Visual Guide to Zoning Categories

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
pgplanning.org

Rural and Agricultural Base Zones

The three Rural and Agricultural Base Zones are intended to provide land to support agricultural, forestry, and related uses important to the County's agricultural economy; preserve, protect, and restore natural resources and environmentally-sensitive lands; and conserve the County's preservation lands and open spaces.

ROS
Reserved Open Space

Supports and maintains significant environmental lands and features; protects ecological heritage lands; and provides for very low-density residential development and limited nonresidential development.

Minimum lot size
- Single-family dwelling 20 acres
- Other uses 20 acres

Maximum dwelling units per net acre 0.05

AG
Agriculture and Preservation

Provides agriculture and forestry lands; protects environmental and ecological heritage lands while providing for their use and enjoyment; and provides land for recreation uses and low-density, single-family residential development.

Minimum lot size
- Single-family dwelling 5 acres
- Other uses 5 acres

Maximum dwelling units per net acre 0.20

AR
Agricultural-Residential

Provides for agriculture as a primary use while supporting large-lot single-family detached housing; allows for limited nonresidential uses including animal care, recreation and entertainment, visitor accommodation, and resource extraction (under limited conditions).

Minimum lot size
- Single-family dwelling 2 acres
- Other uses 2 acres

Maximum dwelling units per net acre 0.50

M-NCPPC

RE

Residential Estate

Provides for low-density, single-family detached dwellings in a rural estate setting; respects natural land features and conserves open spaces.

Minimum lot size

• Single-family dwelling	40,000 sq. ft.
• Other uses	40,000 sq. ft.
• Agricultural uses	2 acres

Maximum dwelling units per net acre 1.08

RR

Residential, Rural

Provides for low-density, single-family detached dwellings on lots approximately one half-acre in size that incorporate a rural character.

Minimum lot size

• Single-family dwelling	20,000 sq. ft.
• Other uses	20,000 sq. ft.

Maximum dwelling units per net acre 2.17

RSF-95

Residential, Single-Family-95

Provides for primarily single-family detached communities that are pedestrian-oriented, well-connected to surrounding lands, and respectful of natural features.

Minimum lot size

• Single-family dwelling	9,500 sq. ft.
• Other uses	9,500 sq. ft.

Maximum dwelling units per net acre 4.58

RSF-65

Residential, Single-Family-65

Provides for primarily small-lot, single-family detached communities reflective of traditional subdivision patterns.

Minimum lot size

• Single-family dwelling	6,500 sq. ft.
• Other uses	6,500 sq. ft.

Maximum dwelling units per net acre 6.7

Residential Base Zones

The eight Residential Base Zones are intended to provide residential housing choices, affordability, and diversity to create comfortable, healthy, safe, and pleasant neighborhoods. The single-family detached zones typically allow for limited agriculture and forestry-related uses, limited institutional uses, and limited recreation uses that support single-family development. The higher-density residential zones typically allow for more nonresidential uses intended to support residents' needs.

RSF-A

Residential, Single-Family-Attached

Provides for a mix of residential types emphasizing attached dwellings such as townhouses, two-family attached, and three-family attached homes in medium-density communities offering choices of residential types and price points.

Minimum lot size

• Single-family detached dwelling	5,000 sq. ft.
• Two- and three-family dwelling	No minimum
• Townhouse	No minimum
• Other uses	6,500 sq. ft.

Maximum dwelling units per net acre

• Single-family detached	8.7
• Two-family	32.66
• Three-family	12.44
• Townhouse	16.33

RMF-12

Residential, Multifamily-12

Provides for communities with a mix of medium-density residential dwelling types; supports residential living and walkability; incorporates a mix of residential and nonresidential uses; well-connected to nearby activity centers.

Minimum lot size

• Single-family detached dwelling	5,000 sq. ft.
• Two- and three-family dwelling	No minimum
• Townhouse	No minimum
• Multifamily dwelling	9,000 sq. ft.
• Other uses	14,000 sq. ft.

Maximum dwelling units per net acre

• Single-family detached	8.7
• Two-family	24
• Three-family	10
• Townhouse	12
• Multifamily	12

RMF-20

Residential, Multifamily-20

Provides for a variety of medium to moderately high-density residential development offering variety in housing types and price points; incorporates a mix of residential types and nonresidential uses; supports nearby activity centers.

