

# Analysis of Plan Prince George's 2035 Zoning Ordinance Strategies

The Zoning Ordinance Strategy Table in Plan Prince George's 2035 summarized its Subdivision and Zoning Ordinance-related strategies. These strategies were meant to help guide the update to the Zoning Ordinance and Subdivision Regulations (ZOSR) to meet the vision set forth in this general plan. This table reviews and analyzes which of the Plan 2035 Zoning Ordinance strategies have been addressed, and how, in the new Zoning Ordinance and Subdivision Regulations. *Published January 8, 2018*

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Land Use	110	LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program in the Implementation section).	Yes	<p><b>Through zones and regulations:</b></p> <ul style="list-style-type: none"> <li>- Creates Transit-Oriented/Activity Center zones for areas designated as growth priority areas in Plan 2035. The Transit-Oriented/Activity Center base zones are intended to serve as focal points, are walkable, and contain mixed-use development.</li> <li>- Divides most Transit-Oriented/Activity Center zones into core and edge areas. Includes intensity and dimension standards to promote this idea.</li> <li>- Creates the Commercial General and Office (CGO) Zone that provides lands for business, civic and mixed-use development and encourages development with multiple uses, shared parking, coordinated signage, and landscaping.</li> </ul> <p><b>Through Development Standards:</b></p> <ul style="list-style-type: none"> <li>- Focuses on supplemental design standards, connectivity, vehicular access and circulation, pedestrian access and circulation, reduced minimum vehicle parking space requirements, and reduced maximum off-street vehicle parking spaces.</li> <li>- Reconfigure large parking lots.</li> <li>- Includes pedestrian walkways and bicycle parking.</li> <li>- Creates specific building form standards.</li> <li>- Sets Connectivity Standards                             <ul style="list-style-type: none"> <li>o Minimum Connectivity Index Score required</li> <li>o Greater connectivity required for transit-oriented areas – requiring more nodes or intersections.</li> <li>o Pedestrian connectivity.</li> </ul> </li> <li>- Uses block design to create shorter blocks for the Regional Transit Districts.</li> </ul> <p><b>Through allowable uses:</b> Allows a variety of uses to encourage economic development.</p>	27-4—49 27-4—42 27-5—4 27-6—1 27-6—18
	116	LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public-private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.	Yes, Zoning Ordinance does not address "inventory older commercial areas and shopping centers to identify candidates for potential (re) development and rezoning to	<p><b>Through the creation and consolidation of new zones:</b></p> <ul style="list-style-type: none"> <li>- Consolidates multiple existing commercial zones into the Commercial General and Office (CGO) zone, which allows a broader range of uses, making future retail development an easier and more streamlined process.</li> <li>- Creates the Commercial Neighborhood (CN) zone, which provides lands for a diverse range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods.</li> </ul>	27-4—27 27-4—42 27-4—38

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			<p><i>accommodate residential infill or other neighborhood-serving uses." However, this inventory has been prepared as part of the County's recent retail strategy study.</i></p>	<p>Provides more retail opportunities within multifamily zones to serve the needs of residents</p>	
	117	<p><b>LU11.2</b> Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural areas.</p>	<p><b>Yes</b></p>	<p><b>Through zones and regulations:</b></p> <ul style="list-style-type: none"> <li>- Updates the Residential-Agricultural (R-A) zone into a transitional zone (Agricultural-Residential or AR) between rural and suburban communities that focuses on agricultural uses and activities, which serves as a buffer to limit suburban sprawl.</li> <li>- Establishes a category of Rural and Agricultural base zones:                             <ul style="list-style-type: none"> <li>o ROS: Reserved Open Space zone                                     <ul style="list-style-type: none"> <li>▪ Supports and maintains the primary use of land for the preservation and protection of significant environmental features and functions.</li> <li>▪ Establishes Intensity and Dimensional Standards that help to protect agricultural and rural character.</li> </ul> </li> <li>o AG: Agriculture and Preservation zone                                     <ul style="list-style-type: none"> <li>▪ Preserves and protects natural resources and ecological heritage lands while providing for use and enjoyment; provides lands for agriculture and forestry; provides for non-intensive recreational uses; accommodates low-density single-family detached dwellings on lots greater than five acres in the area; accommodate other low-density development consistent with the General Plan.</li> <li>▪ Establishes Intensity and Dimensional Standards that help to protect agricultural and rural character</li> </ul> </li> <li>o AR: Agricultural-Residential zone                                     <ul style="list-style-type: none"> <li>▪ Provides for agriculture as a primary use; accommodates single-family detached dwellings on lots greater than or equal to two acres, or within conservation subdivisions that respect the natural features of the land and are designed to conform to the agricultural residential character of the zone; accommodates other low-density development consistent with the General Plan.</li> <li>▪ Establishes Intensity and Dimensional Standards that help to protect agricultural and rural character</li> </ul> </li> </ul> </li> </ul> <p><b>Through Use Regulations:</b></p>	<p>27-4—3 27-5—4 27-5—27 27-6—100 27-6—102</p>

