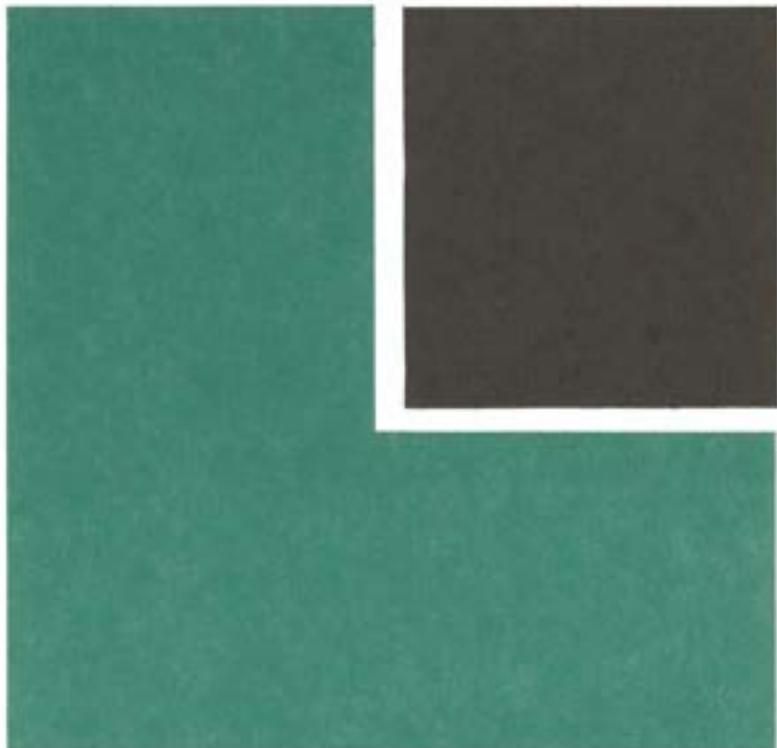


APPENDICES



**APPENDIX A
GUIDE TO
ZONING CATEGORIES**

Residential Zones [Part 5]¹

- O-S: Open Space - Provides for areas of low intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.
- | | |
|-------------------------------------|-----------|
| Standard lot size | - 5 acres |
| Maximum dwelling units per net acre | - 0.20 |
- R-A: Residential-Agricultural - Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.
- | | |
|-------------------------------------|-----------|
| Standard lot size | - 2 acres |
| Maximum dwelling units per net acre | - 0.50 |
- R-E: Residential-Estate - Permits large-lot state subdivisions containing lots approximately one acre or larger.
- | | |
|---|------------------|
| Standard lot size | - 40,000 sq. ft. |
| Maximum dwelling units per net acre | - 1.08 |
| Estimated average dwelling units per acre | - 0.85 |

¹ Definitions:

Standard lot size: The minimum area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract--including the typical mix of streets, public facility sites and areas within the 100-year floodplain--expressed as a per-acre average.

Maximum dwelling in units per net acre: The number of dwelling units which may be built on the total tract--excluding streets and public facility sites, and generally excluding land within the 100-year floodplain--expressed as a per-acre average.

R-R: Rural Residential - Permits approximately half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

- Standard lot size - 20,000 sq. ft.
- 15,000 sq. ft. if recorded prior to February 1, 1970
- 10,000 sq. ft. if recorded prior to July 1, 1967
- Maximum dwelling units per net acre - 2.17
- Estimated average dwelling units per acre - 1.85

R-80: One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

- Standard lot size - 9,500 sq. ft.
- Maximum dwelling units per net acre - 4.5
- Estimated average dwelling units per acres - 3.4

R-55: One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

- Standard lot sizes - 6,500 sq. ft.
- Maximum dwelling units per net acre - 6.70
- Estimated average dwelling units per acre - 4.2

R-35: One-Family Semi-Detached, and Two-Family Detached, Residential - Provides generally for single-family attached development; allows two-family detached.

- Standard lot sizes - 3,500 sq. ft. for one-family, semi-detached
- 7,000 sq. ft. for two-family, detached
- Maximum dwelling units per net acre - 12.44
- Estimated average dwelling units per acre - 8.5

R-T: Townhouse - Permits one-family attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; site plan approval required.

- Standard lot size per attached dwelling - 1,500 sq.ft.
- Maximum dwelling units per net acre
 - Three-family dwellings - 12
 - Other attached dwellings - 8
- Minimum area for development - 2 acres

R-20: One-Family Triple-Attached Residential-Permits single-family triple-attached and townhouse development. Site plan approval required for townhouses.

- Standard lot sizes
 - 3,200 sq. ft. for end lots
 - 2,000 sq. ft. for interior townhouse lots
- Maximum triple-attached dwellings per net acre - 16.33
- Maximum townhouses per net acre - 8.0
- Estimated average triple-attached dwelling units per net acre - 11

R-30: Multifamily Low-Density Residential - Provides for low-density garden apartments; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; site plan approval required.

- Minimum lot size
 - Garden apartments - 14,000 sq ft.
 - Attached dwellings - 1,500 sq ft.
- Maximum dwelling units per net acre
 - Garden apartments - 10
 - Three-family dwellings - 12
 - Other attached dwellings - 8

R-30C: Multifamily Low-Density Residential--Condominium - Same as R-30 above except ownership as condominium, or development in accordance with the R-T Zone; site plan approval required.

Minimum lot size - Garden apartments - 10
- Attached dwellings - 1,500 sq. ft.

Maximum dwelling units per net acre - Garden apartments
- Three-family dwellings - 12
- Other attached dwellings - 8

R-18: Multifamily Medium-Density Residential-Provides for multiple family (apartment) development of moderate density; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; site plan approval required.

Minimum lot size - Apartments - 16,000 sq. ft.
- Attached dwellings - 1,500 sq. ft.

Maximum dwelling units per net acre - Garden apartments and three-family dwellings - 12
- Mid-rise apartments (4 or more stories with elevator) - 20
- Three-family dwellings - 12
- Other attached dwellings - 8

R-18C: Multifamily Medium-Density Residential Condominium - Same as above except ownership as condominium, or development in accordance with the R-T Zone; site plan approval required.

Minimum lot size - Apartments - 1 acre
- Attached dwellings - 1,500 sq. ft.

Maximum dwelling units per net acre - Garden apartments - 14
- Mid rise apartments (4 or more stories with elevator) - 20
- Three-family dwellings - 12
- Other attached dwellings - 8

R-H: Multifamily High-Rise Residential - Provides for suitable sites for high-density, vertical residential development; site plan approval required.

Maximum lot size - 5 acres

Maximum dwelling units per net acre - 48.4

R-10: Multifamily High-Density Residential - Provides for suitable sites for high-density residential in proximity to commercial and cultural centers. Site plan approval required for buildings 110 feet in height or less; special except on required for buildings over 110 feet in height.