Minimum lot size

• Two- and three-family dwelling	No minimum
• Townhouse	No minimum
• Multifamily dwelling	7,500 sq. ft.
• Other uses	7,500 sq. ft.

Maximum dwelling units per net acre

• Two-family	40
• Three-family	14
• Townhouse	20
• Multifamily	20

RMF-48

Residential, Multifamily-48

Provides for high-density multifamily development well-integrated with nonresidential uses. Proximate to activity centers, including transit-centers, and offers an appropriate transition between high-density centers and lower-density surrounding lands.

Minimum lot size

• Multifamily dwelling	7,500 sq. ft.
• Other uses	7,500 sq. ft.

Maximum dwelling units per net acre (multifamily) 48

CN

Commercial, Neighborhood

Provides for small-scale, retail uses serving the needs of residents in surrounding neighborhoods; provides for low- to medium-density, residential development (encouraged on the upper floors of nonresidential uses); reflective of traditional "corner store" or "main street" development compatible with adjacent residential communities; nonresidential uses retail sales and services, personal services, eating and drinking establishments, recreation and entertainment uses, offices, limited vehicle sales and services, and institutional uses.

Minimum lot size

• Single-family detached dwelling	4,000 sq. ft.
• Two-family dwelling	No minimum
• Townhouse/live-work dwelling	No minimum
• Multifamily dwelling	9,000 sq. ft.
• Other uses	No minimum

Maximum dwelling units per net acre

• Single-family	9
• Two-family	24
• Townhouse	12
• Multifamily	12

CGO

Commercial, General and Office

Provides for a broad and diverse range of retail, business, civic, and mixed-use development at major intersections and other highly visible and accessible locations; designed to support connectivity and provide a balance between automobile access and pedestrian-, bicycle-, and transit-friendliness. Incorporates high-density residential development including townhouses, multifamily dwellings, artists' studios, and live-work dwellings to complement nonresidential development.

Minimum lot size

• Townhouse	No requirement
• Multifamily and other dwellings	7,500 sq. ft.
• Other uses	No requirement

Maximum dwelling units per net acre

• Townhouse dwellings	20
• Multifamily and other dwellings	48

Nonresidential Base Zones

The five Nonresidential Base Zones are intended to provide appropriately-located lands for the retail, business, and industrial uses and jobs needed for a robust County economy; encourage mixed-use development with a range of medium- to high-density residential uses; support governmental activities; accommodates infill development and redevelopment of previously-built lands to promote sustainability and reduce sprawl.

CS
Commercial, Service

Primarily intended for higher-intensity and auto-oriented commercial uses complemented by other retail sales and service uses and medium-density multifamily, artists' studios, and live-work development.

Minimum lot size
- All dwellings 7,500 sq. ft.
- Other uses 5,000 sq. ft.

Maximum dwelling units per net acre (all dwellings) 20

IE
Industrial, Employment

Provides for a mix of light industrial, employment, and research and development uses with an expectation of high-quality design in locations set apart from traffic-generating commercial locations and residential neighborhoods. Uses include a broad array of light industrial, research and development, manufacturing, and warehousing operations complemented by medium-density residential opportunities to potentially include industrial loft-style housing. Twenty-five percent green area required.

Minimum lot size
- All dwellings 10,000 sq. ft.
- Other uses 10,000 sq. ft.

Maximum dwelling units per net acre (all dwellings) 20

IH
Industrial, Heavy

Provides for intense, high-impact industrial development, which often requires large sites; important for the County's economic growth but has potential to negatively impact adjoining lands and generate significant environmental impacts. Uses include heavy manufacturing and other large-scale industrial uses that require significant movement of goods, raw materials, or vehicles and/or which have high potential for adverse environmental and visual impacts. Provides for limited residential uses, particularly in the form of adaptive reuse opportunities. Ten percent green area required.

Minimum lot size
- All dwellings 10,000 sq. ft.
- Other uses 10,000 sq. ft.

