

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: October 29, 2015

1. Election Information

The Elections page on the City website includes links to a Sample Ballot, Polling Place/District Information, and an Interactive Map that citizens can use to zoom into their address to see who their Councilmember is, what District they reside in, and where their polling place is located. It can be viewed by going to www.cityofbowie.org/election.

2. Curbside Leaf Collection Program

Curbside leaf collections begin on Monday, November 2nd and will continue through Thursday, December 17th. Each neighborhood will be visited twice during this period. Collection schedules are posted on the City website.

3. Green Schools Forum

The Green Team has invited the Principals and Parent-Teacher Association leaders of Bowie public schools to a Green Schools Forum. It will be held on November 4, 2015 from 6:30-8:30 p.m. in Room 243 at City Hall. The meeting will focus on available resources to help schools achieve and/or maintain Green School status and to provide more information about the State's environmental literacy requirement. Dr. Kevin Maxwell, Prince George's County Public Schools CEO, Verjeana Jacobs, District 5 Board of Education Representative, and James Roberson, Instructional Specialist for Environmental Literacy, will be the presenters. Also, speakers from the City's Education Committee and from the Bowie-Crofton Garden Club will talk briefly about funds available to support Green Schools.

4. Single-Stream Recycling

Over the past several years, the City of Bowie has benefited from a contract with Waste Management Recycle America, LLC (WMRA). This contract enables the City to deliver mixed recyclable materials from the curbside collections to a Materials Recycling Facility (MRF) in Capitol Heights, MD. Until now, the City has received a small monetary gain from the sale of these materials to WMRA.

The Capitol Heights MRF is actually owned by Prince George's County and operated by WMRA under a contract. Prince George's County's contract expires on October 31, 2015 and will not be renewed to WMRA. The new contractor has not been named. Once

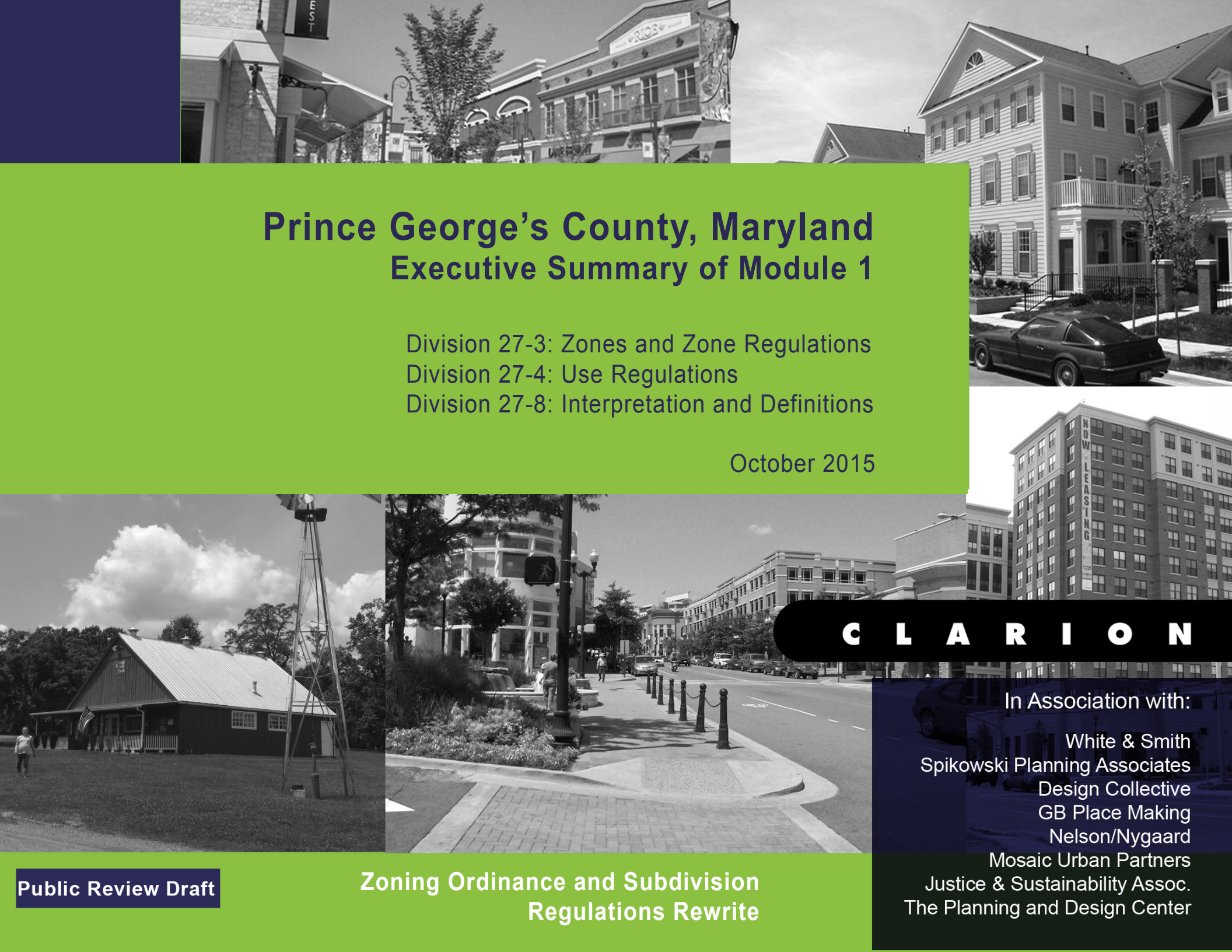
that contractor is named, the Public Works Department will seek pricing in order to establish an agreement with the new contractor. Based on the current market for mixed recyclables, it is highly likely that the new contractor will actually charge a tipping fee versus paying the City for the materials.

During the month of November, the Capitol Heights MRF will be closed due to required repairs. Public Works has negotiated a short-term agreement with a privately-owned MRF in Howard County to accept recycled material during this closure.

5. County Zoning Ordinance Rewrite (Module 1)

On October 28th, City staff attended a meeting of the Municipalities Focus Group meeting held by The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Zoning Ordinance Rewrite Project. City Council received a briefing on the overall project last summer. In the June 18th Status Report, we provided some staff level comments that were submitted to M-NCPPC and the web address, in the event Councilmembers wanted to contribute individual input. The purpose of the Focus Group meeting, as well as the three community meetings held throughout the County this week, was to present the contents of Module 1, which addresses the zoning districts, the Tables of Uses and Definitions/Interpretations. Module 1 will be under review over the next 4-6 months; however, any issues of substance should be identified as soon as possible and communicated to M-NCPPC. Module 2 (Development Standards) is scheduled for a Spring 2016 release, followed by Module 3 (Administration) in late 2016. The entire Rewrite project is expected to be completed by 2017. Copies of the Module 1 PowerPoint presentation and Executive Summary are attached. As we stated in the June 18th Status Report, Council should reflect on this effort and communicate with us if you have strong feelings about any aspect of the ongoing review.

Attachments



Prince George's County, Maryland Executive Summary of Module 1

Division 27-3: Zones and Zone Regulations
Division 27-4: Use Regulations
Division 27-8: Interpretation and Definitions

October 2015

C L A R I O N

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

Public Review Draft

Zoning Ordinance and Subdivision
Regulations Rewrite

Background: The Project and Schedule

At the direction of the County Council, the Maryland-National Capital Parks and Planning Commission (M-NCPPC) for Prince George's County is conducting a comprehensive rewrite of the County's Zoning Ordinance and Subdivision Regulations ("development regulations"). The project will transform the current development regulations to a more user-friendly 21st Century Zoning Ordinance and Subdivision Regulations.¹

Because the rewriting of the Zoning Ordinance and Subdivision Regulations is a significant task that requires special expertise and many hours of work, the County retained a nationally recognized team of consultants led by Clarion Associates to assist it in the effort. The project will require two or more years of effort to complete. The work began in early 2014 and was organized into the four phases, as shown by the timetable below:

Schedule for Zoning and Subdivision Rewrite

Phase	Timeframe	Status
1. Public outreach and input	2014	Ongoing
2. Evaluation and Recommendations	2014	Completed
3. Drafting the new Ordinance and Regulations	2015 - early 2017	Ongoing
4. Implementing the new Ordinance and Regulations	2017	

¹ A glossary of common planning terms can be accessed at http://www.pgplanning.org/Resources/Tools_On-line/Glossary.htm.

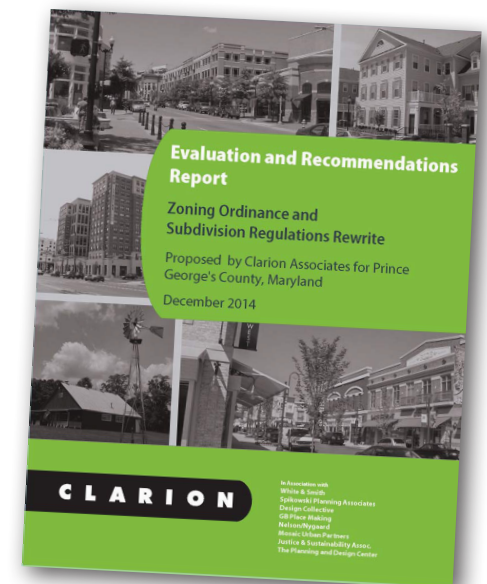
Public Outreach and Evaluation and Recommendations Report (ERR)

The first year of the project involved:

- An extensive public outreach effort to gain community input on the most important goals to achieve in the rewrite (key themes);
- An independent review by the Clarion team of the plans, development regulations, and other relevant materials used by the County to review and approve development; and
- Identification of areas where the current development regulations fall short of best practices, as well as the zoning tools and changes needed to address the key themes.

This effort culminated in the consultant's preparation of an *Evaluation and Recommendations Report (ERR)*, which synthesizes the key themes for the project, along with the consultant's evaluation of the current development regulations and recommendations on what needs to be changed and how to change it. The *ERR* identified four key themes for improvement. They are:

- **Make the Regulations More User-Friendly and Streamlined;**
- **Modernize, Simplify, and Consolidate Zones and Zone Regulations;**
- **Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035*;**
- **Modernize the Regulations and Incorporate Best Practices;**



For each key theme, the *ERR* recommends changes to the development regulations. The last section in the *ERR*, the Annotated Outline, provides a detailed outline, or “road map,” for how the rewritten regulations should be structured if the key themes are to be addressed. It also explains how the regulations should be written and where each change should be incorporated in the rewritten regulations. It recommends that the rewritten Zoning Ordinance be organized into the following eight divisions.

Proposed Structure for Zoning Ordinance

- Division 27-1: General Provisions
- Division 27-2: Administration
- Division 27-3: Zones and Zone Regulations
- Division 27-4: Use Regulations
- Division 27-5: Development Standards
- Division 27-6: Nonconformities
- Division 27-7: Enforcement
- Division 27-8: Interpretation and Definitions

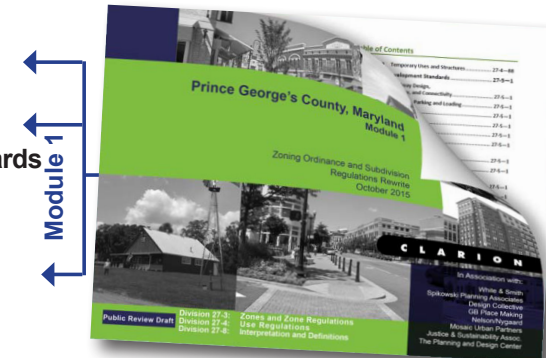
The Process for Rewriting the Zoning Ordinance and Subdivision Regulations

After receiving input from the public at community meetings, input from the Planning Board, and direction from the District Council, refinements were made to the Annotated Outline and the drafting of the development regulations began in 2015. The Annotated Outline from the *ERR* has been used as the “road map” for the drafting. Because the development regulations are lengthy and complex documents, the drafting process is being conducted in three separate modules. Each module includes a draft of part of the development regulations. The three separate modules are:

- Module 1: Zones and Use Regulations;
- Module 2: Development Standards and Subdivision Standards; and
- Module 3: Administration (Zoning and Subdivision)

Recently, the Public Review Draft of Module 1: Zones and Use Regulations, was released for review and community input. It includes all the regulations relevant to the zones and uses. They are found in three of the eight divisions of the rewritten Zoning Ordinance:

- Division 27-1: General Provisions
- Division 27-2: Administration
- Division 27-3: Zones and Zone Regulations
- Division 27-4: Use Regulations
- Division 27-5: Development Standards
- Division 27-6: Nonconformities
- Division 27-7: Enforcement
- Division 27-8: Interpretation and Definitions



Module 1 is available for online commenting at the Zoning Rewrite’s OpenComment website, located at <http://pgplanning.opencomment.us>. OpenComment allows all Prince Georgians and other interested parties to register for an account (free and unshared) to comment on written documents, join conversations, and engage in an online debate about the Clarion team’s recommendations. Module 1 can also be downloaded as an Adobe PDF document from the project website at <http://zoningpgc.pgplanning.com>. Should you wish to read a hard copy of Module 1, all 19 of the County’s public libraries will have a reference copy available.

