

get involved...

- ⇒ Attend a community meeting.
- ⇒ Review and comment online.
- ⇒ Send us your ideas about zoning.
- ⇒ Call or e-mail for more information.
- ⇒ Get on our mailing list.

Overview: Module 2 Commercial and Industrial Districts

Draft Module 2 includes commercial and industrial districts. The commercial component of this module consists of five zones, from the less intense to the most intense commercial districts. The five commercial districts are Neighborhood Commercial (C-N), Commercial Office (C-O), General Commercial (C-G), Commercial Shopping Center (C-S-C) and Commercial Miscellaneous (C-M) Zones. This represents a six-zone reduction from the current code.

The industrial component of the draft code consolidates the existing five industrial zones, according to the intensity and possible impact of industrial development, into Light Industrial (I-L), Industrial Employment Park (I-E-P), and Heavy Industrial (I-H) Zones.

In addition, the draft module moves dimensional standards into each zone, consolidates the use tables of each district into one master use table (Part 15), and groups all additional regulations in the supplemental uses section (Part 7).



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next issue >>>

Module 3: Overlay Zones

Module 4: Design Districts

To receive a copy of this newsletter, e-mail your mailing address and request to:
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Comprehensive Amendments to the Zoning Ordinance and Subdivision Regulations

Laying The Groundwork

May 2010
 Issue 5



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Upcoming Meetings

Module 3—Overlay Zones
 Tuesday, May 18
 Saturday, May 22

Module 4—Design Districts
 Monday, June 14
 Saturday, June 19

For meeting locations and times visit our website:
<http://www.pgplanning.org/Comprehensive-Amendments.htm>

Module Spotlight

1	Residential Districts
2	Commercial/Industrial
3	Overlay Zones
4	Design Districts
5	Review Procedures
6	Use Table
7	Supplemental Uses/Signs
8	Development Standards
9	Subdivision Regulations

current topics >>>

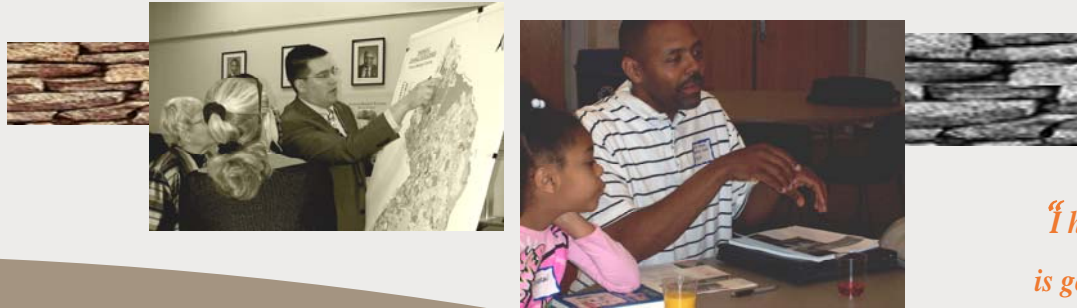
Overview: Module 1 Residential Districts

Draft Module 1 consists of eight single-family districts with lot sizes ranging from 3,500 square feet to 20 acres. The module also retains two special residential districts: Planned Community (R-P-C) and Planned Manufactured Home Community (R-M-H). Furthermore, the module creates a new townhouse zone (R-T), which allows three different types of townhouse dwellings under different site conditions. These types are regular townhouse, metropolitan townhouse, and infill townhouse with different design standards. The module also consolidates several existing multifamily zones into a medium-

density (up to 20 units per acre) multifamily district (R-M-M) and a high-density (up to 48 units per acre) multifamily district (R-H-H). The module proposes a total of 13 zones, which is a five-zone reduction from the current code.

In addition, the draft module moves dimensional standards to each zone, consolidates the use tables of each district into one master use table (Part 15) in the Zoning Ordinance, groups all additional regulations in the supplemental uses (Part 7), and revises certain provisions concerning residential revitalization.