Maximum dwelling units per net acre (all dwellings) 12

Transit-Oriented/Activity Center Base Zones

The five Transit-Oriented/Activity Center Base Zones are intended to serve as focal points of neighborhoods or broader communities consisting of multiple neighborhoods, at an urban intensity. These zones are walkable and bikeable, often well-served by transit, and contain—and require—mixed-use development. The two highest-intensity zones are regional in scale, intended to provide intense urban development opportunities at major transit stations. These regional zones are the

NAC
Neighborhood Activity Center

Provides for lower-density, small-scale, mixed-use centers intended to serve surrounding neighborhoods. Vertical mixed-use development, with ground-floor retail, service, or office uses and residential above, is encouraged.

Minimum net lot area	
• In general	5,000 sq. ft.
• Townhouse	1,200 sq. ft.
Dwelling units per net acre (all dwellings)	
• Minimum	10
• Maximum	30
Floor area ratio (nonresidential development)	0.25
• Minimum	2
• Maximum	
Principal structure height (maximum)	50 ft.

TAC
Town Activity Center

Provides for moderate-density and intensity, more automobile-accessible, mixed-use centers serving larger neighborhoods and communities. Vertical mixed-use development, with ground-floor retail, service, or office uses and residential above, is strongly encouraged in the core area of the zone and encouraged in the edge area.

	Core	Edge
Minimum net lot area		
• In general; square feet	1,500	3,000
• Townhouse	1,200	1,200
• Other dwellings; square feet	1,500	5,000
Dwelling units per net acre (all dwellings)		
• Minimum	15	5
• Maximum	80	60
Floor area ratio (nonresidential development)		
• Minimum	0.5	0.25
• Maximum	2.5	1.5
Principal structure height (maximum)	80 ft.	70 ft.

LTO
Local Transit-Oriented

Provides for moderate-intensity, vibrant, transit-rich mixed-use centers incorporating walkable urbanism and robust connectivity for pedestrians, bicyclists, transit-riders, and drivers. Often well-connected to regional transit. Vertical mixed-use development, with ground-floor retail, service, or office uses and residential above, is strongly encouraged.

	Core	Edge
Minimum net lot area		
• In general; square feet	1,500	3,000
• Townhouse	1,000	1,000
• Other dwellings; square feet	1,500	5,000
Dwelling units per net acre (all dwellings)		
• Minimum	20	10
• Maximum	80	40
Floor area ratio (nonresidential development)		
• Minimum	0.5	0.25
• Maximum	3	2
Principal structure height (maximum)	80 ft.	70 ft.

principal targets for the County's future planned growth and are the economic engines of Prince George's County. The other three zones provide low- and moderate-density and intensity opportunities for walkable urbanism and transit-oriented development. These zones require additional design quality, increased connectivity, reduced parking requirements, and wide, clear sidewalks to ensure the most important places of the County are inviting to all.

RTO-L

Regional Transit-Oriented, Low-Intensity

Provides for high-intensity, vibrant, mixed-use centers intended to capture the majority of the County's future residential and employment growth and development. Extremely walkable, bikeable, and well-connected to the region. Typically located at major transit centers anchored by Metrorail stations. The primary difference between the RTO-L and RTO-H zones are the scale of development intensity and range of uses permitted; RTO-L is somewhat lower-intensity than RTO-H.

Minimum net lot area	Core	Edge
• In general; square feet	1,500	3,000
• Townhouse dwellings; square feet	1,500	1,000
• Other dwellings; square feet	1,500	5,000
Dwelling units per net acre (all dwellings)		
• Minimum	30	20
• Maximum	100	60
Floor area ratio (nonresidential development)		
• Minimum	1	0.25
• Maximum	4	2.5
Principal structure height (maximum)	No max.	126 ft.

RTO-H

Regional Transit-Oriented, High-Intensity

Provides land for high-intensity, vibrant, mixed-use centers intended to capture the majority of the County's future residential and employment growth and development. Extremely walkable, bikeable, and well-connected to the region. Typically located at major transit centers anchored by Metrorail stations. The primary difference between the RTO-H and RTO-L zones are the scale of development intensity and range of uses permitted; RTO-H is somewhat higher-intensity than RTO-L.

Minimum net lot area	Core	Edge
• In general; square feet	1,500	3,000
• Townhouse dwellings; square feet	1,000	1,000
• Other dwellings; square feet	1,500	5,000
Dwelling units per net acre (all dwellings)		
• Minimum	30	20
• Maximum	120	80
Floor area ratio (nonresidential development)		
• Minimum	1.5	0.5
• Maximum	5	3
Principal structure height (maximum)	No max.	182 ft.