A short summary of each of the three divisions in Module 1 follows this section. The M-NCPPC and Prince George’s County welcomes public input on the draft materials. Elected officials, appointed officials, and citizens of Prince George’s County are urged to read this material and note those areas that you agree with—as well as those that you do not agree with—so that key discussions can be vigorous, open, and honest.

Community meetings on Module 1 will be conducted on October 27-29, 2015 and additional community meetings will follow. Information about the community meetings, as well as other meetings and materials related to the rewrite may be obtained from <http://zoningpgc.pgplanning.com>.

Division 27-3: Zones and Zone Regulations

Division 27-3: Zones and Zone Regulations, is an important component of the Zoning Ordinance. It, along with **Division 27-4: Use Regulations**, determines what may be built on a landowner's property or on the property next door. Division 27-3 is the division that establishes all zones and describes the purpose of each zone. It sets out, in tabular and graphic format, the principal intensity and dimensional standards that define the base zones. It also includes provisions for planned development (PD) zones and overlay zones and sets out development and design standards essential to the character or function of these zones.

In accordance with the recommendations in the *ERR* (Section III.C, Suggested New Zone Structure) to make the regulations more understandable and user-friendly and address policy recommendations in *Plan Prince George's 2035*, a number of changes are made to the current zones and zone regulations. All zones and zone regulations are placed in the division. Some of the current base zones are consolidated or eliminated, and some new zones are added. The base zones are laid out in a graphically rich and understandable format. New planned development zones are added to replace a number of the current floating zones. The result is a user-friendly, understandable, and efficient zoning ordinance that implements the policy direction in *Plan Prince George's 2035*.

Division 27-3: Zones and Zone Regulations is structured hierarchically, first by organizing the zones by zone types:

- Base zones
- Planned Development zones
- Overlay zones

A base zone is a zone within which a single set of use, intensity, dimensional, and development standards are applied. Uses are either allowed by right, allowed subject to approval of a specific exception permit, or prohibited. The base zones are organized by character or classification (Rural and

Division 27-3: Zones and Zone Regulations

- **Section 27-3 General Provisions**
- **Section 27-3.200 Base Zones**
 - ▶ 27-3.201 Agricultural and Open Space Zones
 - ▶ 27-3.202 Residential Zones
 - ▶ 27-3.203 Transit-Oriented/Activity Center Zones
 - ▶ 27-3.204 Nonresidential Zones
- **Section 27-3.300 Planned Development Zones**
 - ▶ 27-3.301 General Provisions for all Planned Development Zones
 - ▶ 27-3.302 Residential and Planned Development Zones
 - ▶ 27-3.303 Transit-Oriented/Activity Center Planned Development Zones
 - ▶ 27-3.304 Other Planned Development Zones
- **Section 27-3.400 Overlay Zones**
 - ▶ 27-3.401 General
 - ▶ 27-3.402 Chesapeake Bay Critical Area Overlay Zones
 - ▶ 27-3.403 Aviation Policy Area Overlay Zones
 - ▶ 27-3.404 Other Overlay Zones

Agricultural, Residential, Transit-Oriented/Activity Center, and Nonresidential). The planned development zones generally allow more flexibility in the establishment of design and development standards in the zone in return for more innovative and high quality development and community benefits. They are organized in a way that is similar to the base zones (Residential, Transit-Oriented/Activity Center, and Other).

Overlay zones apply standards in addition to or instead of the standards governing development in the underlying base zone or a planned development zone. The overlay zones are organized by geographic or area application (the Chesapeake Bay Critical Area Overlays, the Aviation Policy Area Overlays, and Neighborhood Conservation Overlays).

Within the base zones, each individual zone is listed from the least to the most intensive. The table on this page shows this new organization and the change in the base zones from the current to the proposed Zoning Ordinance. The zones in the current Zoning Ordinance are in the left column, and the line-up of zones in the rewritten ordinance are shown in the right column.

The number of zones in the rewritten ordinance are reduced from 73 to 42. They include:

- 21 Base zones;
- 10 Planned Development zones; and
- 11 Overlay zones.

The complete table of the changes in all zones from the current to the rewritten Zoning Ordinance is included in Appendix A.

Current and Proposed Zones	
Current Zones	Proposed Zones
Base Zones	
Agricultural and Open Space Base Zones	
R-O-S: Reserved Open Space	PL: Public Land
O-S: Open Space	AL: Agriculture – Large Lot
R-A: Residential-Agricultural	AR: Agriculture Residential
R-E: Residential Estate	(moved to Residential)
Residential Base Zones	
(moved from Agricultural and Open Space)	RE: Residential Estate
R-R: Rural Residential	RR: Rural Residential
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7
R-35: One-Family Semidetached & Two-Family Detached	SFR-A: Single-Family Residential – Attached Zone [CONSOLIDATED]
R-20: One-Family Triple-Attached Residential	
R-T: Townhouse	
R-30: Multifamily Low Density Residential	MFR-12: Multifamily Residential-12 [CONSOLIDATED]
R-30C: Multifamily Low Density Residential – Condominium	
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]
R-18C: Multifamily Medium Density Residential – Condominium	
R-10: Multifamily High Density Residential	
R-10A: Multifamily High Density Residential - Efficiency	MFR-48: Multifamily Residential-48 [CONSOLIDATED]
R-H: Multifamily High-Rise Residential	
Transit-Oriented/Activity Center Base Zones	
	NAC: Neighborhood Activity Center [NEW]
	TAC: Town Activity Center [NEW]
	LTO: Local Transit-Oriented [NEW]
	RTO-L: Regional Transit-Oriented -- Low-Intensity [NEW]
	RTO-H: Regional Transit-Oriented-- High Intensity [NEW]
Nonresidential Base Zones	
	NC: Neighborhood Commercial [NEW]
C-O: Commercial Office	
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	GCO: General Commercial and Office [CONSOLIDATED]
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	
C-M: Commercial Miscellaneous	SC: Service Commercial [CONSOLIDATED]
C-H: Existing Highway Commercial	
C-R-C: Commercial Regional Center	[DELETED]
I-1: Light Industrial	
I-3: Planned Industrial/ Employment	IE: Industrial/Employment [CONSOLIDATED]
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	
I-2: Heavy Industrial	HI: Heavy Industrial

Base Zones

As noted earlier, the 21 base zones in the rewritten ordinance are organized into four classifications.

- Agricultural and Open Space;
- Residential;
- Transit-Oriented/Activity Center; and
- Nonresidential

To improve user-friendliness, each zone is laid out a similar way, integrating both text and graphics to establish the regulations and explain concepts. An example of this new lay-out is shown below and on the next page. It starts with a purpose statement, which expresses in text form the County's intent and purpose in establishing the base

zone, including the desired character, form, and the uses that are generally allowed in the zone. On this same page is a reference to the use standards that apply in the zone, along with a bird's eye view graphic and photographs demonstrating the form and character of the zone. This is followed on the next page of the ordinance with a table of dimensional and intensity standards, and a set of dimensional standards' graphics that demonstrate the application of the dimensional and intensity standards. Finally there is a table that references standards in other parts of the ordinance that also apply to development in the zone.

Purpose
of zone

1. Purpose ²
The purpose of the Single-Family Residential – Attached (SFR-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is: • Pedestrian-oriented and well connected to surrounding lands; • Respectful of the natural features of the land; and • Compatible with surrounding lands. Development allowed in the SFR-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



Representative
drawing of
physical
character

Reference
to uses

2. Use Standards ³
See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.



Photographs of
typical building
forms

The majority of changes in the base zones involve either a consolidation and refinement of current zones or the establishment of the new Transit-Oriented/Activity Center Zones. The general rules applied in the consolidation and refinement is fairly straightforward. If a current zone is working and is consistent with the policy direction in *Plan Prince George’s 2035*, it is carried forward unless it could be consolidated with another zone. Zones are consolidated in instances where they serve the same general purpose, allow the same or similar uses, and their dimensional and intensity standards are similar. Refinements are made to incorporate best practices and add clarity. Endnotes are included in the draft after each zone that explain what actions are taken with each zone – whether it is carried forward, consolidated, or new – as well as other refinements that are made in the rewrite.

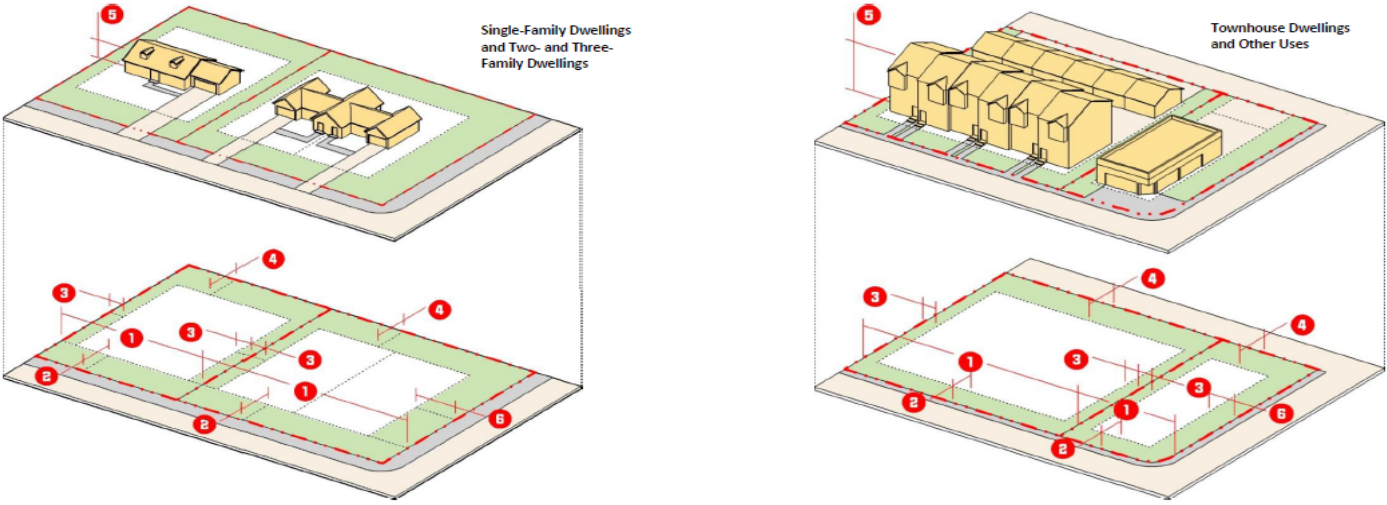
The most significant consolidation of the current zones occur in the Nonresidential classification, where a number of the commercial zones are consolidated. It results in three basic commercial zones: the General Commercial and Office (GCO) Zone, the Service Commercial (SC) Zone, and the Neighborhood Commercial (NC) Zone (which is new). For the most part, the single-family residential zones are carried forward with little changes, while there is modest consolidation of the multifamily zones. Finally, there are modest changes in the current Agricultural and Open Space zones, primarily to ensure the zones are consistent with the desired character. Of note is that the current Residential Agricultural (RA) zone is renamed Agricultural Residential (AR), and refined to more strongly support an agricultural and rural character.

Table of intensity and dimensional standards

3. Intensity and Dimensional Standards ⁴					
Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses	
Density, max. (du/ac of net lot area)	8.70 ²	12.44	16.33	n/a	
Net lot area, min. (sf)	5,000 ^{9,10}	2,000[2]	2,000[2]	6,500	
1 Lot width, min. (ft) ¹¹	50 ¹²	40	40 ¹³	45	
Lot coverage, max. (% of net lot area)	30	35 ¹⁴	35	60 ^{15,16}	
2 Front yard depth, min. (ft) ¹⁷	15	15	15 ¹⁸	15	
3 Side yard depth, min. (ft) [3]	8 ¹⁹	8[4] ²⁰	8[4] ²¹	8 ²²	
4 Rear yard depth, min. (ft)	20	20	20	20	
5 Principal structure height, maximum (ft) ^{23,24}	40 ²⁵	40 ²⁶	50 ²⁷	40	

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
 [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.⁵
 [2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).⁶
 [3] On corner lot, min. side yard depth alongside street = 25 ft. ^{6,7}
 [4] Applicable to the development lot as a whole (not any individual lots under attached units).

