



PRINCE GEORGE'S COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

Cool Spring Terrace Civic Association
March 28, 2015



PRINCE GEORGE'S ZONING REWRITE

Project Background – *What are we doing?*

Prince George's County is comprehensively rewriting the County's Zoning Ordinance and Subdivision Regulations.



PRINCE GEORGE'S ZONING REWRITE

Project Background – *Why are we rewriting?*

- Current ordinance is outdated, lengthy, and confusing
- Not responsive to the county's vision for future growth and development
- Priority Implementation step of *Plan Prince George's 2035*



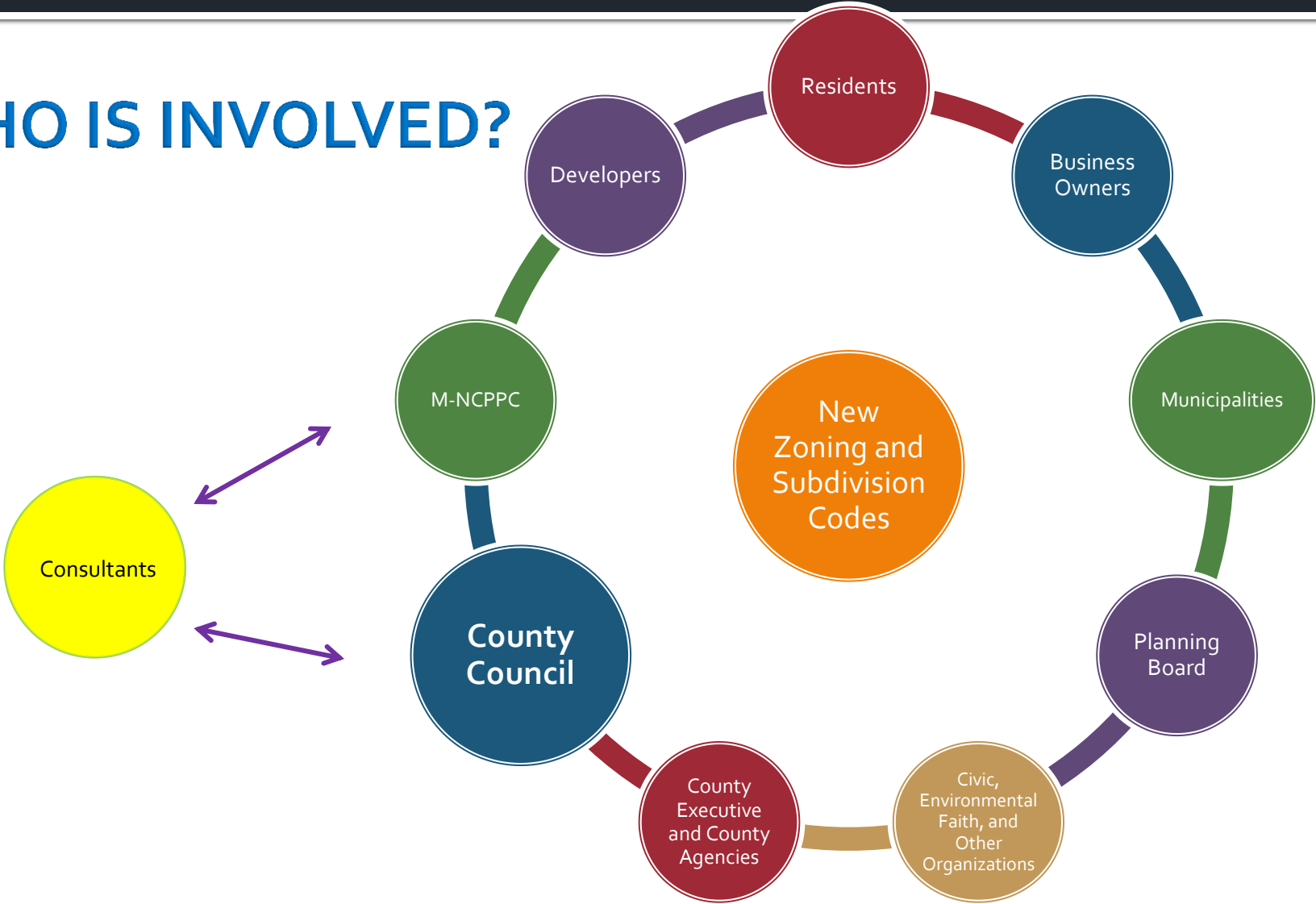
Project Goals – *What do we hope to accomplish?*

- ***Streamline*** the ordinance and development approval process
- ***Modernize*** and consolidate our zones and development standards
- ***Incentivize*** revitalization and economic, transit-oriented, and mixed-use development
- ***Protect*** stable residential neighborhoods



PRINCE GEORGE'S ZONING REWRITE

WHO IS INVOLVED?