PIZZERIA PARADISO
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Other Base Zones

The four Other Base Zones serve unique purposes, providing for smooth transitions between obsolete zones and the new Zoning Ordinance. These zones are legacy zones, preserving regulations and procedures for specific properties within the County that developed under a different set of rules than exist today. No property in the County can be rezoned as one of these legacy zones after the approval of the Countywide Map Amendment.

RMH

Planned Mobile Home Community

Accommodates existing mobile home communities.

LCD

Legacy Comprehensive Design

Replaces nine prior Comprehensive Design Zones spanning a range of densities, intensities, and uses. Ensures properties continue to develop in accordance with prior approvals, development entitlements, and procedures.

LMXC

Legacy Mixed-Use Community

Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

LMUTC

Legacy Mixed-Use Town Center

Recognizes the County's four designated Mixed-Use Town Center (M-U-TC) development plans and the M-U-TC Zone formerly approved for portions of the Town of Riverdale Park, Town of Brentwood, City of Mount Rainier, and unincorporated Suitland. Preserves the development plans and development entitlements approved under the M-U-TC Zone but standardizes and streamlines the local design review committee membership procedures and how applications are to be processed and reviewed.

M-NCPPC

Planned Development Zones

The seven Planned Development (PD) Zones provide flexibility for innovative land use and site design concepts that will enhance the quality of life and support high-quality development, strengthen environmental stewardship, encourage energy efficiency, and meet other County goals and objectives for mixed-use development, connected and multimodal places, and improved community services and facilities.

R-PD

Residential Planned Development

Provides flexibility regarding the design and mix of residential use types within planned residential communities. May incorporate supporting and complementary nonresidential uses to serve the needs of the residents of the development. Incorporates comprehensive pedestrian and bicycle circulation networks often separated from vehicular roadways and integrates open spaces and amenities within and adjacent to the overall development.

Minimum lot area*

- Gross acres; density exceeds 8 du/acre 5
- Gross acres; density 5 to 8 du/acre 10
- Gross acres; density less than 5 du/acre 20

Minimum dwelling units per net acre (all dwellings)* 1

NAC-PD

Neighborhood Activity Center Planned Development

Accommodates and promotes high-quality, vibrant, lower- to moderate-density, mixed-use development. Incorporates a well-integrated mix of complementary uses. Well-connected within the development and adjacent communities. Incorporates buildings, open spaces, amenities, and design features intended to foster inviting, walkable, safe, interactive, and human-scale environments.

Minimum floor area ratio (nonresidential development)* 0.25

Minimum dwelling units per net acre (all dwellings)* 10

TAC-PD

Town Activity Center Planned Development

Accommodates and promotes moderate-intensity activity centers that, while encouraging and supporting mixed-use development and pedestrian-friendliness, are more auto-oriented in character. Includes a well-integrated mix of complementary uses. Emphasizes walkability and bikeability in designated core areas.

Minimum dwelling units per net acre*

- All dwellings; Core 15
- Mixed-use buildings; Edge 10
- Other residential; Edge 5

Minimum floor area ratio*

- Nonresidential development; Core 0.5
- Nonresidential and mixed-use buildings; Edge 0.25

LTO-PD

Local Transit-Oriented Planned Development

Intended to promote and provide vibrant, complimentary, mixed-use, and transit-accessible development. Provides multiple direct, safe multimodal connections (vehicular, transit, bicycle, and pedestrian) between developments and communities. Incorporates design features intended to create inviting, walkable, safe, and interactive environments complemented by distinctive public spaces and a range of housing options. A minimum of one-quarter of the gross floor area (GFA) shall be provided for residential development at build-out, and there shall be at least three different residential housing types. At least half of the GFA of the zone shall be provided for nonresidential development at build-out.

Minimum dwelling units per net acre*

- All dwellings; Core 10
- Mixed-use buildings; Edge 10
- Other residential; Edge 10

Minimum floor area ratio*

- Nonresidential development; Core 0.5
- Nonresidential and mixed-use buildings; Edge 0.25

*All other intensity and dimensional standards are established in the PD Basic Plan approved by the District (County) Council.