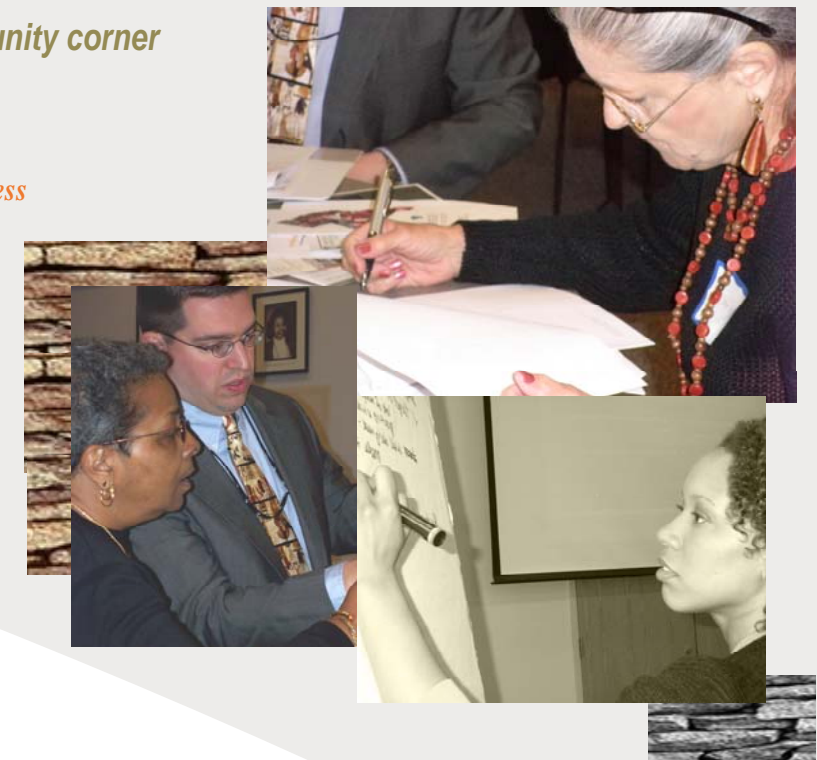




<<< community corner

“I have a better understanding of the process. Process is good, process is needed, but results are more important. The input and feedback must be applied adequately.”

— Sandra Robinson, Laurel, MD



ask the experts >>>

Q. What will happen to those old zoning districts when the new code is adopted by the District Council?

A. There are two ways of handling those old zoning districts that will not be used in the new code.

One way is to designate all those legally existing properties and businesses as nonconforming uses. Nonconforming uses are those uses lawfully existing on any piece of property that are inconsistent with a new or amended master plan and sector plan. That property, in turn, is a violation of the Zoning Ordinance adopted in conformance with the plan. Typically, nonconforming uses are permitted to continue, either indefinitely or for a designated period of time, subject to certain restrictions.

Alternatively, the Zoning Ordinance can grandfather all those zoning districts legally in existence prior to the date of adoption of a new Zoning Ordinance. This method permits all zoning districts to remain in existence and for new development to follow the old regulations in that zone, just as the current Zoning Ordinance treats some existing commercial zones such as C-G (General Commercial). Under the current Zoning Ordinance, no new C-G zoning may be created. Existing C-G zoned property would still follow the regulations in the C-G Zone in the old code. In the future, if a property owner seeks rezoning to a new zone, the property would be subject to the regulations related to the specific new zone. This zoning change can be achieved through either a zoning map amendment application from a specific property owner or through a sectional map amendment approved in conjunction with a master plan or sector plan process.

Do You Know...?

What is a Conventional Zoning District?

A conventional zoning district, also known as Euclidean zone, is an as-of-right or self-executing zoning district in which district regulations are explicit; residential, commercial, and industrial uses are segregated; districts are cumulative; and bulk and height controls are imposed.

The term Euclidean is derived from Euclid (Ohio) v. Ambler Realty Co., the 1926 U.S. Supreme Court decision that affirmed the validity of comprehensive zoning. (The term has nothing to do with geometry; Euclid could just as well have been Cleveland, Ohio.) (American Planning Association)

The draft residential, commercial, and industrial districts covered in Modules 1 and 2 are all Euclidean zones.



For more on our frequently asked questions, go to: www.pgplanning.org/Comprehensive-Amendments.htm

What we learned...

The Prince George’s County Planning Department has moved into the second phase of the rewrite of the Zoning Ordinance and Subdivision Regulations. In the second phase, the rewrite will be introduced through nine modules (components of the Zoning Ordinance) to which the community is encouraged to provide feedback.

The Planning Department held community meetings to discuss the proposed changes in Module 1-Residential Districts on March 13 and 16, 2010, at the Sports and Learning Complex and the County Administration Building. Participants’ concerns included limiting the types of commercial uses, creating more diverse communities, and providing better community access to businesses. Participants felt that residents should be able to determine what types of businesses should exist in their communities. They addressed their concerns about new

developments that include too many of a specific type of business, for example, liquor stores, shopping centers, etc. Participants expressed a desire to have more mixed-use development with walkable neighborhoods, quality shopping, and located in close proximity to entertainment and recreation. One idea shared suggested making communities more diverse by including single-family homes in townhome communities. Many thought consideration should be given to include shuttle buses, bridges, and better connectivity for road traffic.

The Planning Department also held community meetings on Module 2-Commercial and Industrial Districts on April 14 and 24, 2010. The main concerns addressed in these community meetings highlighted what residents wanted to see in commercial development, the impact industrial/commercial uses have on neighboring communities, and a need for better definitions of

commercial and industrial uses. Participants felt the current regulations are too restrictive and need to allow for more flexibility, including updating the use list to reflect current conditions. Some participants noted commercial success stories inside the Beltway, but they stressed that there still isn’t enough successful commercial development throughout the county. Additionally, participants shared concerns about clarifying the difference between commercial and industrial uses and defining a timeline for complying with new regulations.

More details regarding the discussions on residential districts and commercial and industrial uses can be found on the project web site at <http://www.pgplanning.org/Comprehensive-Amendments.htm>.