Three-dimensional illustrations of intensity and dimensional standards



The biggest change to the base zone structure is the establishment of the new Transit-Oriented/Activity Center Zones. They replace the current zones used for approving mixed-use and transit-supportive development—the comprehensive design, planned community, and mixed-use zones, and the Development District and Transit District overlay zones. They are established to (1) better reflect *Plan Prince George’s 2035’s* classifications and policies for centers that support compact, mixed-use, transit-supportive development, as well as (2) provide a base zone alternative that allows preferred forms of walkable urbanism and transit-supportive development to occur by right, without a complex, lengthy, and uncertain development review process.

It should be noted that the Transit-Oriented/Activity Center Zones will function similarly to how base zones currently work in Prince George’s County—by-right development applications will proceed directly to the permit office. Only development that meets certain criteria, such as that which the County, in collaboration with the community through this Zoning Rewrite process may establish for Major Site Plans, will be subject to a discretionary review. This discretionary review path will include the strengthened, up-front community input process. Based on the recommendations in *Plan Prince George 2035*, five base Transit-Oriented/Activity Center Zones are established. They are:

- **NAC Neighborhood Activity Center Zone;**
- **TAC Town Activity Center Zone;**
- **LTO Local Transit-Oriented Zone;**
- **RTO-L Regional Transit-Oriented Zone-Low; and**
- **RTO-H Regional Transit-Oriented Zone-High.**

The endnotes to each of these zones provide additional detail on the plan direction they implement, as well as the development form and other requirements they include.

They align with the Neighborhood Centers, Town Centers, Local Transit Centers, and Regional Transit Districts in *Plan Prince George 2035*.



Planned Development Zones

Division 27-3 establishes new planned development zones that are specifically designed to reflect *Plan Prince George's 2035's* center classifications, work in conjunction with the base Transit-Oriented/Activity Center Zones, and implement policies associated with those classifications. There are eight new planned development zones proposed that provide alternatives to the Residential, Nonresidential, and Transit-Oriented/Activity Center base zones. There are also two current zones that are carried forward as planned development zones. Generally, planned development zones provide the landowner flexibility to vary certain development and design standards from the base zone, and potentially add more density, with the expectation that their minimum development quality will surpass what is otherwise achievable through strict application of the base zone standards. A planned development must be approved as a rezoning and must include as part of the approval a PD Basic Plan (a concept plan for the planned development) and Conditions of Approval. The other Comprehensive Design, Mixed-Use, and Planned Community zones in the current Zoning Ordinance are eliminated in favor of the new planned development zones.

The section groups planned development zones by type. They are:

- **Residential Planned Development Zones;**
- **Transit-Oriented/Activity Center Planned Development Zones;** and
- **Other Planned Development Zones**

The Residential Planned Development Zones are:

- The **Residential Planned Development-Low (R-PD-L) Zone**, which is a low density residential zone that is primarily single-family residential in character (like the current R-L zone);
- The **Residential Planned Development(R-PD) Zone**, which provides development options for moderate- and high-density residential development; and
- The **Mobile Home Planned Development (MH-PD) Zone**, which largely carries forward the current Planned Mobile Home Community (R-M-H) Zone, generally as is, but as a planned development zone.



Five new Transit-Oriented/Activity Center Planned Development Zones are proposed. All but the CAC-PD have parallel Transit-Oriented/ Activity Center base zones. They are:

- **NAC-PD** **Neighborhood Activity Center Planned Development Zone;**
- **CAC-PD** **Campus Activity Center Planned Development Zone;**
- **TAC-PD** **Town Activity Center Planned Development Zone;**
- **LTO-PD** **Local Transit-Oriented Planned Development Zone;**
- **RTO-PD** **Regional Transit-Oriented Planned Development Zone.**

They would typically be applied in one of the locations where the parallel Transit-Oriented/Activity Center base zone is allowed but has not been placed on the Zoning Map or when an applicant desires additional flexibility from the base zone requirements where a Transit-Oriented/ Activity Center base zone is on the Zoning Map.

Finally, there are two “Other” Planned Development Zones. The new **Mixed-Use Planned Development (MU-PD) Zone** takes the place of the current mixed-use and comprehensive design zones. The MU-PD Zone could be applied in appropriate locations outside lands designated for Regional Transit Districts, Local Transit Centers, Town Centers, or Neighborhood Centers on the Growth Policy Map of *Plan Prince George’s 2035*, as well as outside lands classified as an Agricultural or Open Space zone or Residential zone. The **Industrial/Employment Planned Development (IE-PD) Zone** builds on and carries forward in a planned development form the Employment and Institutional Area (E-I-A) Zone in the current Zoning Ordinance (the zone is also carried forward as a base zone in the Employment/Industrial (IE) base zone).

Overlay Zones

The overlay zones in the current Zoning Ordinance are generally carried forward, with a few exceptions. Specifically, Chesapeake Bay Critical Area Overlay Zones are carried forward with some refinements to conform with the balance of the division. The Aviation Policy Area Overlay Zones are likewise carried forward with a few structural refinements. The Transit District Overlay Zone and Development District Overlay Zone are eliminated in favor of the Planned Development Zones.

Finally, the current Architectural Conservation Overlay (ACO) Zone is proposed to be converted to a Neighborhood Conservation Overlay (NCO) Zone, with a revised administrative plan approval process.

Division 27-4: Use Regulations

As is discussed in the *ERR* (III. D., Identify and Classify Uses in a Simpler and More Flexible Way), the structure of the use regulations and use tables in the current Zoning Ordinance is too complex and difficult to understand for a number of reasons. Too many specific uses are listed, which has led to a policy that if a use is not specifically listed, it is considered prohibited in the zone. This makes it difficult to accommodate new uses and variations of listed uses. Too many use standards are modified by use table footnotes which are hard to understand and interpret. Many uses are not defined. The various use tables contain different names for the same or similar use. Some listed uses contain the suffix “or similar use,” which creates uncertainty about what the use includes. District regulations identify uses that are not listed in the corresponding use table. Some special exception uses could be converted to by-right uses if they are subject to measurable use-specific standards. In many instances there is an inconsistent application of how the uses are organized.

Finally, the use tables do not generally distinguish principal uses, accessory uses, and temporary uses from one another. In some cases, accessory or temporary uses are identified as such in their name, but are listed with principal uses. In other cases, uses that could be a principal use or an accessory use (e.g., parking lot or garage) are not distinguished as either, despite significant differences in their function and impact. The result is confusion about whether certain uses are allowed only as a principal use, allowed as either a principal or accessory use (or temporary use), or allowed only as an accessory use (or temporary use).

To address these concerns and to bring more clarity and better organization to the use regulations, **Division 27-4: Use Regulations**, does several things. First, all use regulations are consolidated in Division 27-4. Second, and based on best practices, the treatment of principal uses is organized around a three-tiered use classification system that

Division 27-4: Use Regulations

- **Section 27-4.100** General Provisions
- **Section 27-4.200** Principal Uses
- **Section 27-4.300** Accessory Uses and Structures
- **Section 27-4.300** Temporary Uses and Structures

adds text descriptions to clarify use groups at three different levels:

- **Use Classifications** (broad general classifications such as Residential, Commercial, Institutional, and Industrial)
- **Use Categories** (major subgroups within Use Classifications that are based on common characteristics, such as “Group Living” and “Household Living” under the Residential classification)
- **Uses** (specific uses within the Use Categories, such as “single-family detached dwellings,” “multifamily dwellings,” and “townhouse” under the Household Living category and Residential classification)

Third, the characteristics and functions of each Use Category under which each use is grouped are established, and each use is defined in **Division 27-8: Interpretation and Definitions** (see Section 27-8.300 Use Classifications and Interpretation). As part of this reclassification of uses, where uses can be consolidated or modernized, this is also done. Where changes are made or new uses are added (or current uses defined), it is noted in a footnote. This organization and definition of uses is consistently applied throughout the regulations and all terminology is made consistent.

Fourth, **Division 27-4: Use Regulations** distinguishes between principal uses, accessory uses, and temporary uses – and organizes the division based on these distinctions (See side bar on previous page that shows organization of division).

Each section consolidates the respective uses (principal, accessory, or temporary) in tables, and identifies how the use is treated (e.g., whether a principal use is permitted or requires approval of a special exception permit; whether an accessory use is allowed in a zone; or whether a temporary use is allowed, and if so whether a permit is required before the temporary use occurs). In instances where there

are specific standards that apply to the use (to mitigate impacts), that is noted in the last column of the table, along with the section where the use standards are located. A copy of one of the Principal Use Tables is set out below to show how the information is provided.

Finally, as discussed in the *ERR*, the use standards are modernized and refined to make them consistent with best practices, and more precise in their language.

Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones																						
For Planned Development Zones: A = Allowable Blank cell = Prohibited																						
For Overlay Zones only: X = Prohibited, irrespective of treatment by underlying base zone																						
A blank cell in the Overlay Zones means the use is allowed if allowed in underlying base zone																						
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone																						
P* = Permitted by right, irrespective of treatment by underlying base zone																						
Principal Use Category	Principal Use Type	Planned Development Zones										Overlay Zones								Use-Specific Standards		
												CBCAO Zones			APAO Zones							
		R-PD-L	R-PD	MHP-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4		APA-5	APA-6
	Continuing care retirement community		A			A	A	A	A	A					X	X				X		27-4.203.C.2.b
	Group residential facility		A												X	X				X		27-4.203.C.2.c
	All other group living uses														X	X				X		
Public, Civic, and Institutional Uses																						
Communication Uses	Broadcasting studio and Newspaper/periodical publishing establishment					A	A	A	A	A												
	All wireless telecommunications towers		A	A				A	A		A											27-4.203.D.1.a
Community Service Uses	Adult day care facility	A	A		A	A	A	A	A	A					X	X	X	X		X		
	Child care center	A	A		A	A	A	A	A	A	A				X	X	X	X		X		27-4.203.D.2.a
	Cultural facility	A	A	A	A	A	A	A	A	A												
	Emergency services facility	A	A	A	A	A	A	A	A	A	A											
	Place of worship	A	A	A	A	A	A	A	A	A	A											27-4.203.D.2.b
Educational Uses	All other community service uses	A	A		A	A	A	A	A	A												
	College or university		A			A	A	A	A	A	A				X	X	X	X		X		27-4.203.D.3.a
	School, elementary, middle, or high	A	A		A	A	A	A	A	A					X	X	X	X		X		27-4.203.D.3.b
	Vocational or trade school				A	A	A	A	A	A	A				X	X	X	X		X		
	Water-dependent research facility or activity operated by a government or educational institution										A		P*	P*	P*							27-4.203.D.3.c
Health Care Uses	Hospital					A	A	A	A						X	X	X	X		X		27-4.203.D.4.a
	Medical or dental clinic or lab					A	A	A	A	A	A											
	Methadone treatment center																					27-4.203.D.4.b
	Nursing home facility		A		A	A	A	A	A	A												
Transportation Uses	Park and ride facility					A	A	A	A	A	A											
	Parking facility (as a principal use)					A	A	A	A	A	A											
	Transit station or terminal					A	A	A	A	A	A											
	All other transportation uses																					27-4.203.D.5

Use Specific Standards

Use Classification →

Use Category {

Use Type →

Division 27-8: Interpretation and Definitions

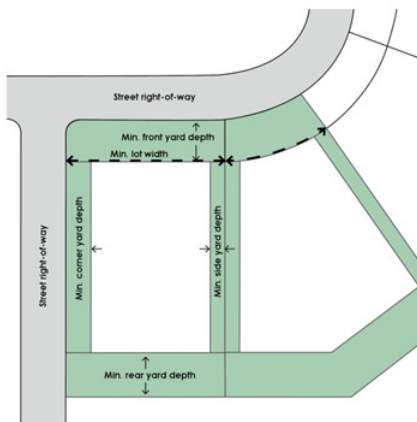
Division 27-8: Interpretation and Definitions consolidates all definitions and rules of measurement in one place in the Zoning Ordinance. It is organized into sections addressing:

- General rules for interpretation;
- Measurements, exceptions, and variations of intensity and dimensional standards;
- Use classifications and use definitions; and
- All other definitions

Section 27-8.100, General Rules for Interpretation, addresses general issues related to interpretation of Zoning Ordinance language, like how time is computed; the meaning of standard terms such as “shall,” “should,” “will,” and “may;” the use of plural and singular nouns, and other general issues that arise in interpreting and administering the Zoning Ordinance.