Each PD Zone is granted by the District (County) Council along with a PD Basic Plan and Conditions of Approval. Development within PD Zones must follow the Zoning Ordinance or Council—approved alternate regulations, in addition to PD Zone-specific regulations.

RTO-PD

Regional Transit-Oriented Planned Development

Intended to provide the highest-density mixed-use development in the County; vibrant, high-density, mixed-use, transit-accessible development that supports the County's economic development goals and enhances opportunities for alternative transport. Intended to capture the majority of the County's future residential and employment growth and development. Embodies key principles of walkable urbanism with varied connections to regional transportation. A minimum of 15 percent of the GFA of the zone shall be provided for residential development at build-out in at least three different residential housing types. At least half of the GFA of the zone shall be provided for nonresidential development at build-out.

Minimum dwelling units per net acre*

- All dwellings; Core 30
- Mixed-use buildings; Edge 20
- Other residential; Edge 20

Minimum floor area ratio*

- Nonresidential development; Core 1
- Nonresidential and mixed-use buildings; Edge 0.25

MU-PD

Mixed-Use Planned Development

Accommodates and promotes high-quality, mixed-use development at locations that are not designated activity centers and may not be as well-served by transit and other forms of transportation. Implements County policies, as specified in approved area master plans and sector plans, for mixed-use development at appropriate locations to meet community needs. Intended to incorporate multimodal connectivity within the development, includes a complementary mix of uses, and ensures high-quality design.

Minimum dwelling units per net acre (all dwellings)* 6

Minimum floor area ration (nonresidential development)* 0.5

IE-PD

Industrial/Employment Planned Development

Promotes high-quality, primarily non-retail employment, institutional, office, and limited retail uses to foster economic growth and development. Intended to provide uses and densities needed to support such development. Allows for and encourages limited residential and mixed-use development to reduce dependency on the automobile and support walkable urbanism. Encourages development of buildings that can be easily altered as the range of tenants and regional market for employment-related development evolves over time.

Minimum dwelling units per net acre (all dwellings)* 12

OVERLAY ZONES

Overlay zones are superimposed over other zones and may modify uses permitted and standards for development. Often these overlay zones supplement development regulations with additional standards and regulations that address special area-specific conditions, features, or plans. Overlay zones in Prince George's County consist of two classifications: policy area and other. "Policy area" overlay zones reinforce County or state policies concerning the Chesapeake Bay and the health, safety, and

CBCAO

Chesapeake Bay Critical Area Overlay

Consists of three sub-zones that, together, strive to meet State policy objectives to preserve, restore, and enhance tributary waters feeding into Chesapeake Bay.

RCO

Resource Conservation Overlay Zone

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. Maximum residential density is 0.05 dwelling units per gross acre of land.

LDO

Limited Development Overlay Zone

To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low- or moderate-intensity development. Maximum residential density is generally the same as in the underlying zone but is capped at 4.0 dwelling units per net acre of land (regardless of the density permitted in the underlying zone).

IDO

Intense Development Overlay Zone

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. Maximum residential density is the same as in the underlying zone.

welfare of residents close to airports and Joint Base Andrews. They are more restrictive in parts of the County than the underlying zones in order to preserve and restore environmental features and water quality or to minimize noise and safety hazards. Other overlay zones are intended to help achieve unique or highly specialized County policies that the underlying zones are ill-suited to implement. There is one zone in this classification—the Neighborhood Conservation Overlay Zone.

APAO

Aviation Policy Areas Overlay

Establishes standards of safety and compatibility for the occupants of land in the immediate vicinity of general aviation airports within Prince George's County; encourages compatible land uses around airports; protects people and property in critical areas surrounding airports; and mitigates nuisances and hazards associated with airport operations while ensuring the protection of airspace around airports in accordance with Federal Aviation Regulations Part 77, Surfaces.

MIO

Military Installation Overlay

Intended to ensure that development does not negatively affect flight operations at Joint Base Andrews and to protect the health, safety, and welfare by limiting or prohibiting certain types of development in designated height, noise, and safety zones.

NCO

Neighborhood Conservation Overlay

Intended to protect and preserve the unique developments features and character of established neighborhoods and to promote new development that is compatible with existing neighborhood character. May amend or replace Zoning Ordinance development standards and/or zone standards for new development and expansion of existing structures to achieve the goals of the specific NCO Zone that has been established for a community.

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