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				<ul style="list-style-type: none"> <li>- Outlined in the Principal Use Table for Rural and Agricultural and Residential Base Zones.                             <ul style="list-style-type: none"> <li>o Principal uses in these zones focus on agricultural uses. For example: “Keeping of horses or ponies” is a principal use in these zones, while “cinema” is prohibited as a principal use in these zones.</li> </ul> </li> </ul> <p><b>Through Standards Specific to Principal Uses:</b></p> <ul style="list-style-type: none"> <li>- Includes specific standards for community gardens, medical cannabis grower and/or processor, urban farms, farm wineries, and rural corporate retreats, all helping to best guide agricultural production and forest preservation.</li> </ul> <p><b>Through Development Standards:</b></p> <ul style="list-style-type: none"> <li>- Agricultural Compatibility Standards                             <ul style="list-style-type: none"> <li>o Sets agricultural buffer standards which requires a vegetative buffer and fencing along all property lines abutting land that accommodates an agricultural use or activity.</li> <li>o The buffer must be at least 100 feet wide, but the Planning Director may reduce this based on the intensity of an adjacent use, intervening topographic change, or intervening riparian buffer.</li> <li>o Establishes standards for specific location and configuration of open space set-asides and lot-size configuration.</li> <li>o Ensures that agricultural uses and activities retain direct access to adjacent streets.</li> <li>o Requires notifying other approved developments that they are adjacent to an agricultural use.</li> </ul> </li> <li>- Urban Farm Compatibility Standards</li> </ul> <p>Follows the same general outline of Agricultural Compatibility Standards.</p>	
	117	<p><b>LU11.3</b> Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise County codes and identify recommendations for the Zoning Ordinance update.</p>	<p><i>Yes, Other than list of standards, as this is beyond the scope of the ZOSR</i></p>	<p><b>Through Standards Specific to Principal Uses:</b></p> <ul style="list-style-type: none"> <li>- Sand and gravel wet-processing                             <ul style="list-style-type: none"> <li>o Considers the environment by making sure that dust-control measures are in place, provides buffering and other requirements, and prohibits wash plants from the Chesapeake Bay Critical Area Overlay Zone.</li> </ul> </li> <li>- Surface mining                             <ul style="list-style-type: none"> <li>o Considers future land uses for mined areas. ZOSR states that “land areas exposed by the extraction of natural materials or deposits shall be left suitable for development.”</li> <li>o Provides buffering and other requirements.</li> <li>o Considers impact on resource lands and rural character. “The use shall not be noxious, offensive, or otherwise objectionable because of dust, smoke, or vibration.”</li> </ul> </li> </ul>	<p>27-5—59 27-6—114</p>

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				<p><b>Through standards for special purpose signs:</b></p> <ul style="list-style-type: none"> <li>- Signs are to be placed in a conspicuous location and be legible. The sign also must identify the use as a surface mining or sand and gravel wet-processing operation, give the name of the owner of the property and owner of the facility and give a legal description of the property. Accomplishes the task by marking the land that this is taking place on clear, so that post-reclamation measures go more smoothly.</li> </ul>	
<b>Economic Prosperity</b>	130	<b>EP1.4</b> Revise the County Code to create a streamlined development review process and standards for the Downtowns and the Innovation Corridor to encourage business development at these locations.	<b>Yes</b>	<p>A specific streamlined development review process unique to the Downtowns and Innovation Corridor is not a part of the ZOSR, but the code includes comprehensive development review procedure and design standards. The standards are also found in one place and more uniform.</p> <ul style="list-style-type: none"> <li>- The code affects the entire County, which includes the Downtowns and the Innovation Corridor, thus encouraging business development.</li> </ul>	27-3—3
<b>Transportation and Mobility</b>	153	<b>TM1.6</b> Where feasible and practical, require physical connections—such as trail connections, bus-only streets, and roads—within new and between new and existing developments in our Established Communities, while making adequate provisions for the mitigation of privacy, noise, and cut-through traffic concerns.	<b>Yes, however, the proposed ZOSR does not require bus-only streets.</b>	<p><b>Through Development Standards:</b></p> <ul style="list-style-type: none"> <li>- Establishes development standards for Roadway Access, Mobility, and Circulation</li> <li>- Details clear purpose and intent of these standards, which is “to connect neighborhoods and increase opportunities for interaction between neighbors.”</li> <li>- Requires new development to provide a multimodal transportation system including access for vehicles, bicycles, and pedestrians.</li> <li>- Includes Vehicular Connectivity Standards, to enhance safe and convenient mobility within and between neighborhoods and developments to help integrate and connect them, and to improve opportunities for comprehensive and convenient transit service. The following are items that specifically relate within this category: <ul style="list-style-type: none"> <li>o Cross-access between adjoining developments.</li> <li>o Connectivity standards for single-family residential development.</li> <li>o Pedestrian connections.</li> <li>o External street connectivity.</li> <li>o Continuation of adjacent streets.</li> <li>o Traffic calming measures.</li> </ul> </li> </ul> <p>The ZOSR will help regulate development on private roads.</p>	27-6—1
	156	<b>TM4.2</b> Periodically reevaluate various codes and standards, including, but not limited to, the road standards and Zoning and Subdivision Ordinances, to promote the implementation of complete and green street principles and designs.	<b>No</b>	<p>Although the ZOSR includes new multi-modal requirements for new developments, it does not require a periodic evaluation of road standards, the Zoning Ordinance, or the Subdivision Regulations for improvements or adjustments to the street standards and road code.</p>	