Minimum lot size - 2 acres

Maximum dwelling units per net acre - 48 plus acre for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

R-10A: Multiple-Family, High-Density Residential Efficiency - Provides for a multifamily zone designed for the elderly, singles, and small family groups. Site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height

Minimum lot size - 2 acres

Maximum dwelling units per net acre - 48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

Mixed Use/Planned Community Zones [Parts 10 and 9]

M-X-T: Mixed Use - Transportation Oriented - Provides for a variety of residential, commercial, and employment uses; mandates at least three out of the following four use categories: (1) Retail, (2) Office/Research/Industrial, (3) Dwellings, (4) Hotel/Motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit station and will provide adequate transportation facilities for the anticipated traffic.

Lot size and dwelling types - No Restrictions

Maximum floor area ratio - 0.4 without optional method;
- 8.0 with optional method (provision of amenities)

R-P-C: Planned Community - Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational commercial, institutional, and employment facilities within the planned community.

Lot size and dwelling types - Varied

Maximum dwelling units per gross acre - 8

R-M-H: Planned Mobile Home Community - Provide for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities.

Minimum lot size - 4,000 sq. ft.

Maximum mobile homes per acre - 7

Comprehensive Design Zones [Part 8]

(These zones require a Basic Plan approval to include general land use types, land use relationships, and minimum land use quantities; increases in density within the ranges prescribed are allowed in return for public benefit features.)

R-S: Residential Suburban Development - A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited convenience-commercial retail and service needs.

Minimum tract size - Generally 25 acres

Suburban 1.6 - Base density (dwelling units per gross acre) - 1.6
- Maximum density - 2.6

Suburban 2.7 - Base density (dwelling units per gross acre) - 2.7
- Maximum density - 3.5

R-M: Residential Medium Development - A mixture of residential types with a medium-density range which provides for a transition from suburban to an urban land use character; provides for limited convenience-commercial retail and service needs.

- Minimum tract size - Generally 10 acres
- Medium 3.6 - Base density (dwelling units per gross acre) - 3.6
- Maximum density - 5.7
- Medium 5.8 - Base density (dwelling units per gross acre) - 5.8
- Maximum density - 7.9

R-U: Residential Urban Development - A mixture of residential types generally associated with an urban environment; provides for limited convenience-commercial retail and service needs.

- Minimum tract size - Generally 5 acres
- Urban 8.0 - Based density (dwelling units per gross acre) - 8.0
- Maximum density - 11.9
- Urban 12.0 - Base density (dwelling units per gross acre) - 12.0
- Maximum density - 16.9

L-A-C: Local Activity Center - A mixture of commercial retail and service uses along with complimentary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

	<u>Neighborhood</u>	<u>Village</u>	<u>Community</u>
Minimum tract size	4 acres	10 acres	20 acres
Base resid. density	8 du's/ac.	10 du's/ac.	10 du's/ac.
Max. resid. density	12.1 du's/ac	15 du's/ac.	20 du's/ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR

M-A-C: Major Activity Center - A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; provides for a minimum residential floor area of 20% of the total floor area at the time of full development; two types of functional centers are described: Major Metro and New Town or Corridor City.

- Minimum tract size - Generally 40 acres

	<u>Metro Center</u>	<u>New Town</u>
Base residential density	48 du's/ac.	10 du's/ac.
Max. residential density	125 du's/ac.	47.9 du's/ac.
Base commercial intensity	1.0 FAR	0.2 FAR
Max. commercial intensity	2.7 FAR	0.88 FAR

E-I-A: Employment and Institutional Area - A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

Minimum tract size - Generally 5 acres

Commercial Zones [Part 6]

- C-0: Commercial Office - Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.
- C-A: Ancillary Commercial - Certain small retail commercial uses, physicians' and dentists' offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 acres.
- C-1: Local Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-2: General Commercial, Existing - All of the uses permitted in the C-S-C Zone, with additions and modifications.
- C-C: Community Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-G: General Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-S-C: Commercial Shopping Center - Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.
- C-H: Highway Commercial Existing - All of the uses permitted in the C-M Zone.
- C-M: Commercial Miscellaneous - Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.

- C-W: Commercial Waterfront - Marine activities related to tourism, boating and recreation, together with employment areas which cater to marine activities along a waterfront.
- C-R-C: Commercial Regional Center - Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development - one hundred (100) gross continuous acres. (F.A.R. - 75)

Industrial Zones [Part 7]

- I-1: Light Industrial - Light intensity manufacturing, warehousing, and distribution uses.
- I-2: Heavy Industrial - Highly intensive industrial and manufacturing uses.
- I-3: Planned Industrial/Employment Park - Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and services uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 acres; standard minimum lot size of two acres; concept plan and plan of development required.
- I-4: Low Intensity Industrial - Low intensity (0.3 FAR) manufacturing, warehousing, and distribution uses; development standards extended to assure low intensity industrial development and compatibility with surrounding zoning and uses.

Overlay Zones [Part 10A]

- T-D-0: Transit District Overlay - A mapped zone superimposed over other zones in a designated area around a Metro station which may modify certain requirements for development within those underlying zones. Permitted uses of the underlying zones are unaffected.

May modify provision of the underlying zone concerning standards for development.

Chesapeake Bay Critical Area Overlay Zones

- I-D-0: Intense Development Overlay - To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial, and industrial land uses with development intensity limits.

May modify provision of the underlying zone concerning uses allowed and standards for development.

L-D-0: Limited Development Overlay - To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing area of natural habitat, while accommodating additional low or moderate intensity development.

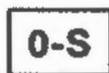
May modify provision of the underlying zone concerning uses allowed and standards for development.

R-C-0: Resource Conservation Overlay - to provide adequate breeding, feeding, and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay.

May modify provision of the underlying zone concerning uses allowed and standards for development.

Legend of Zoning Category Symbols*

RESIDENTIAL ZONES



O-S
(OPEN SPACE)



R-A
(RESIDENTIAL-AGRICULTURAL)



R-E
(RESIDENTIAL-ESTATE)



R-R
(RURAL-RESIDENTIAL)



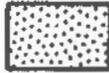
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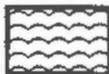
R-80
(ONE-FAMILY, DETACHED RESIDENTIAL)



or



R-55
(ONE-FAMILY, DETACHED RESIDENTIAL)



R-35
(ONE-FAMILY SEMI-DETACHED)



R-T
(RESIDENTIAL TOWN HOUSE)



R-20
(ONE-FAMILY, TRIPLE-ATTACHED, RESIDENTIAL)



R-30
(MULTIPLE-FAMILY, LOW-DENSITY RESIDENTIAL)



R-30C
(MULTIPLE-FAMILY, LOW-DENSITY CONDOMINIUM)



R-18
(MULTIPLE-FAMILY, MEDIUM-DENSITY RESIDENTIAL)



R-18C
(MULTIPLE-FAMILY, MEDIUM-DENSITY CONDOMINIUM)



R-H
(MULTIPLE-FAMILY, HIGH-RISE RESIDENTIAL)



R-10
(MULTIPLE-FAMILY, HIGH-DENSITY RESIDENTIAL)

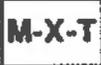


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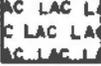
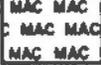
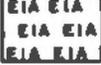


R-10A
(MULTIPLE-FAMILY, HIGH-DENSITY RESIDENTIAL EFFICIENCY)