Section 27-8-200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, consolidates in one location the rules for measurements. Relevant to Module 1, the section includes the rules for measuring net lot area, lot width, net density, floor area ratio (FAR),

lot coverage, structure height, yard depths, as well as exceptions and variations. If additional rules of measurement need to be added as other modules are drafted, they will be placed in this section. Graphics are used in this section to assist in the explanation of the different rules of measurement.



Division 27-8: Definitions

- **Section 27-8.100** General Rules for Interpretation
- **Section 27-8.200** Measurement, Exceptions, and Variations of Intensity and Dimensional Standards
- **Section 27-8.300** Use Classifications and Interpretation
- **Section 27-8.400** Terms and Uses Defined

Section 27-8-300, Use Classifications and Interpretations, locates in one place all the descriptions of the characteristics and functions of each Use Category in the Principal Use Tables (found in Section 27-4.200, Principal Uses), as well as a definition for each use.

Section 27-8.400, Terms and Uses Defined, includes in one place all other definitions. The definitions included in the Module 1 draft are definitions relevant to Module 1. Definitions will be added as the other modules are drafted.

Appendix A

Current and Proposed Zones	
Current Zones	Proposed Zones
Base Zones	
Agricultural and Open Space Base Zones	
R-O-S: Reserved Open Space	PL: Public Land
O-S: Open Space	AL: Agriculture – Large Lot
R-A: Residential-Agricultural	AR: Agriculture Residential
R-E: Residential Estate	(moved to Residential)
Residential Base Zones	
(moved from Agricultural and Open Space)	RE: Residential Estate
R-R: Rural Residential	RR: Rural Residential
R-80: One-Family Detached Residential	SFR-4.6: Single-Family Residential-4.6
R-55: One-Family Detached Residential	SFR-6.7: Single-Family Residential-6.7
R-35: One-Family Semidetached & Two-Family Detached	SFR-A: Single-Family Residential – Attached Zone
R-20: One-Family Triple-Attached Residential	[CONSOLIDATED]
R-T: Townhouse	MFR-12: Multifamily Residential-12 [CONSOLIDATED]
R-30: Multifamily Low Density Residential	
R-30C: Multifamily Low Density Residential – Condominium	
R-18: Multifamily Medium Density Residential	MFR-20: Multifamily Residential-20 [CONSOLIDATED]
R-18C: Multifamily Medium Density Residential - Condominium	
R-10: Multifamily High Density Residential	MFR-48: Multifamily Residential-48 [CONSOLIDATED]
R-10A: Multifamily High Density Residential - Efficiency	
R-H: Multifamily High-Rise Residential	
Transit-Oriented/Activity Center Base Zones	
	NAC: Neighborhood Activity Center [NEW]
	TAC: Town Activity Center [NEW]
	LTO: Local Transit-Oriented [NEW]
	RTO-L: Regional Transit-Oriented -- Low-Intensity [NEW]
	RTO-H: Regional Transit-Oriented-- High Intensity [NEW]
Nonresidential Base Zones	
	NC: Neighborhood Commercial [NEW]
C-O: Commercial Office	GCO: General Commercial and Office [CONSOLIDATED]
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	SC: Service Commercial [CONSOLIDATED]
C-M: Commercial Miscellaneous	
C-H: Existing Highway Commercial	[DELETED]
C-R-C: Commercial Regional Center	
I-1: Light Industrial	IE: Industrial/Employment [CONSOLIDATED]
I-3: Planned Industrial/ Employment	
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	
I-2: Heavy Industrial	HI: Heavy Industrial

Current and Proposed Zones		
Current Zones		Proposed Zones
Planned Development Zones		
Planned Residential Zones		
R-L: Residential Low Development	0.5	R-PD-L: Residential Planned Development – Low Intensity
	1	
		R-PD: Residential Planned Development [NEW]
R-M-H: Planned Mobile Home Community		MH-PD: Mobile Home Planned Development
R-S: Residential Suburban Development	1.6	[DELETED]
	2.7	[DELETED]
R-S: Residential Medium Development	3.6	[DELETED]
	5.8	[DELETED]
R-U: Residential Urban Development	8	[DELETED]
	12	[DELETED]
Transit-Oriented/Activity Center Planned Development Zones		
		NAC-PD: Neighborhood Activity Center Planned Development [NEW]
		CAC-PD: Campus Activity Center Planned Development [NEW]
		TAC-PD: Town Activity Center Planned Development [NEW]
		LTO-PD: Local Transit-Oriented Planned Development [NEW]
		RTO-PD: Regional Transit-Oriented Planned Development [NEW]
V-L Village-Low		[DELETED]
V-M: Village-Medium		[DELETED]
L-A-C (N): Local Activity Center (Neighborhood)		[DELETED]
L-A-C (V): Local Activity Center (Village)		[DELETED]
L-A-C (C): Local Activity Center (Community)		[DELETED]
M-A-C (NC): Major Activity Center (New Town or Corridor City)		[DELETED]
M-A-C (NC): Major Activity Center (Major Metro Center)		[DELETED]
R-P-C: Planned Community		[DELETED]
M-X-T: Mixed Use – Transportation Oriented		[DELETED]
M-X-C: Mixed Use Community		[DELETED]
M-U-T-C: Mixed-Use Town Center		[DELETED]
M-U-I: Mixed-Use Infill		[DELETED]
UC-4: Corridor Node		[DELETED]
UC-3: Community Urban Center		[DELETED]
UC-2: Regional Urban Center		[DELETED]
UC-1: Metropolitan Urban Center		[DELETED]

Current and Proposed Zones		
Current Zones		Proposed Zones
Other Planned Development Zones		
		MU-PD: Mixed-Use Planned Development [NEW]
E-I-A: Employment & Institutional Area		IE-PD: Industrial/Employment Planned Development
Overlay Zones		
Chesapeake Bay Critical Area Overlay Zones		
R-C-O: Resource Conservation		RCO: Resource Conservation Overlay
L-D-O: Limited Development Overlay		LDO: Limited Development Overlay
I-D-O: Intense Development Overlay		IDO: Intense Development Overlay
Aviation Policy Area Overlay Zones		
APA-1: Runway Protection		APA-1: Runway Protection Zone
APA-2: Inner Safety		APA-2: Inner Safety Zone
APA-3S: Small Airport Inner Turning Area		APA-3S: Small Airport Inner Turning Area
APA- 3M: Medium Airport Inner Turning Area		APA- 3M: Medium Airport Inner Turning Area
APA-4: Outer Safety		APA-4: Outer Safety Zone
APA-5: Sideline Safety		APA-5: Sideline Safety Zone
APA-6: Traffic Pattern Area		APA-6: Traffic Pattern Area
Other Overlay Zones		
R-O-D: Revitalization Overlay District		[DELETED]
A-C-O Architectural Conservation Overlay		NCO: Neighborhood Conservation Overlay
T-D-O: Transit District Overlay		[DELETED]
D-D-O: Development District Overlay		[DELETED]





Prince George's County, Maryland

Module 1

Zoning Ordinance and Subdivision
Regulations Rewrite
October 2015

C L A R I O N

Public Review Draft

Division 27-3: Zones and Zone Regulations
Division 27-4: Use Regulations
Division 27-8: Interpretation and Definitions

In Association with:

White & Smith
Spikowski Planning Associates
Design Collective
GB Place Making
Nelson/Nygaard
Mosaic Urban Partners
Justice & Sustainability Assoc.
The Planning and Design Center

Overview of Presentation

➤ Project Status and Background

➤ Content Review

Division 27-1: General Provisions

Division 27-2: Administration

Division 27-3: Zones and Zone Regulations

Division 27-4: Use Regulations

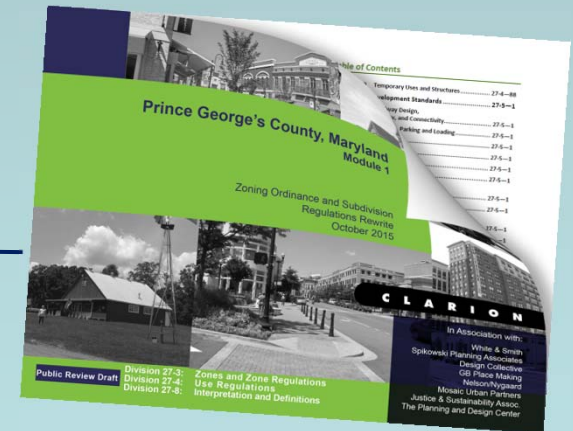
Division 27-5: Development Standards

Division 27-6: Nonconformities

Division 27-7: Enforcement

Division 27-8: Interpretation and Definitions

Module 1



➤ Next Steps

Project Status and Background

TASK	SCHEDULE
1. Public Outreach and Input	2014-Ongoing
2. Evaluation and Recommendations Report	2014
3. Drafting the new Zoning Ordinance and Subdivision Regulations ▪ Module 1: Zones and Use Regulations ▪ Module 2: Development Standards ▪ Module 3: Administration (and Related Provisions) ▪ Meetings on each module ▪ Testing Zoning Ordinance and Subdivision Regulations ▪ Comprehensive Review Draft Zoning Ordinance and Subdivision Regulations	2015-mid 2017
4. Adoption	2017
5. Implementing the new Ordinance and Regulations	2017
Module 1: Zones and Use Regulations	October 2015

Project Status and Background

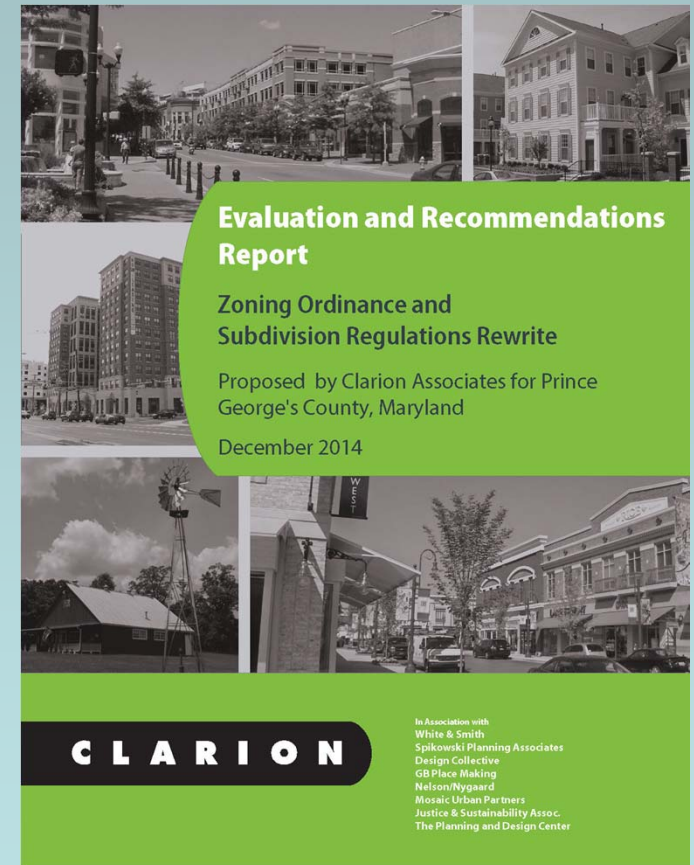
ERR Key Themes

Theme 1: Make the Regulations More User-Friendly and Streamlined

Theme 2: Modernize, Simplify, and Consolidate Zones and Zone Regulations

Theme 3: Implement Key Goals, Policies, and Strategies of *Plan Prince George's 2035*

Theme 4: Modernize the Regulations and Incorporate Best Practices



Division 27-3: Zones and Zone Regulations

- **New zone structure and organization**
- **User-friendly format**
- **Consolidate and simplify base zones**
- **Establish transit-oriented/center zones**
- **Consolidate and refocus floating zones through PDs**