PRINCE GEORGE'S ZONING REWRITE

The Zoning Ordinance Balance

Economic
Development

Successful
Communities

Regulation



PRINCE GEORGE'S ZONING REWRITE

The Clarion Team *Recommendations*

Protect Existing Neighborhoods



Enhanced Community Involvement

- Meaningful input up front = more ability to collaborate and influence

Design Regulations

- **Neighborhood Compatibility Standards:** Requiring new development projects to mitigate potential negative impacts to existing neighborhoods
- **Neighborhood Conservation Overlay Zone:** tool to ensure the desired character of a neighborhood is protected
- **“Baseline” standards** in the Zoning Ordinance ensure a higher level of quality than we often see today while still remaining flexible

Enhance Community Involvement



- Make the code **easier to understand**
- **Work with the community in developing the code** to ensure regulations are clear and sufficient
- **Improve application notification** and incorporate modern technology
- Require **pre-application neighborhood meetings** for any discretionary review application
- Require **pre-application conferences** with staff and implement a process to ensure **application completeness**
- Institute a formal and clear **interpretations process**

Implement Design Regulations



Neighborhood Compatibility Standards

- Protect the character of established single-family neighborhoods
- Apply to new non-residential, mixed-use, and multifamily development near single-family residential communities
- Potential standards include: building dimensions, parking/loading/refuse areas, lighting, signage, open space, and operational standards

Neighborhood Conservation Overlay Zone

- Similar to ACO Zone/historic district regulations, but less detailed
- Incorporates a pre-approved area or neighborhood plan covering infill and redevelopment and consistency with elements found in existing community
- Administrative review

Simplify the Code Structure



8 Divisions

48 Sections

Subtitle 27: Suggested Zoning Ordinance Structure

Division 27-1 General Provisions

Division 27-2 Administration

Division 27-3 Zone and Zone Regulations

Division 27-4 Use Regulations

Division 27-5 Development Standards

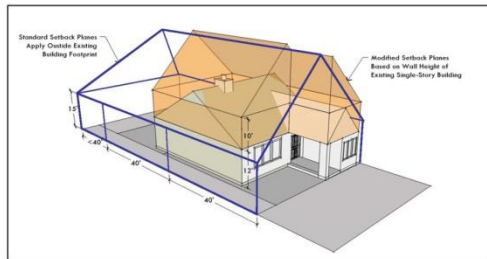
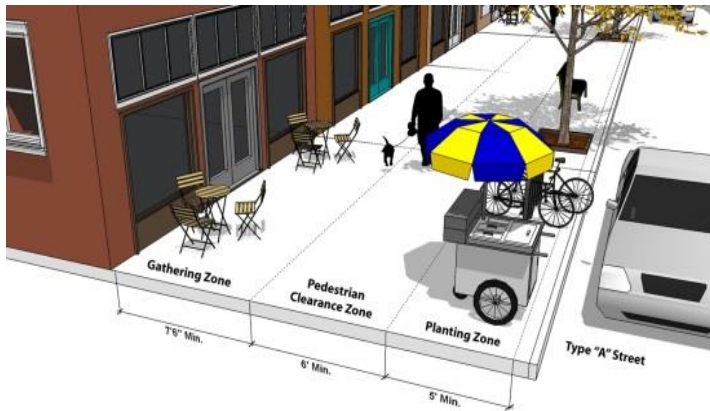
Division 27-6 Nonconformities

Division 27-7 Enforcement

Division 27-8 Definitions

APPENDIX

Integrate Text, Tables and Graphics



Dynamic Headers

White Space

Footers

CHAPTER 5: DEVELOPMENT STANDARDS
Section 5.3: Building and Site Design Standards
Subsection: 5.3.6: Nonresidential and Mixed-Use Development
(11) Large-Scale Development

(ii) Minimum Building Height
In cases where any off-street surface parking is located between the primary building façade and the street it fronts, the minimum building height shall be at least three stories.

Figure 5-47: This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's façade and the street it fronts, provided the building is three stories in height or greater.