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				It would not be appropriate to codify a requirement to reevaluate Subtitle 23: Roads and Sidewalks, the Rode Code in the Zoning Ordinance (Subtitle 27) or Subdivision Regulations (Subtitle 24).	
	160	<b>TM8.2</b> Support parking reduction strategies such as shared parking, transportation demand management strategies and programs, car- and bike-share programs, and new sidewalk and trail connections between transit facilities and residential and employment areas in the Downtowns, the Innovation Corridor, Regional Transit Districts, and Local Centers.	Yes	<p>Generally, the proposals reduce parking requirements for uses and zones.</p> <p><b>Through development standards for off-street parking and loading:</b></p> <ul style="list-style-type: none"> <li>- Mixed-use developments and shared parking                             <ul style="list-style-type: none"> <li>o Requires developments consisting of multiple uses to reduce the overall parking footprint by sharing parking between uses.</li> </ul> </li> <li>- Shared parking between neighboring developments</li> </ul> <p><b>Through development standards for reduced parking standards for parking demand reduction strategies:</b></p> <ul style="list-style-type: none"> <li>- Reduction for transit accessibility, often located in the Downtowns, Innovation Corridor, RTDs, and Local Centers.</li> <li>- Reduction for participation in Transportation Demand Management programs, such as parking cash out, unbundled parking costs, and preferential treatment for carpool vehicles.</li> </ul> <p><b>Through development standards for bicycle parking:</b></p> <ul style="list-style-type: none"> <li>- More required bike parking for RTO, LTO, TAC, and NAC base and PD zones.</li> <li>- Can locate a higher percentage of the required bicycle parking in the public right-of-way in Transit-Oriented/Activity Center zones</li> <li>- Defines bikeshare stations as an allowed use in many zones.</li> </ul>	27-6—18
<b>Natural Environment</b>	173	<b>NE3.1</b> Evaluate the County's various regulatory codes and manuals to assess how to comprehensively provide urban green and open areas.	Yes	<p><b>Through Open Space Set-Asides:</b></p> <ul style="list-style-type: none"> <li>- Open Space Set-Asides preserve natural resources, ensure resident access to open areas and active recreation, reduce the heat-island effect of developed areas, provide civic and meeting spaces, enhance storm water management, and provide other public health benefits for the use and enjoyment of a development's residents, employees, and users.</li> <li>- Open Space Set-Asides include:                             <ul style="list-style-type: none"> <li>o Natural features such as lakes, streams, shorelines.</li> <li>o Recreation facilities such as ballparks, jogging trails, playgrounds.</li> <li>o Regularly maintained passive areas such as gardens.</li> <li>o Public gathering space in an urban context such as squares and plazas.</li> </ul> </li> <li>- Design standards for these areas.</li> <li>- Discusses ownership, management, and maintenance of open space set-asides.</li> </ul>	27-6—56