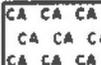
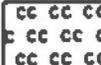
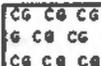
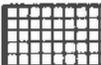
MIXED USE/PLANNED COMMUNITY ZONES

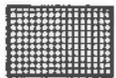
-  **M-X-T**
(MIXED USE--TRANSPORTATION ORIENTED)
-  **R-P-C**
(RESIDENTIAL PLANNED COMMUNITY)
-  **R-M-H**
(PLANNED MOBILE HOME COMMUNITY)

COMPREHENSIVE DESIGN ZONES

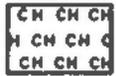
-  **R-S**
(RESIDENTIAL - SUBURBAN)
-  **R-M**
(RESIDENTIAL - MEDIUM)
-  **R-U**
(RESIDENTIAL - URBAN)
-  **L-A-C**
(LOCAL ACTIVITY CENTER)
-  **M-A-C**
(MAJOR ACTIVITY CENTER)
-  **E-I-A**
(EMPLOYMENT AND INSTITUTIONAL AREA)

COMMERCIAL ZONES

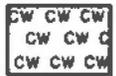
-  **C-O**
(COMMERCIAL OFFICE)
-  **C-A**
(ANCILLARY COMMERCIAL)
-  **C-C**
(COMMUNITY COMMERCIAL, EXISTING)
-  **C-G**
(GENERAL COMMERCIAL, EXISTING)
-  **C-1**
(LOCAL COMMERCIAL, EXISTING)

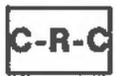
 **C-2**
(GENERAL COMMERCIAL, EXISTING)

 **C-S-C**
(COMMERCIAL, SHOPPING CENTER)

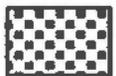
 **C-H**
(HIGHWAY COMMERCIAL, EXISTING)

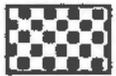
 **C-M**
(COMMERCIAL, MISCELLANEOUS)

 **C-W**
(COMMERCIAL WATERFRONT)

 **C-R-C**
(COMMERCIAL REGIONAL CENTER)

INDUSTRIAL ZONES

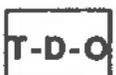
 **I-1**
(LIGHT INDUSTRIAL)

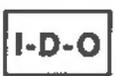
 **I-2**
(HEAVY INDUSTRIAL)

 **I-3**
(PLANNED INDUSTRIAL PARK)

 **I-4**
(LOW INTENSITY INDUSTRIAL)

OVERLAY ZONE

 **T-D-O**
(TRANSIT DISTRICT OVERLAY)

 **I-D-O**
(INTENSE DEVELOPMENT OVERLAY)

 **L-D-O**
(LIMITED DEVELOPMENT OVERLAY)

 **R-C-O**
(RESOURCE CONSERVATION OVERLAY)

** The symbols and patterns representing the various zoning categories are used on the planning area maps (generally 1000' scale) and the official 200' scale Zoning Map(s).*

**APPENDIX B
ASSESSMENT OF
ENVIRONMENTAL FEATURES**

ASSESSMENT OF ENVIRONMENTAL FEATURES

1 OF 4

		ANALYSIS	
		PHYSIOGRAPHIC	PERCEPTUAL
DESCRIPTION			
SURFACE WATER	Any body of water including lakes, streams, rivers, reservoirs, and their shorelines.	An abundant supply of quality surface water required to meet residential, industrial and agricultural needs and to maintain vegetation and wildlife.	Value of these water features, both visual and auditory; the streams are visually attractive and provide recreational opportunities; the movement of water in the streams produces a pleasing sound.
FLOODPLAIN	Land area, adjacent to a water body that is covered by excess water during periods of flooding. INTERMEDIATE REGIONAL FLOOD: A temporary rise in stream flow which has an average frequency of occurrence on the order of once in 100 years. STANDARD PROJECT FLOOD: Condition resulting from the most severe combination of meteorological and hydrological conditions considered reasonably characteristic of the drainage basin. ALLUVIUM: Soil material, such as sand, silt or clay, deposited on land by streams, often approximating a 50-100 year floodplain.	Essential role in carrying excess water during floods; potential danger to life and property; filling, damming or leveeing decrease storage capacity and flood velocity increases downstream; soils often very fertile, usually contains substantial groundwater. The Standard Project Flood area used by the U.S. Corps of Engineers intended as practicable expressions of degree of protection that should be sought in the design of flood controls, the failure of which might be disastrous.	N/A
PRIMARY MANAGEMENT AREA (PMA)	An area along the Patuxent River and its tributaries from which pollution is most likely to be transported into the River. It consists of two parts: PRESERVATION ZONE: (a) All perennial streams and a minimum of 50 feet of undisturbed vegetation on the side of each bank; (b) The 100-year floodplain; (c) All wetlands adjacent to the stream or the 100-year floodplain; (d) All slopes of 25% or greater adjacent to the stream, the 100-year floodplain, or streamside wetlands; (e) All slopes of 15% or greater with soils having an erodibility coefficient of 0.35 or greater and which are immediately abutting or adjoining the stream, floodplain, or streamside wetlands; and (f) Specific areas of unique or sensitive plant or wildlife habitat. EVALUATION ZONE: For those perennial streams that drain an area of 400 acres or more, an area 300 feet wide on each side of the stream abutting the Preservation Zone.	Extensive development and grading can increase potentials for erosion and sedimentation.	N/A
WETLAND	Tract of low-lying land, saturated with moisture; usually overgrown with vegetation. MARSH: Generally treeless and covered with water. SWAMP: Generally supporting tree vegetation and not permanently covered with water. BOG: Consisting largely of decaying vegetation (distinctions are imprecise)	Major roles include flood and water storage; used as wildlife habitat and fish spawning grounds. Act as sponges to absorb excess runoff; reduce flooding potential; filling or draining may cause flooding elsewhere.	Wetlands provide unique recreational, educational, and scientific opportunities.
HIGH WATER TABLE	Soil with high moisture content at or near the surface, with poor drainage; often a seasonal problem.	Perform an important water storage function; septic tanks will not operate properly on these soils, and their use may result in water supply contamination; building foundations may settle and crack; stagnant pools may exist during certain periods.	N/A
AQUIFER RECHARGE	Area of interchange between an aquifer (a water-bearing layer of sand, gravel or porous rock) and the surface; the point at which precipitation and surface water infiltrate the aquifer.	Groundwater in Prince George's County derived almost entirely from that portion (40-50%) of the local precipitation infiltrating through the soil to the zone of saturation; aquifers in the County are generally wedge-shaped and dip gently toward the southeast; recharge area for most of the artesian aquifers is in the northwestern part of the County. Intolerant to extensive development because of danger of polluting water supply.	N/A
UNSTABLE SOILS	A physical property of soils, usually clay, which has a tendency towards slippage due to changes in moisture capacity.	Generally unsuitable for intensive development; building foundations, roads and other structures are affected by the poor stability of these soils due to shrink-swell potential, soil moisture condition, and frost action potential. These problems are further compounded by cuts in slopes. This hazard increases with the degree of slope.	N/A
SEVERE SLOPE	Slope greater than 25% gradient.	Generally unstable and sensitive to changes in surface conditions; disturbance may lead to serious erosion and sedimentation problems. Development impractical, usually requiring extensive site engineering; difficult to farm.	Often of scenic beauty and attraction; slopes provide an abrupt and often dynamic visual attraction, in contrast to the stable appeal of flat land.
STEEP SLOPE	Slope ranging between 15-25% gradient.	Loss of ground cover may cause erosion, sedimentation, and possible flooding. Steep slopes may be suitable to limited development.	
WEAK SUBSTRUCTURE	Underground formation incapable of supporting heavy loads; often associated with the Patuxent Geological Formation.	Development may be hazardous and expensive because of possible subsidence or shifting.	N/A

¹This chart is based on a similar chart included in the American Society of Planning Officials, Planning Advisory Service, Report No. 263, Environmental Planning, "Environmental Information for Policy Formulation," November 1970.

