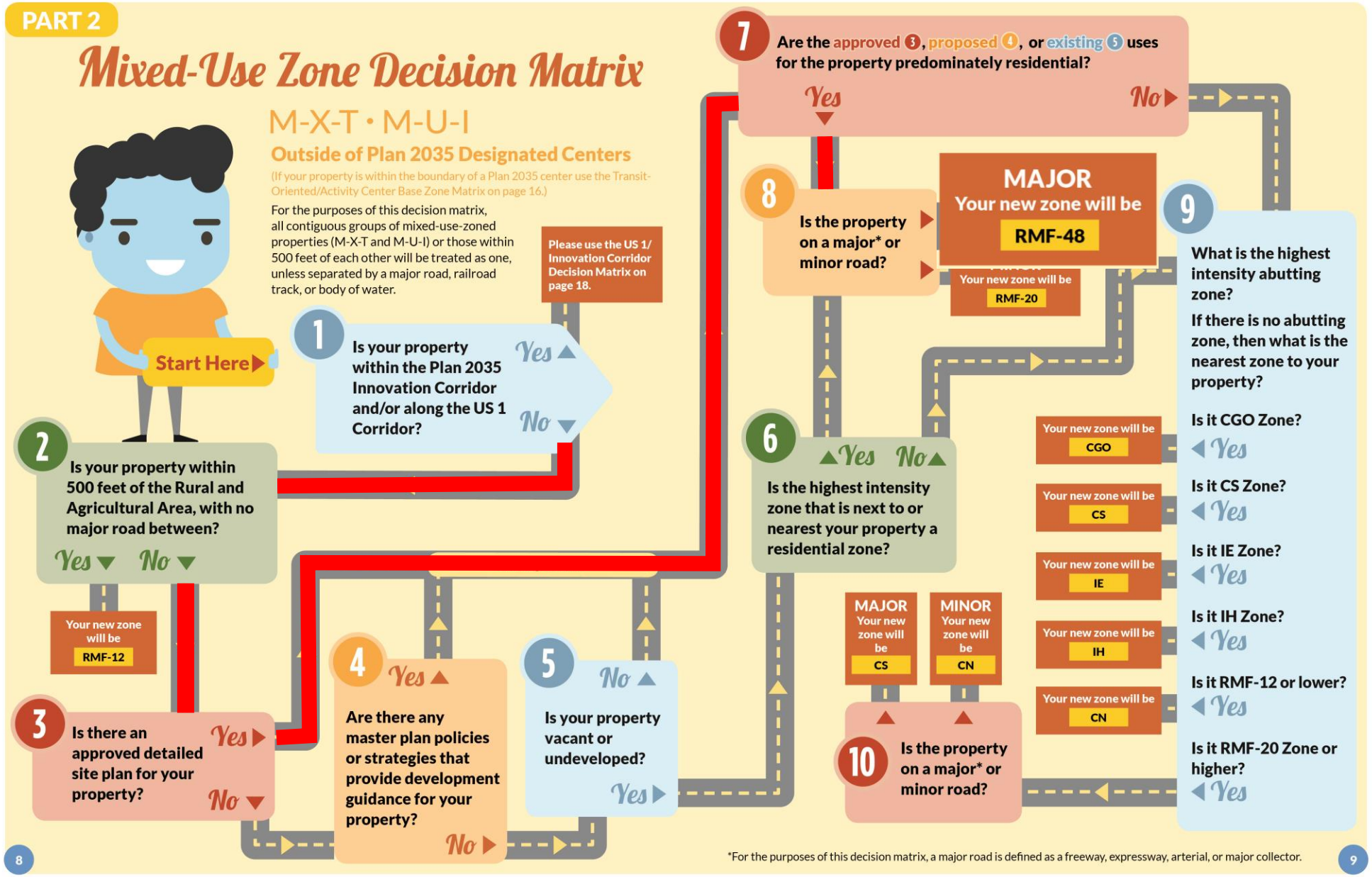
MANNING ROAD EAST
COVE COURT
LANE


PART 2
Mixed-Use Zone Decision Matrix
M-X-T • M-U-I
Outside of Plan 2035 Designated Centers
(If your property is within the boundary of a Plan 2035 center use the Transit-Oriented/Activity Center Base Zone Matrix on page 16.)
For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water.
Please use the US 1/ Innovation Corridor Decision Matrix on page 18.
Start Here
1 Is your property within the Plan 2035 Innovation Corridor and/or along the US 1 Corridor?
Yes
No
2 Is your property within 500 feet of the Rural and Agricultural Area, with no major road between?
Yes
No
Your new zone will be RMF-12
3 Is there an approved detailed site plan for your property?
Yes
No
4 Are there any master plan policies or strategies that provide development guidance for your property?
Yes
No
5 Is your property vacant or undeveloped?
No
Yes
6 Is the highest intensity zone that is next to or nearest your property a residential zone?
Yes
No
7 Are the approved 3, proposed 4, or existing 5 uses for the property predominately residential?
Yes
No
8 Is the property on a major* or minor road?