Division 27-3 Zones and Zone Regulations

27-3.100 General Provisions

27-3.200 Base Zones

27-3.201 Agricultural and Open Space Zones

27-3.202 Residential Base Zones

27-3.203 Transit-Oriented/Activity Center Base Zones

27-3.204 Nonresidential Base Zones

27-3.300 Planned Development Zones

27-3.301 General Provisions for all Planned Development Zones

27-3.302 Residential Planned Development Zones

27-3.303 Transit-Oriented/Center Planned Development Zones

27-3.304 Other Planned Development Zones

27-3.400 Overlay Zones

27-3.401 General

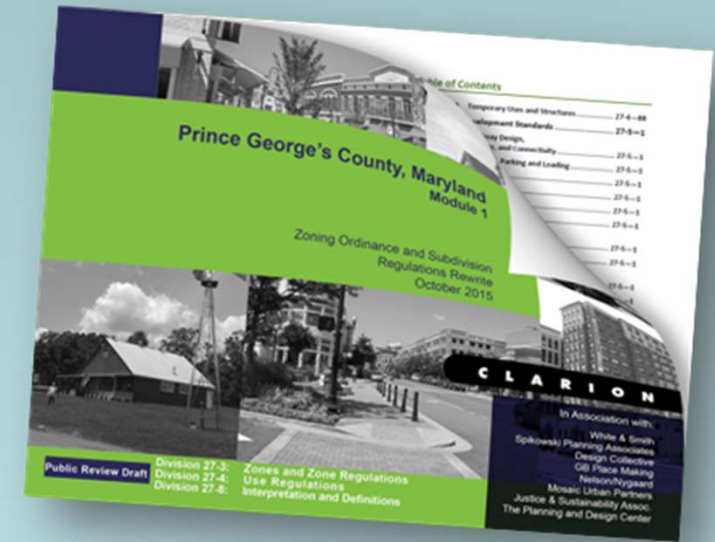
27-3.402 Chesapeake Bay Critical Area Overlay Zones

27-3.403 Aviation Policy Area Overlay Zones

27-3.404 Other Overlay Zones

Division 27-3: Zones and Zone Regulations

- Current Zoning Ordinance includes 73 zones
 - 33 base zones
 - 26 mixed-use and comprehensive design zones
 - 14 overlay zones
- Rewritten ordinance will include 42 zones
 - 21 base zones
 - 10 planned development zones
 - 11 overlay zones
- Logical and intuitive organization
- User-friendly format
- Focuses on supporting:
 - High and moderate intensity, transit-oriented, mixed-use development at appropriate locations
 - Green building practices
 - Existing neighborhood character
 - Rural/agricultural character in appropriate locations
 - Redevelopment that is consistent with desired character



Division 27-3: Zones and Zone Regulations

- New Zone Structure and Organization

Table 27-3.102: Establishment of Zones

Base Zones
Agricultural and Open Space Base Zones
PL: Public Land Zone
AL: Agricultural – Large Lot Zone
AR: Agricultural-Residential Zone
Residential Zones
RE: Residential Estate Zone
RR: Rural Residential Zone
SFR-4.6: Single-Family Residential-4.6 Zone
SFR-6.7: Single-Family Residential-6.7 Zone
SFR-A: Single-Family Residential – Attached Zone
MFR-12: Multifamily Residential-12 Zone
MFR-20: Multifamily Residential-20 Zone
MFR-48: Multifamily Residential-48 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
Nonresidential Base Zones
NC: Neighborhood Commercial Zone
GCO: General Commercial and Office Zone
SC: Service Commercial Zone
IE: Industrial/Employment Zone
HI: Heavy Industrial Zone

Planned Development Zones

Residential Planned Development Zones

RPD-L: Residential Planned Development – Low Intensity Zone

RPD: Residential Planned Development Zone

MHPD: Mobile Home Planned Development Zone

Transit/Activity Center Planned Development Zones

NAC-PD: Neighborhood Activity Center Planned Development Zone

CAC-PD: Campus Activity Center Planned Development Zone

TAC-PD: Town Activity Center Planned Development Zone

LTO-PD Local Transit-Oriented Planned Development Zone

RTO-PD Regional Transit-Oriented Planned Development Zone

Other Planned Development Zones

MU-PD: Mixed-Use Planned Development Zone

IE-PD: Industrial/Employment Planned Development Zone

Overlay Zones

Chesapeake Bay Critical Area Overlay Zones

RCO: Resource Conservation Overlay Zone

LDO: Limited Development Overlay Zone

IDO: Intense Development Overlay Zone

Aviation Policy Area Overlay Zones

APA-1: Runway Protection Zone

APA-2: Inner Safety Zone

APA-3S: Small Airport Inner Turning Area Zone

APA-3M: Medium Airport Inner Turning Area Zone

APA-4: Outer Safety Zone

APA-5: Sideline Safety Zone

APA-6: Traffic Pattern Area Zone

Other Overlay Zones

NCO: Neighborhood Conservation Overlay Zone

User-Friendly Format

Division 27-3 Zones and Zone Regulations
Sec. 27-3.202 Base Zones
27-3.202 Residential Base Zones
27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

Division 27-3 Zones and Zone Regulations
Sec. 27-3.202 Base Zones
27-3.202 Residential Base Zones
27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

G. Single-Family Residential – Attached (SFR-A) Zone

1. Purpose

The purpose of the Single-Family Residential – Attached (SFR-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



2. Use Standards

See use tables and use specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.



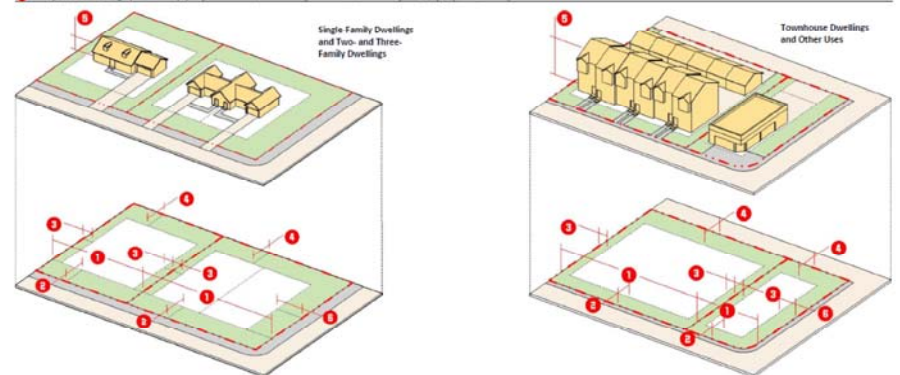
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3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	12.44	16.33	n/a
Net lot area, min. (sq ft)	5,000	2,000[2]	2,000[2]	6,500
1 Lot width, min. (ft)	50	40	40	45
Lot coverage, max. (% of net lot area)	30	35	35	60
2 Front yard depth, min. (ft)	15	15	15	15
3 Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8
4 Rear yard depth, min. (ft)	20	20	20	20
5 Principal structure height, maximum (ft)	40	40	50	40

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).
[3] On corner lot, min. side yard depth alongside street = 25 ft.
[4] Applicable to the development lot as a whole (not any individual lots under attached units).



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Zoning Ordinance
27-3—37

User-Friendly Format

Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.202 Residential Base Zones
27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

G. Single-Family Residential – Attached (SFR-A) Zone

1. Purpose

The purpose of the Single-Family Residential – Attached (SFR-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.



2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.



Zoning Ordinance
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Purpose of zone

Representative
drawing of
physical
character

Reference to uses

Photographs
of typical
building
forms

User-Friendly Format

Division 27-3 Zones and Zone Regulations
 Sec. 27-3.200 Base Zones
 27-3.202 Residential Base Zones
 27-3.202.G Single-Family Residential – Attached (SFR-A) Zone

3. Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two- or Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	12.44	16.33	n/a
Net lot area, min. (sf)	5,000	2,000[2]	2,000[2]	6,500
1 Lot width, min. (ft)	50	40	40	45
2 Lot coverage, max. (% of net lot area)	30	35	35	60
2 Front yard depth, min. (ft)	15	15	15	15
3 Side yard depth, min. (ft) [3]	8	8[4]	8[4]	8
4 Rear yard depth, min. (ft)	20	20	20	20
5 Principal structure height, maximum (ft)	40	40	50	40

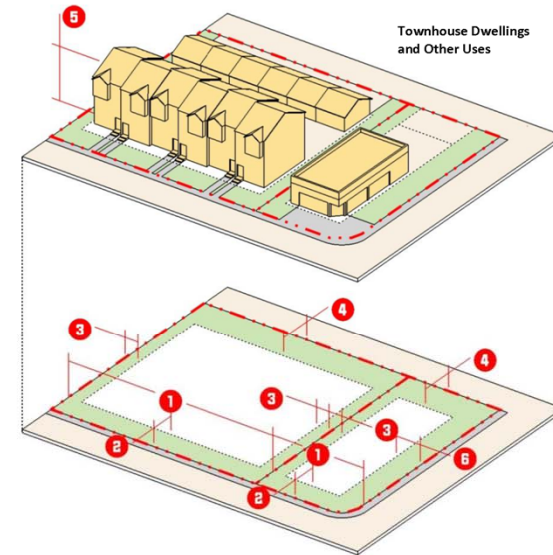
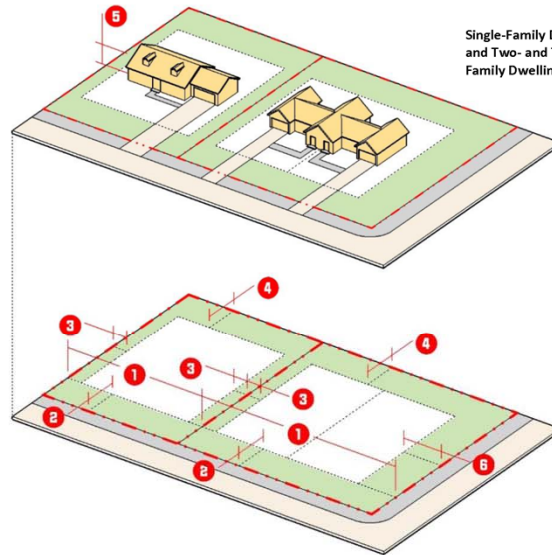
NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).

[3] On corner lot, min. side yard depth alongside street = 25 ft. [6]

[4] Applicable to the development lot as a whole (not any individual lots under attached units).



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Table of intensity and dimensional standards

Three-dimensional illustrations of intensity and dimensional standards

Agricultural and Open Space Zones

- Three zones
- **R-O-S** carried forward as **PL** (applies to publicly-owned lands). Purpose: protect land with significant natural features
- **AL** zone builds on **OS**. Purpose: create a strong traditional agricultural zone
- **R-A** carried forward as **AR** and strengthened as agricultural zone
- **R-E** moved to Residential category

Table 27-3.201: Agricultural and Open Space Base Zones

PL: Public Land Zone

AL: Agricultural – Large Lot Zone

AR: Agricultural-Residential Zone



Residential Zones

- Current 14 Residential zones reduced to 8
- **R-E** moved from Agriculture to Residential
- **R-R** carried forward
- **R-80, R-55, R-35** carried forward and re-named **SFR-4.6, SFR-6.7,** and **SFR-A**, respectively
- **R-20** consolidated with **SFR-A**
- **R-T, R-30, and R-30C** consolidated into **MFR-12**
- **R-18 and R-18C** consolidated into **MFR-20**
- **R-10, R-10A, and R-H** consolidated into **MFR-48**

Table 27-3.202: Residential Base Zones

RE: Residential Estate Zone

RR: Rural Residential Zone

SFR-4.6: Single-Family Residential-4.6 Zone

SFR-6.7: Single-Family Residential-6.7 Zone

SFR-A: Single Family Residential – Attached Zone

MFR-12: Multifamily Residential-12 Zone

MFR-20: Multifamily Residential-20 Zone

MFR-48: Multifamily Residential-48 Zone



Nonresidential Zones

- Current 16 commercial and industrial zones reduced to 5
- The 11 commercial zones are reduced to 3:
 - **NC** is new
 - **C-O, C-A, C-S-C, C-1, C-2, C-G, C-C,** and **C-W** consolidated into **GCO**
 - **C-M** and **C-H** consolidated into **SC**
 - **C-R-C** deleted
- Current 5 industrial and employment zones reduced to 2 through consolidation. New zones:
 - Industrial/Employment (**IE**)
 - Heavy Industrial (**HI**)

Table 27-3.204: Nonresidential Base Zones

NC: Neighborhood Commercial Zone

SC: Service Commercial Zone

GCO: General Commercial and Office Zone

IE: Industrial/Employment Zone

HI: Heavy Industrial Zone



Transit-Oriented/Activity Center Zones

- Replaces current regulatory structure for mixed use/transit-oriented development zones
- New framework: combination of transit-oriented/activity center base zones and PD zones
- Base zones conform with General Plan policy direction
- May be placed on Zoning Map as part of rewrite process
- When placed on Zoning Map, operates as base zone – by right development proceeds to permit office