ASSESSMENT OF ENVIRONMENTAL FEATURES

2 OF 4

GUIDELINES

	APPROPRIATE USES	CONSTRAINTS ON USES	IMPLEMENTATION
SURFACE WATER	May be used by recreation and/or other purposes that do not seriously damage the natural character of the water or flood land; e.g., forestry, some types of agriculture, recreation, open space, water supply, and pondment basins.	Flood land and surface water to be kept largely in their natural state; to absorb natural periodic flooding and help retain the silt load before it reaches the major rivers; filling and diking to be permitted only where essential for health and safety. No polluters (including septic tanks) nor any development that will produce undesirable changes in surface or subsurface water quality to be permitted. Adequate water retention or detention facilities to be employed where substantial development takes place; also impervious ground cover to be kept to a minimum to reduce stormwater runoff.	Implementation tools are: <ul style="list-style-type: none"> • Sanitary ordinance, controlling use of septic tanks; water quality standards, restricting discharge of pollutants; • State Health Law, MD. State Department of the Environment, Code of Maryland and Regulation 26.08.01, Water Pollution Control; • Prince George's County Code, Subtitle 22, "Sewers"; • Ten-Year Water & Sewerage Plan; • State of Maryland Water Resources Administration, Rules & Regulations, 08.05.03; • Prince George's County Code, Subtitle 19, "Pollution", Division 2, "Phosphorus Detergents"; • Prince George's County Code, Subtitle 24, "Subdivisions", Division 5, Section 24-129, "Floodplains", and Section 24-130, "Stream, Wetland and Water Quality Protection and Stormwater Management"; • Prince George's County Code, Subtitle 4, "Building", Division 3, "Grading, Drainage and Erosion Control", and Division 4, "Stormwater Management"; • Open space dedication; scenic easements and/or other easements; public purchase; agricultural zoning; limitations on surrounding areas to preserve ecological processes (e.g., withdrawal of water, diking, curving of channels, excessive development); open space zoning. • Title 9, Natural Resources Article, Annotated Code of Maryland; • Prince George's County Code, Subtitle 4, "Building", Division 2, "Construction or Changes in Floodplain Areas"; • 33 Code of Federal Regulations, Parts 320 through 330, Regulatory Programs of the Corps of Engineers. • Subtitle 12, Non-tidal Wetlands, Natural Resources Article, Annotated Code of Maryland
FLOODPLAIN	PRESERVATION ZONE: Same as Floodplains, Surface Water, and lowlands EVALUATION ZONE: Limited development with limited impervious surfaces	Preservation Zone should be preserved largely in a natural state. Impervious surfaces should be limited in the Evaluation Zone.	
PRIMARY MANAGEMENT AREA (PMA)			
WETLAND	May be used for those purposes which do not seriously interfere with the natural processes of the wetlands ecosystem; e.g., recreation, hunting, fishing, observing, and scientific investigation.	No extensive on-site or peripheral development; no filling, dredging or draining to be permitted.	
HIGH WATER TABLE	"Floating" structures may be permitted if public water and sewerage systems are available; selective draining or tilling work may be permitted if operations do not interfere with water supply or floodplain.	Developments using septic tanks and industries disposing toxic or noxious effluents to be prohibited. Any alteration of water table that would have adverse impact on wetlands, woodlands or water supplies to be prohibited.	
AQUIFER RECHARGE	Uses vary depending upon permeability of overlying strata; generally, any use which maintains high water quality and quantity. Where development is extensive with impervious surface cover (i.e., parking lots, high lot coverage, etc.), water detention facilities should be utilized to allow water to recharge aquifers.	No disposal of possible pollutants, specifically no septic tanks to be permitted; sewers to be sealed to avoid leakage; no filling or dumping which may permit the intrusion of pollutants to be permitted.	
UNSTABLE SOILS	Limited to specially designed elements, recreation, or agriculture.	No intense development or major grading.	<ul style="list-style-type: none"> • Prince George's County Code, Subtitle 24, "Subdivisions", Division 5, Section 24-129, "Floodplains", Section 24-131, "Unsafe Land", and Section 24-133, "Grading"; • Prince George's County Code, Subtitle 4, "Building", Division 3, "Grading, Drainage and Erosion Control"; Subtitle 19, "Pollution", Division 3, "Soil Erosion"; • Open space dedication; scenic easements and/or other easements; reforestation. Mandatory dedication during development review process.
SEVERE SLOPE	Limited development (highly regulated and engineered), contour agriculture, forest, open space, limited recreation uses.	Development to be carefully regulated. <ul style="list-style-type: none"> • No grading permitted, unless plans are submitted for: <ul style="list-style-type: none"> — Temporary stabilization and/or structural control and — Final or permanent stabilization • Guidelines not to exceed a 2:1 ratio. • Cut slopes to be drained, where necessary. • Diversions to be required at the crest of all slopes to prevent washout and overflow. 	
STEEP SLOPE			
WEAK SUBSTRUCTURE	Limited low-intensity, low-rise development.	Special construction methods necessary to assure stability.	