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	174	<p><b>NE3.4</b> Revise and update the Zoning Ordinance and Subdivision Regulations to require green building features consistent with Plan 2035 to help fulfill the requirements of the Watershed Improvement Plan (WIP), Capital Improvement Plan (CAP), and other relevant plans, and should vary by land use, location, density, intensity, and scale of development, and type of project.</p>	Yes	<p><b>Through Development Standards:</b></p> <ul style="list-style-type: none"> <li>- Establishes new Green Building Standards to ensure development in the County includes a minimum degree of green building features as a means of protecting and conserving resources, supporting a healthy lifestyle for citizens, reducing greenhouse gas emissions, and ensuring a high quality of life for County residents.</li> <li>- Carries forward the mission of the Chesapeake Bay Critical Area Overlay zones and their purposes.</li> <li>- Applies to all new development and any development expansion that “increases the development’s gross floor area by 50 percent or more.”</li> <li>- Includes a point system with a minimum threshold.               <ul style="list-style-type: none"> <li>o Point system includes different points for location of development and redevelopment, energy conservation, alternative energy, LEED® Certification, passive solar, water conservation and water quality, vegetation, urban agriculture, building materials, and transportation                   <ul style="list-style-type: none"> <li>▪ The flexible point system allows “pick and choose” options for green development.</li> </ul> </li> </ul> </li> </ul> <p><b>Through Green Building Incentives:</b></p> <ul style="list-style-type: none"> <li>- Purpose and intent: to further support green building practices in the County by providing incentives for developments that incorporate specific types of green building features above the minimum required.               <ul style="list-style-type: none"> <li>o Like the point system, there are a range of ways to achieve these incentives.</li> </ul> </li> </ul>	27-6—121 27-6—125
	176	<p><b>NE6.1</b> Amend the County Code to include lighting standards for appropriate development activities.</p>	Yes	<p><b>Through Exterior Lighting Development Standards:</b></p> <ul style="list-style-type: none"> <li>- Purpose and intent:               <ul style="list-style-type: none"> <li>o Ensures all exterior lighting is designed and installed to maintain adequate lighting levels.</li> <li>o Assures that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, or motorists.</li> <li>o Curtails light pollution, reduces sky glow, and preserves the nighttime environment.</li> <li>o Conserves energy and resources to the greatest extent possible.</li> <li>o Provides security for persons and land.</li> </ul> </li> <li>- Lighting plan               <ul style="list-style-type: none"> <li>o Included as part of a development application for a site plan or building permit to demonstrate how exterior lighting will comply with the standards.</li> </ul> </li> <li>- Clearly listed applicability, exemptions, and prohibited lighting</li> </ul>	27-6—69

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				<ul style="list-style-type: none"> <li>○ Ensures that development activities that require more lighting are considered, along with diminishing the amount of “gray area” to make the process simpler.</li> <li>- General standards for exterior lighting                             <ul style="list-style-type: none"> <li>○ Hours of illumination.</li> <li>○ Shielding with full cut-off fixtures.</li> <li>○ Maximum illumination levels, which includes a table that clearly denotes the brightest illumination for a specific zone or use.</li> <li>○ Maximum height limits help control spillover by keeping mounted lights at lower heights.</li> </ul> </li> <li>- Lighting design standards for specific uses and site features                             <ul style="list-style-type: none"> <li>○ Helps to clarify types of light-related uses.</li> </ul> </li> <li>- Measurement                             <ul style="list-style-type: none"> <li>○ Ensures that stakeholders are using the same metrics to make the process more efficient.</li> </ul> </li> </ul>	
	177	<b>NE6.3</b> Review and amend the County Code to ensure that new roadway lighting meets the guidelines for minimization of light spillover and sky glow, and relies on low-energy light sources such as LED or solar-powered street lights.	<b>Yes and No</b> <i>LED/solar power or other technologies are intentionally not included in the ordinance because those technologies could become obsolete in the future</i>	<b>Through Exterior Lighting Development Standards:</b> <ul style="list-style-type: none"> <li>- Street lighting along private streets                             <ul style="list-style-type: none"> <li>○ States that all street lights shall be inside full cut-off fixtures to minimize light spillover and sky glow.</li> <li>○ States that light fixture and color of street lights should be consistent within subdivisions and developments to minimize glare and create a uniform system.</li> <li>○ Indicates rules regarding Correlated Color Temperature, which helps ensure less energy is used.</li> </ul> </li> </ul> <p><i>*Note: Street lighting standards are for private streets only. Public streets have their own DWPT/SHA/municipal standards.</i></p>	27-6—69
	177	<b>NE7.1</b> Evaluate and revise the County Code to mitigate and enforce noise standards and identify uses and/or activities that require additional restrictions. Use the 2012 State of Maryland noise standards as guidelines.	<b>Yes</b>	<b>Through Environmental Protection and Noise Controls:</b> <ul style="list-style-type: none"> <li>- Ensures that development complies with County environmental protection and noise control standards.</li> <li>- Specifics on noise control:                             <ul style="list-style-type: none"> <li>○ Includes a table that outlines the “Maximum Allowable Noise Level for Receiving Lands.” The table mitigates and enforces noise standards by clearly stating what level of noise is allowable in residential, commercial and mixed-use, and industrial-use areas, along with denoting the changes in this level (if any) for specific hours of the day. The source of this table is the State of Maryland.</li> </ul> </li> </ul>	27-6—75

