



Prince George's County

Overview of CB-98-2021

County Council Briefing
October 5, 2021

Hot Breakfast
SERVED DAILY!
7 AM - 11 AM



CB-98-2021 Preview – Reconciliatory Changes to the Adopted Zoning Ordinance



CB-98-2021 Purposes

- Technical and administrative reconciliation of the new Zoning Ordinance initially adopted as CB-13-2018
- Incorporation of zoning legislative amendments with Countywide application adopted since October 23, 2018
- Clarification of grandfathering and transition provisions



Zoning Legislative Amendments

- Emphasis on legislative amendments since October 23, 2018 with Countywide effect
- Amendments affecting smaller areas remain available in the 2-year overlap period where the current Zoning Ordinance may still be used



Part 27-1: General Provisions

- Incorporates revisions to conveyance of land by University of Maryland
- Clarifies transitioning and grandfathering provisions
- Restores current language pertaining to uses prohibited in all zones



Transitional Provisions – “Grandfathering”

Council’s guiding principle:

Make sure the new Zoning Ordinance doesn’t interfere with on-going projects, *including* new projects that are about to be submitted.

- “Choose your ordinance” for two years
- Accepted applications are protected
- Protected projects will be “deemed conforming”
- Legacy zones



Transitional Provisions – “Grandfathering”

- Clarifies any pending rezoning in a DDOZ/TDOZ will result in a new zone
- Clarifies ongoing master and sector plans continue under current procedures
- Clarifies “deemed conforming” language to ensure projects, buildings, uses, etc. may continue to proceed as legal and not nonconforming
- Increases period where commercial and industrial uses, and uses in the former M-X-T and M-U-I Zones, may be re-tenanted for 3 years (currently 6 months)



Transitional Provisions – “Grandfathering”

- Ensures Council intent in 2018 to continue special exception conditions of approval is realized
- Prevents future use of site plans to amend DDOZ and TDOZ zones, uses, and boundaries after these zones are no longer in effect
- Enshrines applicant right to use prior Zoning Ordinance for 2 years at their sole option
- Includes minor technical referencing to strengthen provisions



Part 27-2: Interpretation and Definitions

- Incorporates electronic filing
- Ensures accessory structures/buildings comply with regulations
- Removes duplicative zoning map language
- Restores 2018 legislative draft descriptions of use classification and use categories necessary for interpretation
- Restores numerous definitions such that all principal use types are defined



Part 27-3: Administration

- Technical revisions to summary of development review responsibilities table
- Technical reconciliation throughout
- Provides for virtual hearings
- Restores language pertaining to permit referral from DPIE to M-NCPPC



Part 27-3: Administration

- Restores Crime Prevention Through Environmental Design (CPTED) review
- Clarifies posting requirements
- Ensures staff presentations are maintained for Planning Board hearings
- Clarifies responsibility for notification of final decisions



Part 27-3: Administration

- Deletes an exemption for the NCO Zone being applied through a Sectional Map Amendment (SMA) – all future NCO Zones should be applied to the zoning map via a SMA.
- Restores certain minor permits as exempt from M-NCPPC review
- Restores numerous exemptions to Board of Appeals authority to grant variances



Part 27-3: Administration

- Procedure for certification of nonconforming uses relocated to Part 27-3
- Expedited Transit-Oriented Development (ETOD) procedure restored



Part 27-4: Zones and Zone Regulations

- Restores purpose statements of the Residential base zones
- Revises intensity and dimensional standards for 4 Residential base zones for accuracy and to facilitate rear-loaded townhouse development
- Restores transition provisions rezoning property from legacy zones if land in these zones has not developed after a period of time
- Eliminates certain required mixing of uses in Transit-Oriented/Activity Center Planned Development (PD) Zones which cannot support the required mix of uses (e.g. 2 of 3 residential types when 3 different types are not readily permitted by the use tables)
- Incorporates technical revisions to the Military Installation Overlay (MIO) Zone per Joint Base Andrews and Technical Staff



Part 27-5: Use Regulations

- Numerous use table revisions contained in Attachment A. Most are for reconciliation. The use “all similar uses” to be deleted where use permissions were not provided by Council in 2018.
- Numerous technical revisions to use-specific and special exception standards
- Addition of key standards (adult uses, qualified data center, funeral parlor or undertaking establishment, etc.)



Part 27-5: Use Regulations

- Clarification all special exception uses must comply with certain global special exception standards
- Addition of prohibited commercial use of residential property language



Part 27-6: Development Standards

- Reconciliation of applicability of development standards table
- Clarification of how street connectivity index is interpreted
- Numerous parking schedule revisions contained in Attachment B. Most are for reconciliation.
- Numerous clarifications/reconciliations of development standards

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



- Restoration of exemptions for conveyance of government agencies for public use
- Terminology and other technical reconciliation throughout
- Restoration of CB-13-2018 Legislative Draft language pertaining to Nonconforming Lots of Record



Part 27-8: Enforcement

- Deletion of duplicative permit language
- Numerous revisions made to special exception fee table included at Attachment C



Thank You

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