MAJOR Your new zone will be RMF-48
Your new zone will be RMF-20
9 What is the highest intensity abutting zone?
If there is no abutting zone, then what is the nearest zone to your property?
Is it CGO Zone?
Yes
Your new zone will be CGO
Is it CS Zone?
Yes
Your new zone will be CS
Is it IE Zone?
Yes
Your new zone will be IE
Is it IH Zone?
Yes
Your new zone will be IH
Is it RMF-12 or lower?
Yes
Your new zone will be CN
Is it RMF-20 Zone or higher?
Yes
MAJOR Your new zone will be CS
MINOR Your new zone will be CN
10 Is the property on a major* or minor road?
*For the purposes of this decision matrix, a major road is defined as a freeway, expressway, arterial, or major collector.
8
9

Transit-Oriented/Activity Center Base Zones Decision Matrix (Part 3)

Countywide Map Amendment

Center Base Zones

- Neighborhood Activity Center (NAC)
- Town Activity Center (TAC)
- Local Transit-Oriented Center (LTO)
- Regional Transit-Oriented Center-Low (RTO-L)
- Regional Transit-Oriented Center-High (RTO-H)

Rules for Applying Center Base Zone

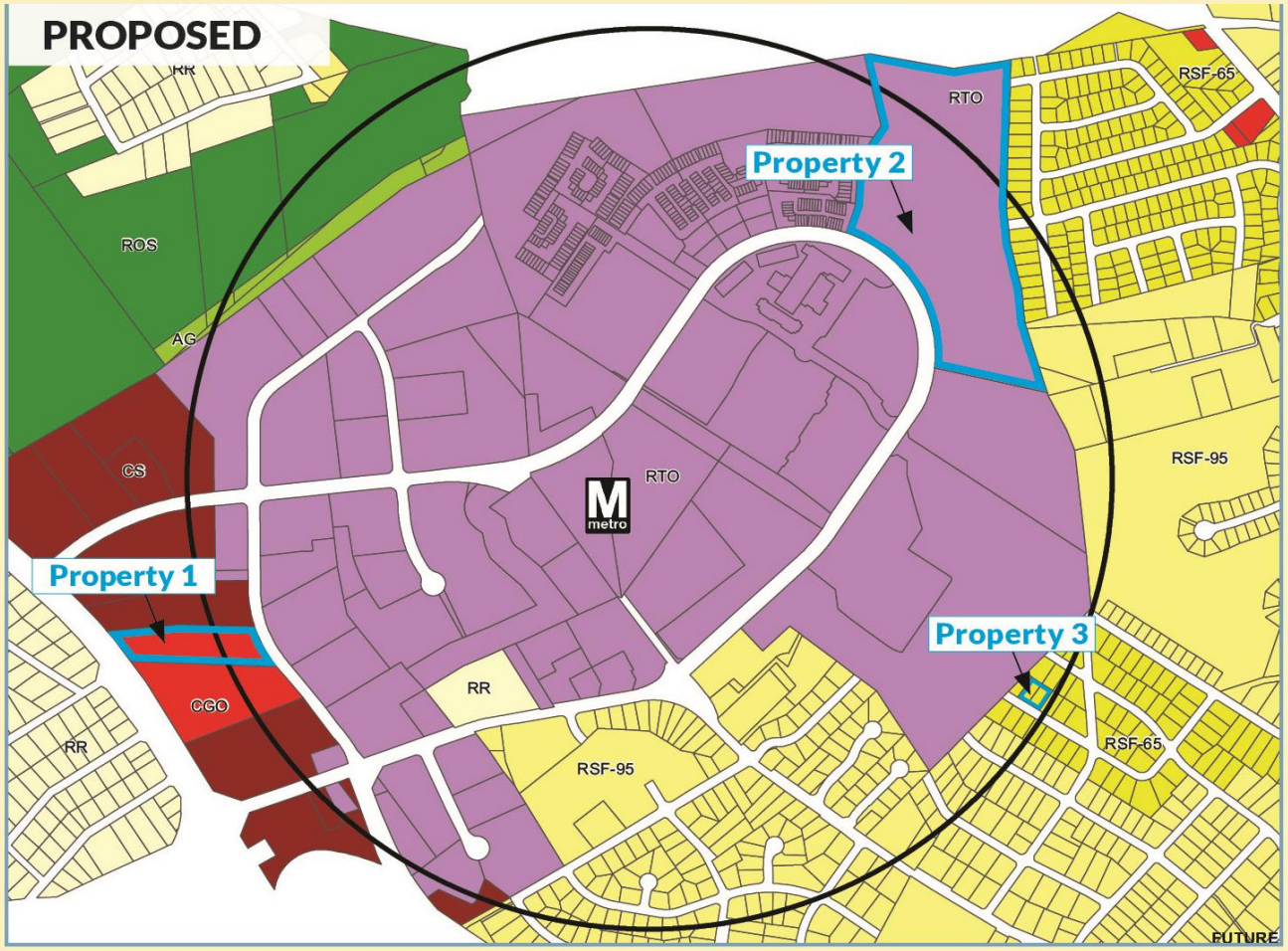
1. 50% or more of the property must be within center boundary