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				<ul style="list-style-type: none"> <li>○ Uses that are best served with less noise nearby, such as new residential occupancy structures, childcare center outdoor areas, and nursing home facilities, are not to be placed adjacent to streets classified as arterial or higher.</li> </ul>	
	179	<p><b>NE10.3</b> Evaluate and modernize, as warranted, the regulations in the Zoning Ordinance that impact the location, size, and design of solar, wind, and alternative energy production facilities. Include options for streamlining development review of permit procedures.</p>	<p><b>Partially</b> Most energy production facilities will likely be associated with major public utility providers such as BGE, PEPCO, and SMECO, which are subject to State regulation and exempt from local (County) regulations. The ZOSR regulations pertain to private alternative energy production.</p>	<p><b>Through Standards Specific to Principal Uses – addresses size and design</b></p> <ul style="list-style-type: none"> <li>- Solar energy collection facility, large-scale standards                             <ul style="list-style-type: none"> <li>○ Sets the maximum lot coverage.</li> <li>○ Indicates that adequate access for facility maintenance must be provided.</li> <li>○ Height requirements are also set.</li> </ul> </li> <li>- Wind Energy Conversion Facility                             <ul style="list-style-type: none"> <li>○ Sets minimum net lot area at five acres.</li> <li>○ Sets requirements for specific tower types, tower heights and ground clearance, and blades.</li> <li>○ Property setback requirements are indicated.</li> <li>○ Requires uniformity of all towers and turbines, along with requirements for color.</li> <li>○ Indicates requirements for security fencing and locked gates, along with design requirements for these features.</li> <li>○ Specifies equipment location.</li> </ul> </li> </ul> <p><b>Through Use Tables</b></p> <ul style="list-style-type: none"> <li>- In Table 27-5.202, Solar Energy Collection Facilities (large) are permitted in AG and AR zones, and by special exceptions in RE and RR zones, but not permitted in any other the other Rural and Agricultural base zones or any of the Residential base zones. Wind Energy Conversion Systems (large-scale) are not fully permitted in any of these zones, but are listed as special exceptions in the AG and AR zones.</li> <li>- In Table 27-5.202.D, Both Solar Energy Collection Facilities (large-scale) and Wind Energy Conversion System (large-scale) are listed as only being permitted in IH zones.</li> <li>- The Zoning Ordinance also establishes requirements for small-scale solar energy collection facilities, which are an accessory use to primarily meet on-site demands.</li> </ul>	<p>27-5—4 27-5—40</p>
<b>Housing and Neighborhoods</b>	187	<p><b>HN2.1</b> Adopt an inclusionary Zoning Ordinance to require market-rate housing projects set aside a percentage of units for low and moderate-income household to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.</p>	<b>No</b>	<p><b>The ZOSR does not address this strategy.</b></p> <p>Per council direction, an affordable housing/inclusionary zoning policy will not be part of the initial adoption of the new Zoning Ordinance. These approaches will likely be reviewed as components of the Department of Housing and Community Development's ongoing Comprehensive Housing Strategy.</p>	



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	189	<b>HN4.1</b> Encourage new housing development to incorporate universal design features by providing incentives through the Zoning Ordinance, reduction in permit fees, tax credits, streamlined permit review, and other tools.	Yes	<p><b>Through Development Standards in Relation to Green Building Features:</b></p> <ul style="list-style-type: none"> <li>- Universal design features incorporated in the Menu of Green Building Features.</li> </ul>	27-4—49 27-6—121
	190	<b>HN5.1</b> Expand housing options by eliminating regulatory barriers to the construction of elderly-accessible housing, accessory apartments, and assisted-living facilities. Revise the Zoning Ordinance to encourage a variety of housing types.	Partially	<p>Barriers to housing for the elderly and assisted-living facilities may be more directly affected by the state regulations. Accessory apartments have been deferred; however, the ZOSR includes the following revisions regarding this Plan 2035 strategy.</p> <p><b>Through regulations on principal uses regarding residential uses:</b></p> <ul style="list-style-type: none"> <li>- Group Living Uses <ul style="list-style-type: none"> <li>o Includes assisted-living facilities, continuing care retirement communities, and group residential facilities.</li> <li>o Gives use guidelines to make the process clear and easy to encourage this type of development.</li> </ul> </li> </ul> <p><b>Through the creation of new zones:</b></p> <ul style="list-style-type: none"> <li>- The new Neighborhood Activity Center (NAC), Town Activity Center (TAC), Local Transit-Oriented (LTO), Regional Transit-Oriented – Low Intensity (RTO-L), Regional Transit-Oriented – High Intensity (RTO-H) zones and Mixed-Use Planned Development (MU-PD) zones have been created in part to encourage a variety of housing types and make the process for following regulatory guidelines much clearer.</li> </ul> <p><b>Through the consolidation of other zones:</b></p> <ul style="list-style-type: none"> <li>- Consolidates certain residential zones into new residential base zones (RSF-A, RMF-12, RMF-20, and RMF-48) to clarify the variety of housing types.</li> </ul> <p><b>Through use Tables:</b></p> <ul style="list-style-type: none"> <li>- Assisted-living facilities for eight or fewer elderly or handicapped residents is permitted in all Rural and Agricultural and Residential base zones. These are also permitted in the CS, CGO, IE and all Transit-Oriented/Activity Center base zones and the RMH zone.</li> <li>- Assisted-living facilities for more than eight elderly or handicapped residents is a special exception on all Rural and Agricultural and Residential base zones, except for the RMF-12, RMF-20, and RMF-48 zones, where they are permitted. These are also permitted in the CS, CGO, IE and all Transit-Oriented/Activity Center base zones.</li> <li>- Continuing care retirement communities are permitted in the AG, RMF-12, RMF-20, and RMF-48 zones, and are special exceptions in the RSF-65 and RFS-A zones. These are also permitted in CS and CGO zones and all “edge” areas of the Transit-Oriented/Activity Center base zones.</li> </ul>	27-4—22 27-4—26 27-4—30 27-4—34 27-4—49 27-5—4