ASSESSMENT OF ENVIRONMENTAL FEATURES

3 OF 4

ANALYSIS

	DESCRIPTION	PHYSIOGRAPHIC	PERCEPTUAL
PROMONTORY	A point of high land, usually projecting into or associated with a body of water or valley; overlooking water or lowland, often has scenic views.	N/A	Provide opportunities for views of varying length and quality.
RIDGE LINES	An elongate crest, or a linear series of crests, separating drainage basins; may be hardly noticeable in flat country, but highly pronounced in hilly areas.	Water on either side of the ridge line flows in opposite directions.	Major ridge lines often have visual impact ("skyline" effect).
ABRUPT RELIEF CHANGES	Lines separating distinctly different land forms.	N/A	Contrast and variety are among the most widely valued perceptual attributes of environmental patterns; contrasts in high points and between land and water features and variety in slopes and ridges prevail among these scenic resources.
WOODLAND	Tract of land dominated by trees but usually also contains woody shrubs, grasses, and other vegetation.	Woodlands serve important function in restricting runoff and inducing recharge, particularly on stream valley walls; help to minimize flooding, erosion, and sedimentation; also provide shelter and support for numerous species of wildlife.	Woodlands introduce dramatic vertical accents into the landscape and provide stabilizing influence with respect to wind currents, as well as respite from the hot summer sun; wooded areas also enrich the environment by providing visual coalescence among man-made introductions to the landscape.
RARE NATURAL FEATURES	Natural features of unusual or rare occurrence, such as certain trees, geological outcrops, paleozoological sites, etc.	Should be preserved for historic, recreational, educational, and scientific reasons though many have no major ecological role.	N/A
HISTORICAL/ ARCHEOLOGICAL SITES AND DISTRICTS	Historic monuments, buildings, archeological digging areas and related sites; structures and sites of historical and archeological significance.	N/A	Valuable for educational, recreational, and aesthetic reasons; development may destroy historic character.
LANDMARKS	A natural or man-made form which is visually unique and stands out as a single feature of community importance.	N/A	Reflect the character of districts and centers for activity; provide reference points for human orientation; may add to, but can detract from, the aesthetics of the landscape and the environment.
SCENIC VISTAS	An area of pleasing, aesthetic, scenic character; may include both natural and cultural features.	N/A	Suitable for limited development if carefully controlled; some areas may be worth maintaining for aesthetic reasons; outlooks upon pleasant and varied patterns provide for extension of individual consciousness and give comforting relationship or intersection with the environment.
LIMITED VIEW FROM ROADWAY	The area which can be viewed from an automobile on the roadway; restricted to the near view, usually ranging between 0 and 300 feet from the roadway.	N/A	Unifies an area; emphasizes the landscape; provides vistas and open space; and determines the character of development; helps people, particularly those living in the area, to identify communities and neighborhoods.
NOISE INTRUSION	An assessment of the areas which are potentially exposed to existing or future high noise levels from major transportation sources. SIGNIFICANT NOISE INTRUSION: Exposure of an area to noise levels that are unacceptable for residential land uses without application of noise control measures. MINIMAL NOISE INTRUSION: Exposure of an area to noise levels that are acceptable from the standpoint of protecting the public health and welfare.	N/A	Specific evidence points to noise as an important health and welfare concern. Hearing damage is the most severe health hazard resulting from excessive noise. Effects of transportation noise are mental stress and the interference with speech, sleep and performance capabilities. Noise can also adversely affect property values. Highways and aircraft within the planning area are the most significant sources of noise pollution. Aircraft noise is a function of their numbers, types, and flight paths. Highway noise depends on the volume, percentage of trucks, speed, and the terrain.
AIR QUALITY	An assessment of the concentration of man-made contamination of the atmosphere.	N/A	Air quality is predominantly automotive related within the metropolitan area. Automotive air pollution generally occurs in two locations: one, localized along roadways; the other, generalized throughout the metropolitan area.

ASSESSMENT OF ENVIRONMENTAL FEATURES

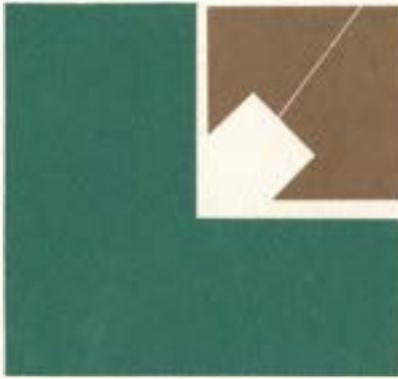
4 OF 4

GUIDELINES

	APPROPRIATE USES	CONSTRAINTS ON USES	IMPLEMENTATION
PROMONTORY	Used to promote efforts to achieve high quality design for buildings or landmark structures to be constructed at prominent locations.	Visibility of or from hilltops should be maintained or improved in order to enhance the overall form and character of the Sub-region; to contribute to the distinctiveness of communities; and to permit easy identification of amenities.	Site plan review under existing regulation (Zoning Ordinance) in I-3, R-7, R-8, R-20, R-30, R-30-C, R-1B, R-1B-C, R-1C, M-X-T, and Comprehensive Design Zones; also, through the Cluster provision of the Subdivision Regulations.
RIDGE LINES	Careful development on major ridge lines to preserve scenic beauty.		Site Plan review for other zoning categories, as a condition to zoning, special exceptions, building permits, public agency referrals, etc. Subdivision review process.
ABRUPT RELIEF CHANGES	Uses limited to those which heighten the visual effect of the change; such open space uses as a row of trees can be effective.		
WOODLAND	Retention of forest lands for use as recreation, conservation and buffer areas shall be encouraged throughout the Planning Area(s). Dense forests can maintain housing of about one dwelling unit per acre or cluster development, but only where trees are abundant can this be accomplished. Lumbering shall be done only under a well-managed reforestation program.	No extensive lumbering to be permitted on steep slopes or severe slopes or flood-prone areas.	<ul style="list-style-type: none"> • Application of existing State ordinance as it applies to reforestation. • Prince George's County Woodland Conservation and Tree Preservation Program, adopted 1989
RARE NATURAL FEATURES	Controlled recreation; preservation for natural, historic, scientific, educational and aesthetic purposes.	No development to be permitted which would interfere with the quality of the feature.	Administration of the Historic Sites and Districts Ordinance: provides criteria and procedures for the designation of historic sites and districts, general regulations and permit procedures for improvements, governmental assistance, posting of historic markers, and penalties for violations or destruction of historic sites and structures. Official designation as an Historic Site, requiring a permit issued by the Historic Preservation Commission for any changes. Subtitle 25, "Trees and Vegetation".
HISTORICAL/ ARCHEOLOGICAL SITES AND DISTRICTS	Preserve notable landmarks; areas of historical, archeological or architectural value should be preserved in their current state, with restoration if warranted. Historic sites and their environmental settings and historic districts should be protected, maintained and enhanced.	No development to be permitted which would interfere with setting and appreciation of the site.	Subdivision and site plan review process.
LANDMARKS	Views of landmarks should be protected and surrounding development should be carefully designed.	No development to be permitted which would interfere with viewing and appreciation of the landmark.	
SCENIC VISTAS	Establishment of new view points at key locations.	Overlooks and other view points for appreciation of the Planning Area(s) should be protected and supplemented by limitation of construction of buildings and other structures where necessary to prevent obstruction.	Title 9, Subtitle 2, Section 9-208, "Tax Property Articles", Annotated Code of Maryland, provides for property tax credits of up to 100%, for which the owner conveys or assigns to the County, State or Federal Governments, or to the M-RCPPG, as easement of interest which limits the use in such a manner as to preserve its natural open character.
LIMITED VIEW FROM ROADWAY	Design of street areas should capitalize on opportunities to emphasize the distinctive nature of districts and neighborhoods and to increase clarity of routes for travelers.	No wide streets with low and/or scattered buildings (for example, strip commercial) which poorly define and do not contribute to an orderly pattern and positive image of the community to be permitted.	
NOISE INTRUSION	Uses compatible with high noise intrusions are agriculture, industrial, office and retail commercial uses, as well as some recreation. Various types of noise barriers (e.g. earth berms, walls, dense woods, rows of buildings, and the terrain itself), buffer areas, and the orientation of buildings reduce highway noise impacts. Acoustical insulation and the design of individual buildings can reduce the noise impacts from highways.	Noise-sensitive residential areas should be isolated from major highways. Roadway improvements and reconstructions would require noise mitigation to protect sensitive receptors (e.g. residences, hospitals, schools, churches, nursing homes). No residential development to be permitted to occur within significant noise intrusion zones, unless the site design includes adequate noise control measures. Developers to be required to prepare noise studies and provide representative noise measurements of sites proposed for development within the significant noise intrusion zone.	<ul style="list-style-type: none"> • Regulated by the State Department of the Environment • Prince George's County Code, Subtitle 19, "Pollution", Division 2A, "Noise Control" • HUD Noise Guidelines
AIR QUALITY	Encourage the preservation and/or the introduction of trees and other vegetation that tend to counteract the negative effects of air pollution.	Discourage pedestrian-oriented activities within localized areas which exceed ambient environmental air quality standards.	<ul style="list-style-type: none"> • Maryland State Department of the Environment • Regulations Governing the Control of Air Pollution in Area IV (2.6.11.06) — Federal Clean Air Act of 1970 • Prince George's County Code, Subtitle 19, "Pollution", Division 1, "Air Pollution"