Table 27-3.203: 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



Transit-Oriented/Activity Center Zones

- Community and District Council may decide some development in zones should require discretionary review (e.g. Major Site Plan approval) through this rewrite process
- Five transit-oriented/activity center base zones established:
 - NAC
 - TAC
 - LTO
 - RTO- L
 - RTO-H

Table 27-3.203: 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

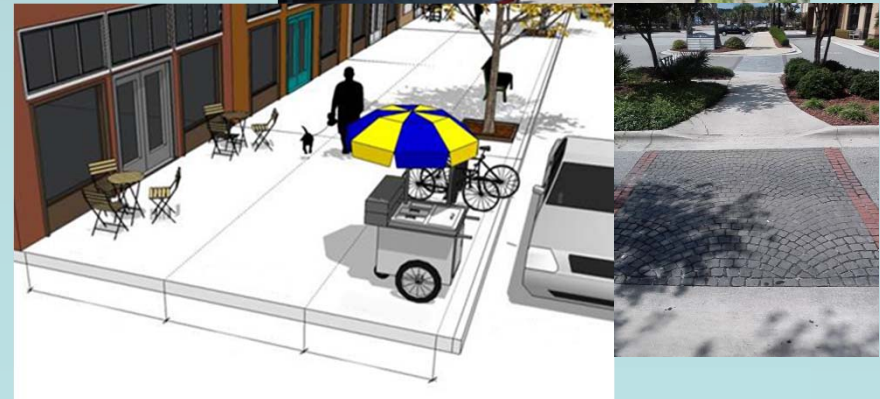
RTO-H: Regional Transit-Oriented - High Intensity Zone



Transit Oriented/Activity Center Zones

Development standards applicable to all zones

- Focus on establishing template for walkable urbanism
 - Street front/sidewalks/trees
 - Parking and its location
 - Access and circulation
 - Building form
 - Scale and mass
 - Location
 - Windows and doors
 - Parking structures



Neighborhood Activity Center (NAC) Zone

- Low and moderate-density, small-scale, mixed use center
- Conforms with Plan policy direction for Neighborhood Centers
- Intent: areas designated Neighborhood Centers in Plan zoned **NAC**
- Mix of office and flex with supporting retail, medical, and residential (possibly institutional)



Module 1: Zones and Use Regulations

3. Intensity and Dimensional Standards⁵

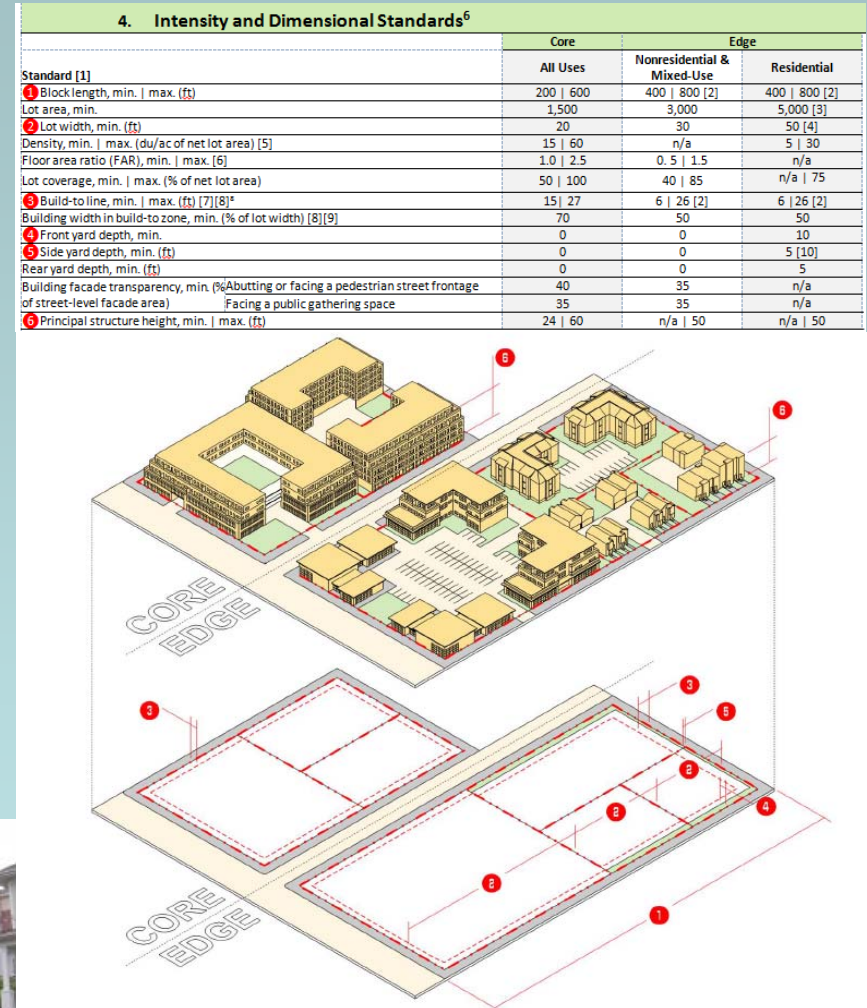
Standard [1]	All Uses
① Block length, min. max. (ft)	200 600
Lot area, min. (sf)	5,000 [2]
② Lot width, min. (ft)	50 [3]
Density, min. max. (du/ac of net lot area) [4]	5 15
Floor area ratio (FAR), min. max. [5]	0.5 2.0
Lot coverage, min. max. (% of net lot area)	40 100
Build-to line, min. max. (ft) [6][7]	15 35
Building width in build-to zone, min. (% of lot width) [7][8]	60
③ Frontyard depth	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building facade transparency, min. (Abutting or facing a street frontage)	40
(% of street-level facade area) Facing a transit station or public gathering space	35
④ Principal structure height, min. max. (ft)	n/a 50



October 2015

Town Activity Center (TAC) Zone

- Auto-accessible, suburban center, less dense than other centers, walkable core
- Conforms with Plan policy direction for Town Centers
- Intent: areas designated Town Centers in Plan zoned **TAC**
- Establishes Core and Edge
- Mix of office, retail, public, flex, entertainment, quasi-public, medical, and residential uses



Local Transit-Oriented (LTO) Zone

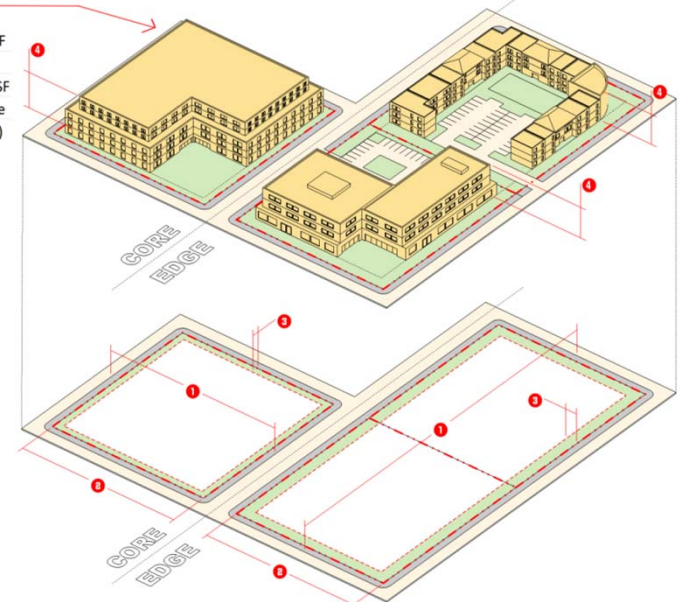
- Moderate-intensity, mixed-use center, connected by transit to regional transportation
- Walkable and bikeable
- Intent: areas designated Local Transit Centers in Plan zoned **LTO**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses that serve neighborhood or general community

4. Intensity and Dimensional Standards⁵

Standard [1]	Core	Edge	
	All Uses	Nonresidential & Mixed-Use	Residential
1 Block length, min. max. (ft)	200 600	400 800	400 800
Lot area, min. max. (sf)	1,500	3,000	5,000 [2]
2 Lot width, min. (ft)	20	30	50 [3]
Density, min. max. (du/ac of net lot area) [4]	10.00 30.00	5.00 20.00 [10]	5.00 20.00
Floor area ratio (FAR), min. max. [5]	1.0 3.0	0.5 2.0	n/a
Lot coverage, min. max. (% of net lot area)	65 100	50 90	n/a 90
3 Build-to line, min. max. (ft) [6] [7]	15 27	11 31	11 31
Building width in build-to zone, min. (% of lot width) [7] [8]	70	50	50
Front yard depth, min. (ft)	0	0	10
Side yard depth, min. (ft)	0	0	5 [9]
Rear yard depth, min. (ft)	0	0	0
Building facade transparency, min. (% of street-level facade area)	50	40	n/a
Abutting or facing a street frontage or pedestrian way	45	35	n/a
Facing a public gathering space	24 60	n/a 50	n/a 50
4 Principal structure height, min. max. (ft)			

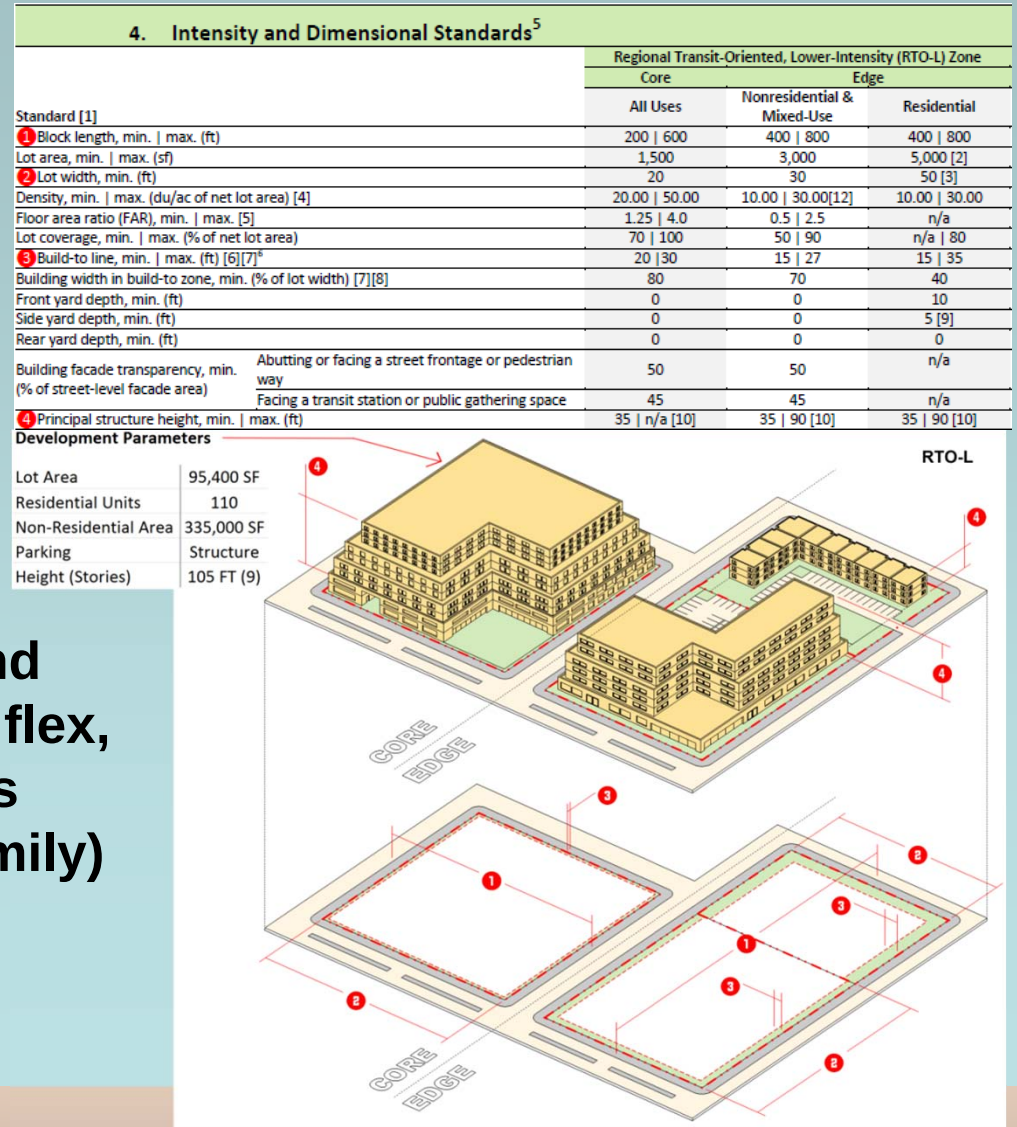
Development Parameters

Lot Area	85,800 SF
Residential Units	60
Non-Residential Area	185,000 SF
Parking	Structure
Height (Stories)	60 FT (5)