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Community Heritage, Culture, and Design	211	<b>HD5.1</b> Evaluate and amend County regulations to strengthen the protection of archeological resources.	Partially	Requirements are included to ensure archeologic surveys. Preservation of an archeological site qualifies for green building points. The Subdivision Regulations require on-site preservation to the extent practicable. Additional codes concerning the protection of archeological resources can be found in Subtitle 29 of the County Code, which is not part of the scope of the ZOSR.	
	214	<b>HD9.1</b> Rewrite the Zoning Ordinance to include a set of modern, user-friendly urban design standards and guidelines that promote sustainability, allow for creativity and individuality, and respect context instead of creating unique development and transit-district overlay zones through the master plan process.	Yes	<p><b>Through development standards:</b></p> <ul style="list-style-type: none"> <li>- Landscaping</li> <li>- Fences and walls</li> <li>- Multifamily, Townhouse and Three-family Form and Design standards</li> <li>- Nonresidential and mixed-use form and design standards</li> <li>- Neighborhood Compatibility Standards</li> <li>- Urban Farm Compatibility Standards</li> <li>- Green Building Standards</li> <li>- Block length</li> <li>- Street connectivity</li> <li>- Additional standards for transit-oriented areas</li> </ul> <p>Each of these sections either relate to promoting sustainability – specifically in terms of the Urban Farm Compatibility Standards and the Green Building Standards, allowing creativity and individuality – as the guidelines are streamlined but not too rigid.</p>	27-6—1
	214	<b>HD9.3</b> Require new developments at all scales to be designed around an interconnected street network rather than limited access culs-de-sac.	Yes	<p><b>Through Vehicle Connectivity Standards within the Development Standards section:</b></p> <ul style="list-style-type: none"> <li>- Enhances safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, and allows residents to conveniently visit neighbors and nearby activity centers without compromising the capacity of the County's streets to accommodate through traffic</li> <li>- Cross-access to adjoining developments <ul style="list-style-type: none"> <li>o Encourages shared parking and minimizes access points along streets.</li> <li>o Designed and constructed to provide vehicular cross-access between the development and adjoining parcels containing non-residential or mixed-use developments, or to the boundary of adjoining vacant land.</li> </ul> </li> <li>- Connectivity standards for single-family residential development <ul style="list-style-type: none"> <li>o A Minimum Connectivity Index Score encourages interconnected street networks by requiring a specific linkage-to-node ratio for new developments.</li> </ul> </li> <li>- External street connectivity <ul style="list-style-type: none"> <li>o Requires the arrangement of streets in a single-family neighborhood to provide to align with and continue from existing or proposed streets into adjoining lands that are undeveloped and deemed appropriate for future development.</li> </ul> </li> </ul>	27-6—1