NOTES

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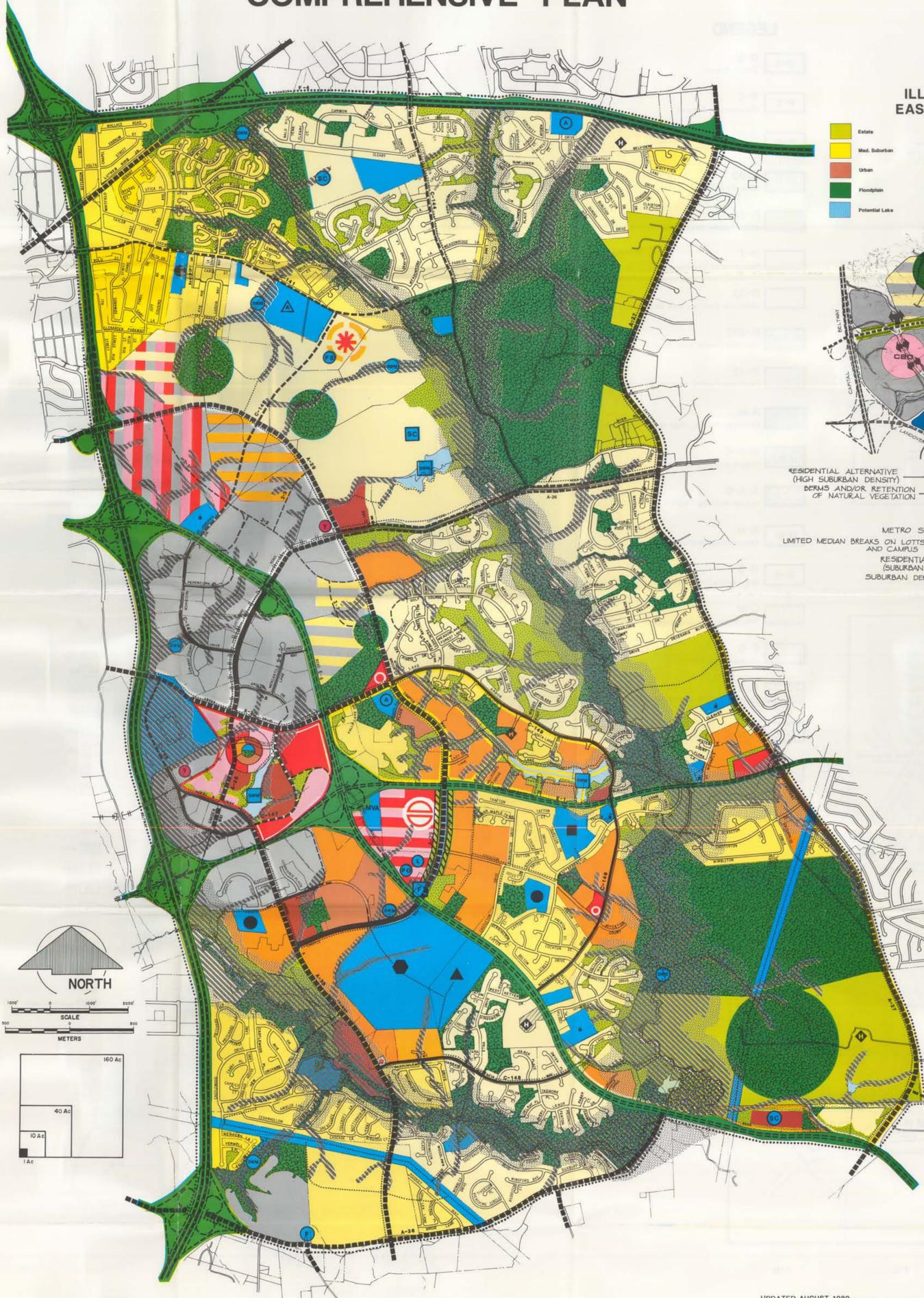
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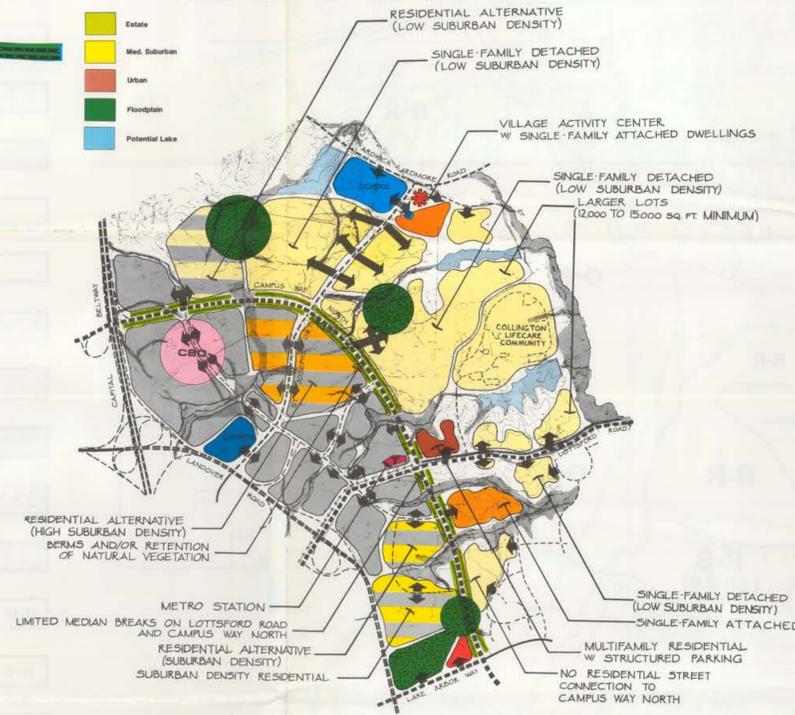
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COMPREHENSIVE PLAN