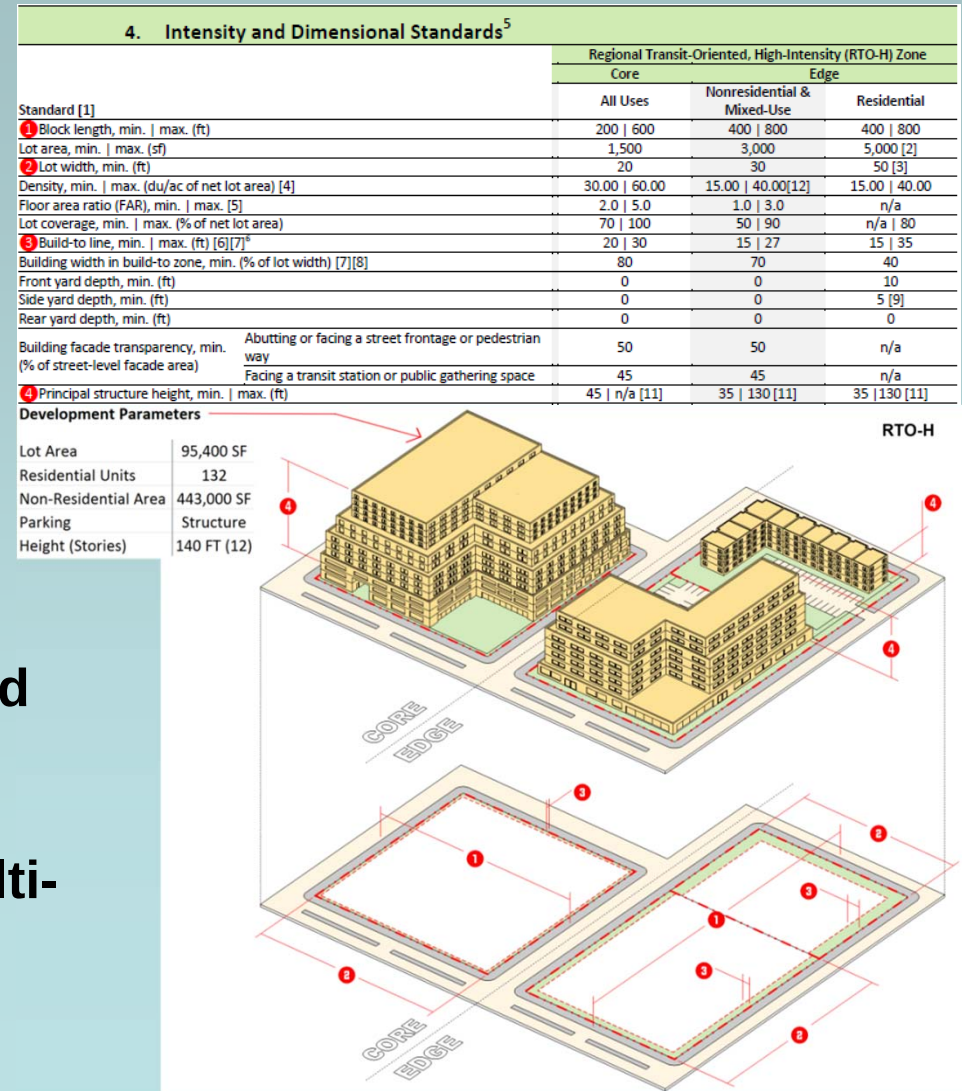
Regional Transit-Oriented–Low Intensity (RTO-L) Zone

- High-intensity, mixed-use, region-serving center for workers/residents
- Typically focused around Metrorail station
- Walkable and bikeable
- Intent: areas designated Regional Transit Districts zoned **RTO-H** or **RTO-L**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses (including high-rise multi-family)
- Serves general community



Regional Transit-Oriented–High Intensity (RTO-H) Zone

- High-intensity, mixed-use, region-serving center for workers/residents
- Typically focused around Metrorail station
- Walkable and bikeable
- Intent: areas designated Regional Transit Districts zoned **RTO-H** or **RTO-L**
- Establishes Core and Edge
- Mix of office, retail, public and quasi-public, entertainment, flex, medical, and residential uses (including high-rise multi-family)
- Serves general community



Planned Development Zones

- Replaces all mixed-use and comprehensive design zones
- Alternative to base zones
- Increased flexibility in return for high quality and innovative design
- Community benefits required
- Requires approval of PD Basic Plan in conjunction with rezoning that includes:
 - Concept plan and uses (consistent with allowed uses for PD listed in Principal Use Table)
 - Standards
 - Conditions of approval

Planned Development Zones
Residential Planned Development Zones
RPD-L: Residential Planned Development – Low Intensity Zone
RPD: Residential Planned Development Zone
MHPD: Mobile Home Planned Development Zone
Transit/Activity Center Planned Development Zones
NAC-PD: Neighborhood Activity Center Planned Development Zone
CAC-PD: Campus Activity Center Planned Development Zone
TAC-PD: Town Activity Center Planned Development Zone
LTO-PD Local Transit-Oriented Planned Development Zone
RTO-PD Regional Transit-Oriented Planned Development Zone
Other Planned Development Zones
MU-PD: Mixed-Use Planned Development Zone
IE-PD: Industrial/Employment Planned Development Zone



Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
Sec. 27-3.300 Planned Development Zones
27-3.303 Transit-Oriented/Center Planned Development Zones
27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

E. Regional Transit-Oriented Planned Development (RTO-PD) Zone

1. Purpose

The purpose of the Regional Transit-Oriented Planned Development (RTO-PD) Zone is to provide lands for the establishment of high-quality, vibrant, high-density, mixed use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable urbanism, and provides opportunities for alternative modes of travel. The RTO-PD Zone is intended to capture the majority of the County's future residential and employment growth and development. It embodies key elements of walkable urbanism, and is envisioned as a walkable and bikeable place that is well-connected to a regional transportation network through a range of transit options. Zone standards are intended to provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed use, transit-accessible development. Zone standards are specifically intended to:

- Encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;
- Include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritizes transit, pedestrian, and bicyclist access;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;
- Include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.



Purpose of zone

Photographs of
typical building
forms

Zoning Ordinance
27-3—124

Prince George's County, Maryland
Public Review Draft | October 2015

Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
 Sec. 27-3.300 Planned Development Zones
 27-3.303 Transit-Oriented/Center Planned Development Zones
 27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

Use standards

2.	Use Standards	3.	Intensity and Dimensional Standards		
Uses allowed in an RTO-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the RTO-PD Zone.	Approximately, a minimum of 15 percent of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of one quarter of the dwelling units in the zone, at build-out.	Standard [2]	Core [1]	Edge [1]	
			All Uses	Nonresidential & Mixed-Use	Residential
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
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			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			To be established in PD Basic Plan (see Sec. 27-3.301.E)		
			Approximately, a minimum of one-half of the floor area in the zone shall be provided for nonresidential development, at build-out.		
[1] A Core and Edge area shall be established in the RTO-PD zone. The Core area should include those areas within convenient walking distance (e.g., ¼ mile) of the transit station. The Edge area should include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance (e.g., ½ mile) of the transit station.					
[2] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.					
[3] Applicable to residential development and the residential component of mixed-use development.					
[4] Applicable to nonresidential development and the nonresidential component of mixed-use development.					
[5] The area between the minimum and maximum build-to lines that extends the length of the lot constitutes the build-to zone.					
[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID and ESD techniques, and driveways.					
[7] Where existing buildings along a pedestrian street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.					
[8] Mixed-use development only.					

Table of intensity and dimensional standards

Prince George's County, Maryland
 Public Review Draft | October 2015

Zoning Ordinance
 27-3—125

Structure of Planned Development Zones

Division 27-3 Zones and Zone Regulations
 Sec. 27-3.300 Planned Development Zones
 27-3.303 Transit-Oriented/Center Planned Development Zones
 27-3.303.E Regional Transit-Oriented Planned Development (RTO-PD) Zone

4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an RTO-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the RTO-PD Zone.

Standard	Means of Modifying	Standard	Means of Modifying
General Site Layout (Division 24-3, Subdivision Standards; Sec. 27-5.100, Roadway Design, Mobility, and Connectivity)	PD Basic Plan	Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)	Modifications Prohibited
Subdivision (Division 24-3: Subdivision Standards)	PD Basic Plan	Multifamily Form and Design (Sec. 27-5.800)	PD Basic Plan
Roadway Design, Mobility, and Connectivity (Sec. 27-5.100)	PD Basic Plan	Mixed-Use And Nonresidential Form and Design (Sec. 27-5.900)	PD Basic Plan
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-5.200)	Alternative Parking Plan PD Basic Plan	Neighborhood Compatibility (Sec. 27-5.1000)	PD Basic Plan
Open Space (Sec. 27-5.300)	Modifications Prohibited	Farmland Compatibility (Sec. 27-5.1100)	n/a
Landscaping (Sec. 27-5.400)	Alternative Landscape Plan PD Basic Plan	Signage (Sec. 27-5.1200)	Alternative Sign Plan PD Basic Plan
Fences and Walls (Sec. 27-5.500)	PD Basic Plan	Sustainable/Green Development Practices (Sec. 27-5.1300)	PD Basic Plan
Exterior Lighting (Sec. 27-5.600)	PD Basic Plan		

5. Other Standards

Location Standards	An RTO-PD Zone shall only be located on lands within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time.
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multi-story).
Blocks and Alleys	The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Sidewalks and Street Trees	- Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 ft. on center. - Sidewalks shall be at least 15 ft wide along street frontages in the Core area, and at least 10 ft wide in the Edge area. - Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object. - At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance. - Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.
Connectivity	The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to an adjoining transit station.

Zoning Ordinance
 27-3—126

Prince George's County, Maryland
 Public Review Draft | October 2015

Planned Development Zones

- The **R-PD-L** and **R-PD** zones build on the current **R-L** zone
- The **MH-PD** zone carries forward the current **R-M-H** zone
- The Center **PD** zones provide a flexible alternative to the base center zones. They include:
 - **NAC-PD**
 - **CAC-PD**
 - **TAC-PD**
 - **LTO-PD**
 - **RTO-PD**
- The **MU-PD** replaces some of the mixed-use and comprehensive design zones: the **L-A-C**, **M-X-T**, **M-U-TC**, **M-U-I**, and **UC** zones
- The **IE-PD** zone builds on and carries forward the **E-I-A** zone

Planned Development Zones	
Residential Planned Development Zones	
RPD-L:	Residential Planned Development – Low Intensity Zone
RPD:	Residential Planned Development Zone
MHPD:	Mobile Home Planned Development Zone
Transit/Activity Center Planned Development Zones	
NAC-PD:	Neighborhood Activity Center Planned Development Zone
CAC-PD:	Campus Activity Center Planned Development Zone
TAC-PD:	Town Activity Center Planned Development Zone
LTO-PD	Local Transit-Oriented Planned Development Zone
RTO-PD	Regional Transit-Oriented Planned Development Zone
Other Planned Development Zones	
MU-PD:	Mixed-Use Planned Development Zone
IE-PD:	Industrial/Employment Planned Development Zone



Overlay Zones

- Current 14 overlay zones reduced to 11
- **R-O-D**, **T-D-O**, and **D-D-O** eliminated
- **CBCA** zones carried forward
- Aviation Policy Area Overlay zones carried forward
- Current **ACO** changed to **NCO** with revised plan approval process and administrative review of development

Overlay Zones
Chesapeake Bay Critical Area Overlay Zones
RCO: Resource Conservation Overlay Zone
LDO: Limited Development Overlay Zone
IDO: Intense Development Overlay Zone
Aviation Policy Area Overlay Zones
APA-1: Runway Protection Zone
APA-2: Inner Safety Zone
APA-3S: Small Airport Inner Turning Area Zone
APA-3M: Medium Airport Inner Turning Area Zone
APA-4: Outer Safety Zone
APA-5: Sideline Safety Zone
APA-6: Traffic Pattern Area Zone
Other Overlay Zones
NCO: Neighborhood Conservation Overlay Zone