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Plan 2035 Chapter	Plan 2035 Page	Plan 2035 Strategy	Does ZOSR Address the Strategy?	How Does ZOSR Address the Strategy?	Relevant Page Numbers
				<ul style="list-style-type: none"> <li>- Continuation of adjacent streets                             <ul style="list-style-type: none"> <li>o Proposed street layouts coordinate with existing streets and provide access to adjacent developments and subdivisions.</li> </ul> </li> </ul>	
	217	<b>HD12.1</b> Identify and address the barriers to the redevelopment of existing parking lots as development sites.	<b>No</b>	<p><b>The ZOSR does not specifically address this strategy.</b></p> <p>The proposed ZOSR does not explicitly identify or address any barriers to redeveloping existing surface parking lots as development sites. However, the proposed zones—particularly the Commercial-General office (CGO) zone—have more permitted uses than the previous commercial zones, which could allow for more and better use of property than a surface parking lot. Conversely, new requirements such as open space set-asides, will result in less parking and additional green or recreation areas on development sites. Furthermore, the proposed ordinance has reduced minimum parking requirements and created opportunities for further reductions and shared parking, which would allow more uses on properties with expansive parking lots.</p>	
	217	<b>HD12.2</b> Include block size, building placement, and density requirements in the Zoning Ordinance that support walkable, mixed-use development in identified Regional Transit Districts and Local Centers.	<b>Yes</b>	<p><b>Through zones and zone regulations:</b></p> <ul style="list-style-type: none"> <li>- Building form standards require building placement in build-to zone.</li> <li>- Intensity and dimensional standards address:                             <ul style="list-style-type: none"> <li>o Block length (including minimums and maximums)</li> <li>o Lot width, density, floor area ratio, and lot coverage</li> <li>o Build-to line (minimum and maximum), building width in build-to zones, front yard depth, side yard depth and rear yard depth</li> <li>o Building façade transparency (minimum)</li> </ul> </li> </ul> <p><b>Through development standards:</b></p> <ul style="list-style-type: none"> <li>- Through street-connectivity standards which regulate the block size.</li> </ul>	27-4—49 27-6—1
	218	<b>HD13.2</b> Amend applicable codes to implement context-sensitive design for roadways and residential and commercial development to preserve the County's rural character.	<b>Yes</b>	<p><b>Through development standards:</b></p> <ul style="list-style-type: none"> <li>- Agricultural Compatibility Standards require a buffer along all land that accommodates an agricultural use or activity. It should be at least 100 feet wide with specified material and maintenance.                             <ul style="list-style-type: none"> <li>o Preserves direct access for agricultural uses, ensuring that development does not interfere with direct access to adjacent streets.</li> </ul> </li> <li>- Generally, through development standards and zoning of residential and commercial development.                             <ul style="list-style-type: none"> <li>o Identifies priority areas and sites for concentrated residential and commercial development to help preserve the County's rural character.</li> </ul> </li> <li>- Vehicular access and circulation                             <ul style="list-style-type: none"> <li>o Ensures proper external street connectivity, circulation, and continuation of adjacent streets.</li> <li>o Requires roadway design that does not adversely affect the County's rural character by managing the organization and development of roads.</li> </ul> </li> </ul>	27-6—99 27-6—1
	225	<b>HCI.2</b> Reevaluate and enhance the existing Health Impact Assessment process to improve its effectiveness and	<b>No</b>	Unlike the current Zoning Ordinance, the proposed Zoning Ordinance does not mandate Health Impact Assessments (HIAs) for development applications and new master plans.	

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Plan 2035 Chapter	Plan 2035 Page	Plan 2035 Strategy	Does ZOSR Address the Strategy?	How Does ZOSR Address the Strategy?	Relevant Page Numbers
Healthy Communities		consider whether revisions should be made to address specific health impacts, including indoor air quality and potential exposure to hazards, such as lead paint.		<p>Since the County Council began requiring HIAs in 2011 for development applications and master plans, more than 200 project-specific HIAs have been developed, along with just one complete HIA and one partial HIA for master plans. The HIA process has been identified as a challenge by both the County Health Department and the Planning Department because the recommendations that emerge from an HIA cannot be substantive to the point they can truly impact individual development applications and improve health outcomes. Additionally, the national best practice is that before an HIA is conducted, there must be an assessment to determine if an HIA is warranted.</p> <p>The proposed Zoning Ordinance, as a whole, provides better alternatives for intrinsically incorporating health and healthy outcomes into the development review process through mandatory development standards. Increased street and sidewalk connectivity help improve access for walking; community gardens and urban farms are permitted in more zones; and mandatory industrial form and design standards, in combination with neighborhood compatibility standards, help protect residential neighborhoods from new and expanding industrial uses.</p> <p>Additional work and collaboration between the Planning Department, Health Department, and community stakeholders is needed to more comprehensively evaluate the current and potential utility of HIAs in the development review process; such collaboration will need to continue beyond the timeframe of the Zoning Ordinance rewrite project.</p>	
	226	<b>HC2.1</b> Evaluate and revise, as appropriate, the County Code to accommodate urban agriculture and ease restrictions on the production of locally-grown food.	Yes	<p><b>Through development standards:</b></p> <ul style="list-style-type: none"> <li>- Establishes Urban Farm Compatibility Standards to support and protect urban farms from incompatible development and to ensure greater compatibility between existing urban farms and new residential and non-residential uses.</li> </ul> <p><b>Through use regulations:</b></p> <ul style="list-style-type: none"> <li>- Urban agriculture is defined as two distinct uses: urban farms (enterprises) and community gardens (volunteer). Community gardens are permitted by-right in all zones.</li> </ul>	27-5—4
	227	<b>HC4.1</b> Work with the Department of Health, the Maryland State Community Health Resources Commission, and Maryland Department of Health and Mental Hygiene to evaluate, leverage, and replicate the achievements of the HEZs (Health Enterprise Zones) in the County.	No	<p><b>The ZOSR does not address this strategy.</b></p> <p>This is beyond the scope of the ZOSR, which is designed to regulate how land in the County can be developed.</p>	
Public Facilities	238	<b>PF1.4</b> Revise the methodology that calculates surcharge fees for schools and public safety. Items to be evaluated are charging fees by unit type, identifying a schedule to review school construction costs, and standardized methodology for pupil yield.	No	The ZOSR is not the appropriate place for this strategy. While the Subdivision Regulations deal with adequacy fees in lieu, <i>surcharges</i> are addressed in Subtitles 4 and 10. Pupil yield methodology is a policy science and should not be codified.	
	238	<b>PF1.8</b> Obtain dedication and/or reservation of land for planned public facilities through the development review process.	Yes	The Subdivision Regulations provide the mechanism to obtain land dedication or reservation.	24-2-41