ADOPTED & APPROVED MASTER PLAN LARGO - LOTTSFORD PLANNING AREA 73 JULY, 1990



ILLUSTRATIVE SKETCH:
EAST SIDE OF MD. 202



- LEGEND**
- POLICY AREAS**
- CATEGORY I - ESTABLISHED AREAS, PROGRESSIVELY DEVELOPED, OR LOCATED TOWARD AREAS SERVED BY METRO.
 - CATEGORY II - AREAS TO BE DEVELOPED WITH METRO SERVICE, AND LOCATED FROM ONE-TWO TO TWO-THREE MILES FROM THE CORE TO TWO-THREE MILES.
 - CATEGORY III - AREAS TO BE DEVELOPED WITH METRO SERVICE, AND LOCATED FROM ONE-TWO TO TWO-THREE MILES FROM THE CORE TO TWO-THREE MILES.
- ECONOMIC POTENTIAL AREAS:** AREAS IDENTIFIED BY PROFESSIONAL OPINION OF ECONOMIC ACTIVITY OR DEVELOPMENT.
- URBAN LIVING AREAS
 - METROCENTERS - TO BE DEVELOPED IN CONNECTION WITH METRO SERVICE STATIONS, OR IN CONNECTION WITH FUTURE METRO STATIONS.
 - COMMUNITY ACTIVITY CENTERS
 - SPECIALIZED CENTERS
 - MAJOR EMPLOYMENT AREAS
- ENVIRONMENTAL NETWORK**
- NATURAL AND OPEN-SPACE AREAS
 - POTENTIAL LAKE SITES
 - FLOODPLAIN AREAS
- OTHER FEATURES**
- TRAFFICATED-WATERSHED BOUNDARIES
 - MAJOR POWER LINES
- TRANSPORTATION**
- EXISTING INTERCHANGES
 - INTERCHANGES TO BE EXPANDED/IMPROVED
 - NEW INTERCHANGES
 - NATURAL ADAPTED RAIL SYSTEM
 - NATURAL STATION
 - NATURAL STATION
 - NATURAL STATION
 - PROPOSED NEW METRO ACCESS ROADS
 - EXISTING INTERCHANGES
 - INTERCHANGES TO BE EXPANDED/IMPROVED
 - NEW INTERCHANGES
 - NATURAL ADAPTED RAIL SYSTEM
 - NATURAL STATION
 - NATURAL STATION
 - PROPOSED NEW METRO ACCESS ROADS

CERTIFICATE OF ADOPTION AND APPROVAL

This Master Plan, being an amendment to the Master Plan for the Largo-Lottsford Area, Planning Area 73 (1977), the Model Neighborhood Area Plan (1973), the General Plan for the Maryland-Washington Regional District (1982), the Countdown Trails Plan (1979), including the Equestrian Addendum (1985), the Historic Sites and Districts Plan (1983), and the Functional Master Plan for Public School Sites (1983), has been adopted by the Prince George's County Planning Board by Resolution Number 90-99 on March 29, 1990, and has been approved by the Prince George's County Council by Resolution Number CR-70-1990 on July 24, 1990, after advertised joint public hearings held on January 23, 1990 and June 11, 1990.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