2. Any property zoned R-T or lower density will remain…
   - single-family
   - open space

3. Any property zoned R-30 (multi-family low density) or higher density will receive center zone

TEST CASE 1: BRANCH AVENUE METRO (Undefined Boundary)

Plan 2035 Center Classification: REGIONAL TRANSIT DISTRICT	Property 1	Property 2	Property 3
Current Zone	C-S-C	I-1	R-55
DECISION MATRIX: Is the property currently zoned R-T or lower?	NO	NO	YES
Does the Center have an undefined boundary (1/2 mile radius)	YES	YES	Use New Zone Conversion Chart on page 4.
50% or more within the boundary?	NO	YES	
Is it a Local Center?	Use New Zone Conversion Chart on page 4	NO	
Is it a Downtown?		NO	
Located in designated Core?		NO	
Proposed New Zone	**CGO**	**RTO-L Edge**	**RSF-65**



US1/Innovation Corridor (Part 4)

Countywide Map Amendment

US1/Innovation Corridor

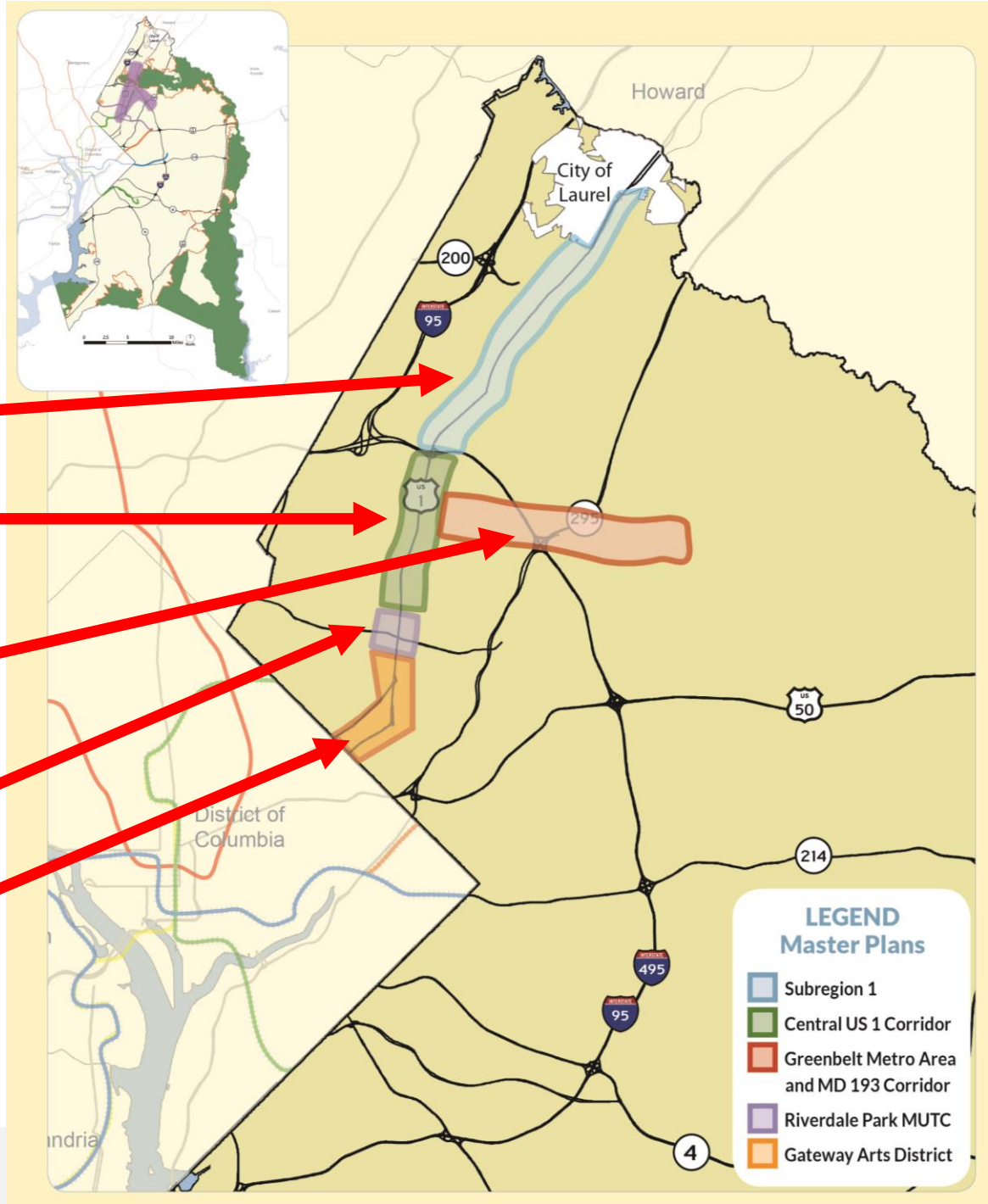
Subregion I Master Plan

Central US 1 Corridor

Greenbelt Metro Areas and MD 193 Corridor

Riverdale Park M-U-T-C

Gateway Arts District



US 1/Innovation Corridor Decision Matrix

This decision matrix is for the use of all non-single family or rural and agricultural-zoned properties **within 1,000 feet** of the US 1 centerline and/or located within the Innovation Corridor.