(11) Large-Scale Development
Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

(a) Liner Buildings

- (i) A series of smaller "liner buildings" shall be positioned along the primary façade of the large structure to break up the structure's mass.
- (ii) As an alternative to liner buildings, the primary façade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.

Figure 5-48: The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

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Figure Captions

Nested Text with headings and sub-headings

Illustrations of text provisions

Explain Procedures with Flowcharts

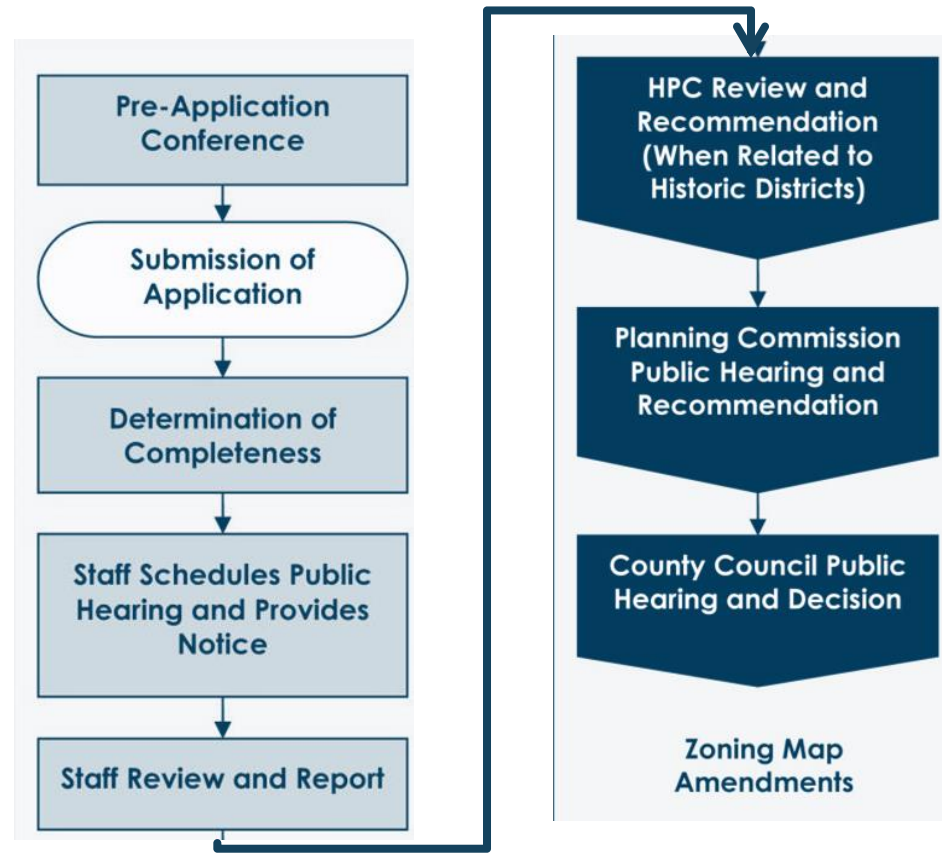


Public Hearings



¹ Public Hearings

Zoning Map Amendments



Consolidate Zones and Regulations



	Today	Recommended
	73 Zones	43 Zones
Conventional	33	25
“Floating”	26	7
Overlay	14	11

Support TOD, Mixed-Use and Revitalization



- Current code – **30!** Mixed-Use Zones, **18** DDOZ/TDOZ and **4** M-U-TC Development Plans in place
- Recommended code supports Plan 2035 and County priorities
 - Regional Transit Districts
 - Local Transit Districts
 - Neighborhood Centers
 - Town Centers
- Both “by-right” base zones and flexible Planned Development zones

Incorporate Best Practices



Other Key Plan Prince George's 2035 Goals

- Infill; redevelop and revitalize commercial corridors
- Sustainability
- Connectivity, roadway design, parking, and loading
- Open space and agriculture

Modify Review Authority



Development Review Decision Makers

- District Council
- Board of Zoning Appeals
- Zoning Hearing Examiner
- Planning Board
- Planning Director



PRINCE GEORGE'S ZONING REWRITE

WHAT COMES NEXT?

- Continue to engage in community outreach and education
- Code drafting to begin ~ April, 2015





PRINCE GEORGE'S ZONING REWRITE

Zoning Rewrite Draft Schedule

Module	Public Review Draft
Zones and Uses	Fall 2015
Development Standards and Subdivision Regulations	Spring 2016
Processes and Administration	Summer 2016
Comprehensive Review Draft	Fall 2016
Final Approval	March 2017

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Contact Information

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