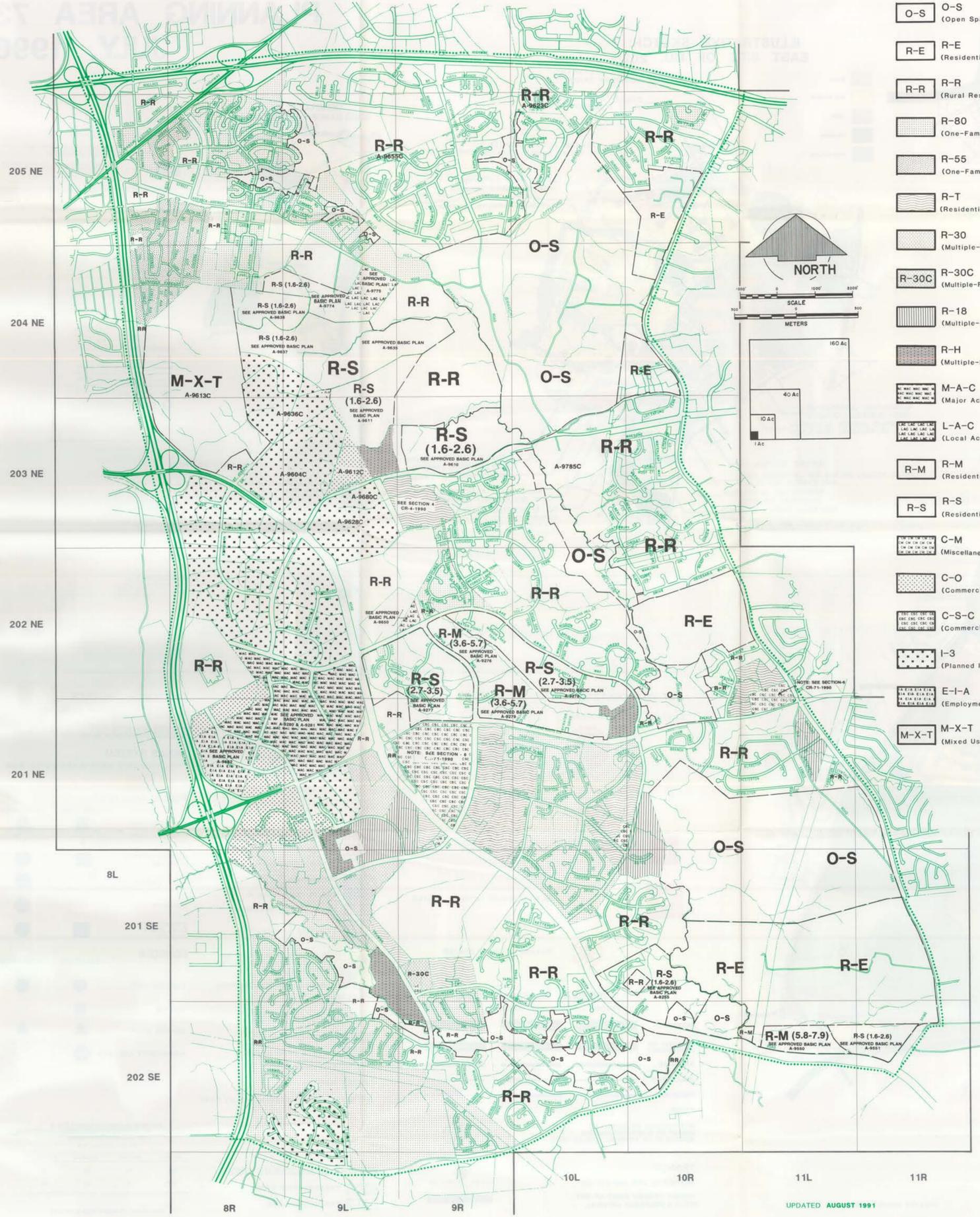
John W. Rhoads
Chairman

John S. Shuman
Vice Chairman

A. Edward Navarro
Secretary-Treasurer

- LEGEND**
- ACTIVITY CENTERS**
- EXISTING
 - PROPOSED
 - TOWN CENTER
 - COMMUNITY ACTIVITY CENTER
 - CONVENIENCE CENTER
 - NEIGHBORHOOD ACTIVITY CENTER
 - VILLAGE ACTIVITY CENTER
- HIGHWAY CLASSIFICATIONS**
- EXISTING
 - IMPROVEMENT PROPOSED
 - PROPOSED
 - FREEWAY
 - PARKWAY OR EXPRESSWAY
 - ARTERIAL
 - COLLECTOR
 - INDUSTRIAL
 - OTHER
 - INTERCHANGE PROPOSED AS RESULT OF BOWIE-COLLINGTON MASTER PLAN APPROVAL (CR-22-1991)
 - TRANSIT
 - METRO RAIL LINE AND STATION
 - FUTURE TRANSIT RIGHT-OF-WAY (PT-1) & PROPOSED ARTERIAL
- LAND USE CATEGORIES**
- ESTATE
 - LOW SUBURBAN
 - SUBURBAN
 - MEDIUM SUBURBAN
 - HIGH SUBURBAN
 - LOW URBAN
 - URBAN
 - HIGH URBAN
 - RETAIL COMMERCIAL
 - SERVICE COMMERCIAL
 - OFFICE COMMERCIAL
 - EMPLOYMENT
 - PUBLIC/QUASI-PUBLIC
 - MIXED USE DEVELOPMENT
 - LAND USE ALTERNATIVES
 - PLAN IMPLEMENTATION VIA APPROVED COMPREHENSIVE DESIGN PLANS
 - DEVELOPMENT PLAN PROPOSAL
 - PLAN DENSITY
- HISTORIC PROPERTIES**
- NATIONAL REGISTER OR COUNTY HISTORIC SITE
 - HISTORIC SITE ENVIRONMENTAL SETTING
- TRAILS SYSTEM**
- PROPOSED HIKER-BIKER-EQUESTRIAN
- PUBLIC FACILITIES**
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| RELIGIOUS INSTITUTION | [Symbol] | [Symbol] |
| SENIOR CITIZEN HOUSING | [Symbol] | [Symbol] |
| POST OFFICE | [Symbol] | [Symbol] |
| LIBRARY | [Symbol] | [Symbol] |
| STORMWATER MANAGEMENT FACILITY | [Symbol] | [Symbol] |
- SCHOOLS**
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| COMMUNITY COLLEGE | [Symbol] | [Symbol] |
- OPEN SPACE NETWORK**
- M-NCPPC PARK
 - PRIVATE OPEN SPACE
 - EXISTING LAKE
 - BUFFER
 - PROPOSED STREAM VALLEY PARK
- PRIMARY MANAGEMENT AREAS**
- PRESERVATION ZONE
 - EVALUATION ZONE
- MAXIMUM ALLOWABLE NOISE LEVELS BY ZONING CATEGORY (dBA) (for receiving land use categories) Effective September 1984**
- | | INDUSTRIAL | COMMERCIAL | RESIDENTIAL |
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- ***** PLANNING AREA BOUNDARY

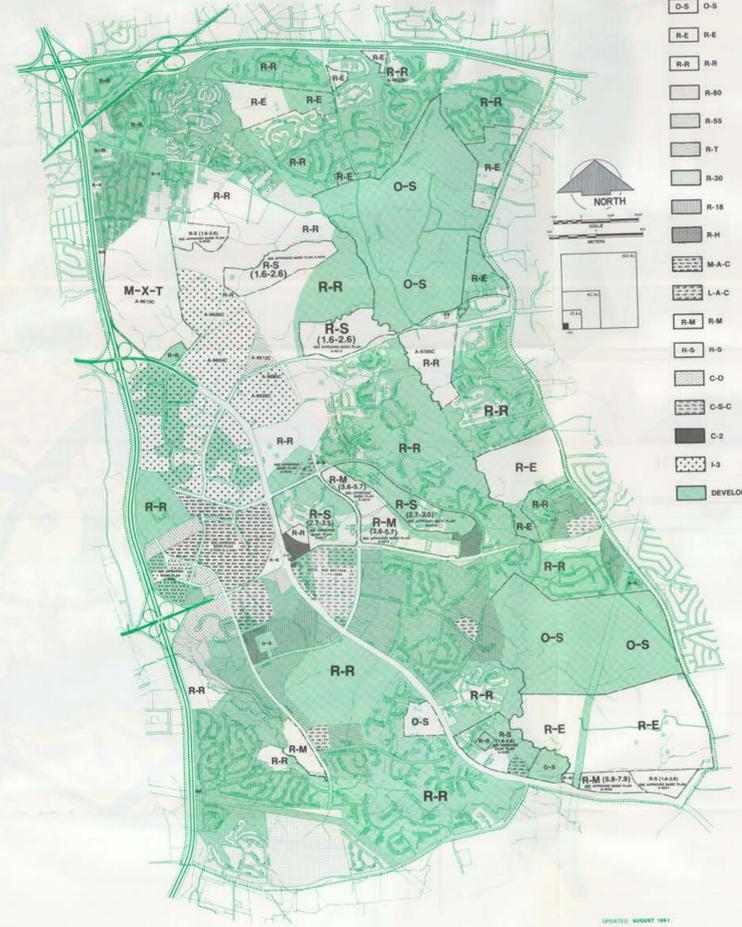
**LARGO-LOTSFORD SECTIONAL MAP AMENDMENT
COUNCIL RESOLUTION 71-1990
ADOPTED JULY 24, 1990**



- LEGEND**
- O-S O-S (Open Space)
 - R-E R-E (Residential Estate)
 - R-R R-R (Rural Residential)
 - R-80 R-80 (One-Family Detached)
 - R-55 R-55 (One-Family Detached)
 - R-T R-T (Residential Townhouse)
 - R-30 R-30 (Multiple-Family, Low Density)
 - R-30C R-30C (Multiple-Family, Low Density Condominium)
 - R-18 R-18 (Multiple-Family, Medium Density)
 - R-H R-H (Multiple-Family, High-Rise Residential)
 - M-A-C M-A-C (Major Activity Center)
 - L-A-C L-A-C (Local Activity Center)
 - R-M R-M (Residential-Medium)
 - R-S R-S (Residential-Suburban)
 - C-M C-M (Miscellaneous-Commercial)
 - C-O C-O (Commercial Office)
 - C-S-C C-S-C (Commercial, Shopping Center)
 - I-3 I-3 (Planned Industrial Park)
 - E-I-A E-I-A (Employment & Institutional Area)
 - M-X-T M-X-T (Mixed Used-Transportation Oriented)

UPDATED AUGUST 1991

**MARCH 1990
LARGO-LOTSFORD EXISTING SITUATION**



- LEGEND**
- O-S O-S
 - R-E R-E
 - R-R R-R
 - R-80 R-80
 - R-55 R-55
 - R-T R-T
 - R-30 R-30
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 - R-H R-H
 - M-A-C M-A-C
 - L-A-C L-A-C
 - R-M R-M
 - R-S R-S
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 - C-2 C-2
 - I-3 I-3
 - DEVELOPED AREAS

UPDATED AUGUST 1991