Choose your plan.

Which plan listed below guides the zoning in the area where your property is located?

Subregion 1 Master Plan

Please use the New Zone Conversion chart on page 4.

Central US 1 Corridor Sector Plan

Is your property in:

A Walkable Node? (University)
◀ Yes → Your new zone will be **RTO-L Edge**

A Walkable Node?
◀ Yes → Your new zone will be **LTO Edge**

A Corridor Infill?
◀ Yes → Your new zone will be **NAC**

All other areas ▶ → Please use the New Zone Conversion chart on page 4.

Greenbelt Metro Area and MD 193 Corridor Sector Plan

If M-X-T or MUI, go directly to question three of the decision matrix on page 8.

All other zones, please use the New Zone Conversion chart on page 4.

Gateway Arts District Sector Plan

Is your property zoned M-U-T-C?

No ▼ Yes ▶ → Your new zone will be **LMUTC**

Is your property within one of the Character Areas:

- Town Center (and not zoned M-U-T-C)?
- Arts Production and Entertainment?
- Neighborhood Arts and Production?

Yes ▼ → Your new zone will be **NAC**

No ▶ → Please use the New Zone Conversion chart on page 4.

Riverdale Park M-U-T-C Development Plan

Your new zone will be **LMUTC**

Questions?

Thank You

Zoning Rewrite Project Team
301-780-8173
zoningpgc@pgplanning.com
@ZoningPGC