Division 27-3: Zones and Zone Regulations

QUESTIONS AND COMMENTS



Division 27-4: Use Regulations

- **New structure for uses**
- **Consolidates in one chapter**
- **Establishes three-tier classification system**
- **Separates sections for principal, accessory and temporary uses**
- **All uses defined in Chapter 27-8: Interpretation and Definitions**

Division 27-4 Use Regulations

27-4.100 General Provisions

27-4.200 Principal Uses

27-4.201 General

27-4.202 Principal Use Tables

27-4.203 Standards Specific to Principal Uses

27-4.300 Accessory Uses and Structures

27-4.301 General

27-4.302 Accessory Use/Structures Tables

27-4.303 Standards Specific to Accessory Uses and Structures

27-4.400 Temporary Uses and Structures

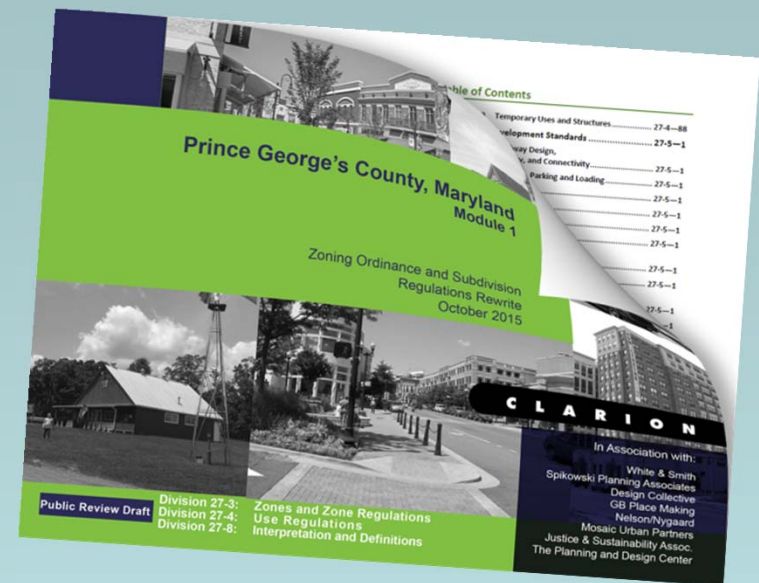
27-4.401 General

27-4.402 Temporary Use/Structures Tables

27-4.403 General Standards for All Temporary Uses and Structures

Principal Use Regulations

- Establishes Principal Use Tables
- Identifies principal uses allowed in each zone
- Three-tiered system
- Defines each Use Category and Use Types
- Modernizes/Consolidates uses
- Allows more uses by right
- Modernizes and consolidates use specific standards



Principal Use Regulations

C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones													
P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited													
Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
	Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c
	Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P
Cemetery		SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily									P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Principal Use Regulations

D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones																	
P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited																	
Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards
		NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE	HI		
Agricultural and Open Space Uses																	
Agriculture/Forestry Uses	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a	
	Other agriculture/forestry uses													P	P		
Agriculture/Forestry Related Uses	Agriculture research facility													P	P		
	Farm distribution hub											P	P	P	P		
	Farm supply sales or farm machinery/implement sales, rental, or repair											P	P	P	P		
	Farm winery											P	P	P	P	27-4.203.B.2.a	
	Sawmill														P	27-4.203.B.2.c	
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a	
	Cemetery											SE	SE	SE	SE		
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a	
	Dwelling, live-work	P	P	P	P	P		P		P	P	P	P	P	SE	27-4.203.C.1.b	
	Dwelling, manufactured home															27-4.203.C.1.c	
	Dwelling, multifamily	P	P	P	P	P	P	P	P	P		P	P	P	SE		
	Dwelling, single-family detached										P						
	Dwelling, three-family	P	P	P	P	P		P		P							
	Dwelling, townhouse	P	P	P	P	P		P		P	P						
	Dwelling, two-family										P						
Manufactured home park															27-4.203.C.1.d		
Group Living Uses	Assisted living facility																
	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		27-4.203.C.2.a	
	> 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P			
	Boarding or rooming house	P		P		P		P		P		P	P				
	Continuing care retirement community			P		P		P		P		P	P			27-4.203.C.2.b	
	Convent or monastery											P	P	P	P		
	Fraternity or sorority house																
Group residential facility	P		P		P		P		P						27-4.203.C.2.c		

Principal Use Regulations

E. Principal Use Table for Planned Development and Overlay Zones

Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones

For Planned Development Zones: A = Allowable Blank cell = Prohibited

For Overlay Zones only: X = Prohibited, irrespective of treatment by underlying base zone

A blank cell in the Overlay Zones means the use is allowed if allowed in underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	Planned Development Zones										CBCAO Zones		Overlay Zones								Use-Specific Standards	
		R-PD-L	R-PD	MHP-PD	NAC-PD	CAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6		
Agricultural and Open Space Uses																							
Agriculture/Forestry Uses	Community garden	A	A	A	A	A	A	A	A	A	A											27-4.203.B.1.a	
	Forestry	A	A																				
	All other agricultural/forestry uses																						
Agriculture/Forestry Related Uses	Equestrian center	A																					
	Riding stable	A																					
	All other agriculture/forestry related uses																					27-4.203.B.2	
Open Space Uses	Arboretum or botanical garden, park of greenway, or public beach and public water-oriented recreational and educational area	A	A	A	A	A	A	A	A	A	A											27-4.203.B.3.a	
	All other open space uses																						
Residential Uses																							
Household Living Uses	Artists' residential studios					A	A	A	A	A	A					X	X				X		27-4.203.C.1.a
	Dwelling, live-work			A		A	A	A	A	A	A					X	X				X		27-4.203.C.1.b
	Dwelling, manufactured home				A											X	X				X		27-4.203.C.1.c
	Dwelling, multifamily			A		A	A	A	A	A	A					X	X				X		
	Dwelling, single-family detached		A	A		A	A	A			A					X	X				X		
	Dwelling, three-family			A		A	A	A	A	A	A	A				X	X				X		
	Dwelling, townhouse			A		A	A	A	A	A	A	A				X					x		
	Dwelling, two-family		A	A		A	A	A	A	A	A					X	X				X		
	Manufactured home park				A											X	X				X		27-4.203.C.1.d
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents			A										X	X	x	x		X		27-4.203.C.2.a	
		> 8 elderly or handicapped residents					A	A	A	A	A					X	X	x	x		X		

Accessory Uses and Structures

- Establishes temporary use/structure tables (new)
- Includes rules governing uses
- Establishes general standards
- Establishes or carries forward standards for specific accessory uses
- Includes range of accessory uses to support green building practices



Accessory Uses

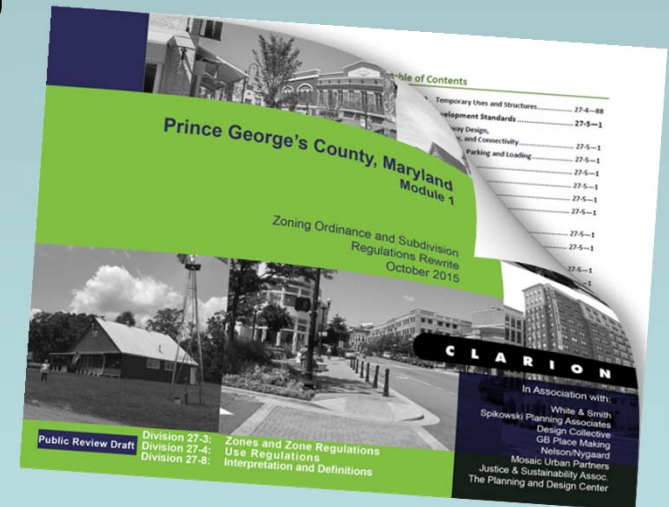
Table 27-4.302.B: Accessory Use/Structure Table for Center and Nonresidential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception A = Allowable in a Planned Development Zone Blank cell = Prohibited

Accessory Use/Structure	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards
	NAC	TAC		LTO		RTO-L		RTO-H								
		Core	Edge	Core	Edge	Core	Edge	Core	Edge	NC	SC	GCO	IE	HI		
Home housing for poultry	P														27-4.304.B.13	
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.14	
Limited fuel/oil/bottled gas distribution										P	P	P	P	P	27-4.304.B.15	
Nursery and garden center (as accessory to an agricultural use)															27-4.304.B.16	
Outdoor display of merchandise (as accessory to a retail sales use		P	P	P	P	P	P	P	P	SE	P	P	P	P	27-4.304.B.17	
Outdoor seating (as accessory to an eating or drinking establishment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.18	
Outdoor storage (as an accessory use)											P	P	P	P	27-4.304.B.19	
Parking facility (as an accessory use)	P	P	P							P	P	P	P	P		
Pier, private			P	P	P	P	P	P	P						27-4.304.B.20	
Pier, community or noncommercial docking facility																
Produce stand (ass accessory to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.21	
Rainwater cistem or barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.22	
Retail sales (as accessory to a multifamily development or apartment hotel)		P	P	P	P	P	P	P	P		P	P	P	P	27-4.304.B.23	
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)											P		P	P	27-4.304.B.24	
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.25	
Solar energy collection facility, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.26	
Spa		P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.27	
Stable, private ²⁴³																
Storage shed	P		P		P		P		P	P	P	P	P	P		
Swimming pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.28	
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.29	

Temporary Uses and Structures

- **Establishes temporary use/structure tables (new)**
- **Includes provisions governing uses**
- **Carries forward, with refinements, many current temporary uses**
- **Carries forward, with refinements, current temporary uses standards**
- **Establishes general standards for new temporary uses**



Temporary Uses and Structures

Table 27-4.402.B: Temporary Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

✓ = Allowed without a Temporary Use Permit T = Allowed only with a Temporary Use Permit SE = Allowed only on approval of a Special Exception
Blank cell = Prohibited

Temporary Use/Structure	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
	RPL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Circus, carnival, fair, or other special event									T	T	T	27-4.404.B.1
Class 3 fill	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27-4.404.B.2
Construction-related office/yard	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.3
Farmers' market (as a temporary use)	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.4
Firewood display and sales	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.5
Flea market									✓	✓	✓	27-4.404.B.6
Garage or yard sale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Manufactured home as emergency housing	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.7
Modular classroom	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.8
Office trailer	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.9
Seasonal decorations display and sales	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.10
Temporary portable storage unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27-4.404.B.11
Temporary real estate sales office/model	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.12
Temporary recyclables collection	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.13
Temporary rubble (construction and demolition debris) landfill	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Temporary sawmill												27-4.404.B.14
Temporary shelter for commercial displays, sales, and services									T	T	T	27-4.404.B.15
Transient manufactured home or recreational vehicle residence	✓	✓	✓	✓	✓	✓	✓	✓				27-4.404.B.16
Wayside stand	T	T	T	T	T	T	T	T	T	T	T	27-4.404.B.17

Division 27-4: Use Regulations

QUESTIONS AND COMMENTS



Division 27-8: Interpretation and Definitions

- **Consolidates:**
 - Rules for interpretation
 - Measurements
 - Use definitions
 - General definitions
- **Uses graphics to support measurement definitions**
- **Includes all definitions relevant to Divisions 27-3 and 27-4**

Division 27-8 Interpretation and Definitions

27-8.100 General Rules for Interpretation

27-8.200 Measurements, Exceptions, and Variations of Intensity and Dimensional Standards

27-4.201 Measurement

27-4.202 Exceptions and Variations

27-4.203 Allowable Encroachments into Required Yards/Build-to-Zones

27-8.300 Use Classification and Interpretation

27-8.301 Principal Use Classification System

27-4.302 Interpretation of Unlisted Uses

27-8.400 Terms and Uses Defined

Division 27-8: Interpretation and Definitions

QUESTIONS AND COMMENTS



Next Steps

- District Council briefing **October 27**
- Three Countywide Public Forums
 - Southern Technology Regional Recreation Complex **October 27**
 - Prince George's Sports and Learning Complex **October 28**
 - Laurel-Beltsville Senior Activity Center **October 29**
- Four Focus Group meetings
 - Civic Associations and Community Groups **October 27**
 - Business Community **October 27**
 - Real Estate and Land Use Professionals **October 28**
 - Municipalities and Institutions **October 28**
- Zoning Technical Panel meeting **October 29**
- Planning Board worksession **October 29**
- Additional follow-up meetings **Ongoing**
- Draft of Module 2:
Development and Subdivision Standards **Mid - 2016**