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Plan 2035 Chapter	Plan 2035 Page	Plan 2035 Strategy	Does ZOSR Address the Strategy?	How Does ZOSR Address the Strategy?	Relevant Page Numbers
	239	<b>PF1.9</b> Consider alternative forms of developer contributions and financing techniques including, but not limited to, developer agreements and special assessment districts.	No	This is beyond the scope of the ZOSR rewrite.	
	241	<b>PF6.3</b> Adopt new park land, recreation, and aquatics service standards.	Partially	A new park dedication standard for urban park facilities is included in the Subdivision Regulations. Additional revisions will require follow-up analysis and future Subdivision Regulations amendments, as updates to the County's adequate public facilities standards will need more study and discussion with affected parties.	
	241	<b>PF6.5</b> Adopt comprehensive design guidelines to provide consistent standards for publicly and privately developed parks and recreation facilities and promote a unified approach to park development.	Yes	<p><b>Through development standards for open space set-asides</b></p> <ul style="list-style-type: none"> <li>- Requires specific amount of open space set-asides. <ul style="list-style-type: none"> <li>o Minimum requirements calculated as a percentage of development site.</li> <li>o Different types of parks and plazas are considered open space set-asides; Table 27-6.305 provides a list of potential features, including definitions.</li> </ul> </li> <li>- Design Standards <ul style="list-style-type: none"> <li>o Considers location, configuration, orientation of adjacent buildings, and the prioritization of open space set-asides to create comprehensive design guidelines that provide consistent standards for the County's parks.</li> </ul> </li> <li>- Development in open space set-asides <ul style="list-style-type: none"> <li>o Addresses the development of paths and trails, benches and seating areas, meeting areas, shelters and picnicking facilities, docks, environmental education guides and exhibits, gazebos and other decorative structures, fountains and water features, play structures for children, gardens or other seasonal planting areas, pools, athletic fields and courts, and associated clubhouses.</li> </ul> </li> <li>- Ownership, management, and maintenance of open space set-asides <ul style="list-style-type: none"> <li>o Further standardizes the procedures regarding park and recreation facilities.</li> </ul> </li> </ul> <p>This is further addressed in "Formula 2040, Functional Master Plan for Parks, Recreation and Open Space," which includes park typologies and standards.</p>	27-6—56
	241	<p><b>PF6.7</b> Enact an adequate public facilities test that integrates parks with other public facility needs generated by new development.</p> <p><b>PF6.8</b> Update the parkland dedication ordinance to more effectively grow the park and recreation system and reduce uncertainty in the development process.</p>	Ongoing	The Department of Parks and Recreation is currently reviewing how to best incorporate developer contributions through adequate public facilities (APF) into the Department's work plan. Amendments in the Subdivision Regulations will be required.	
	243	<b>PF10.1</b> Reevaluate land requirements for site acquisition and explore alternative and innovative development models for new facilities to improve accessibility, enhance	No	This is beyond the scope of the ZOSR rewrite.	

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		integration with surrounding communities, and reflect changes in technology.			
	243	<b>PF11.1</b> Review Adequate Public Facility standards and surcharge fees to encourage development in local centers and Regional Transit Districts.	Yes	<p><b>The proposed Subdivision Regulations recommend:</b></p> <ul style="list-style-type: none"> <li>- Exempting the highest-intensity Transit-Oriented/Activity Center zones from the transportation adequacy improvements, since these zones would be in the most transit-accessible locations in the County.</li> </ul> <p>Requiring less space/dedication from developers for urban parks.</p>	24-3—14 24-3—20
	243	<b>PF12.1</b> Evaluate the Zoning Ordinance to remove impediments to the establishment of innovative recycling/recovery industries in industrial zones.	Yes	<p><b>Through use-specific standards:</b></p> <ul style="list-style-type: none"> <li>- Standards for concrete recycling facilities, recycling collection centers and recycling plants within the industrial uses section make clear, simple guidelines for these industries.</li> </ul> <p><b>Through development standards:</b></p> <ul style="list-style-type: none"> <li>- Encourage the establishment of recycling/recovery industries in industrial zones by making it easier to set up such a facility while mitigating potential negative impacts.</li> </ul>	27-5—65 27-6—89
	244	<b>PF12.4</b> Examine existing, or create new, guidelines and regulations, as warranted, regarding the type, size, and location of composting facilities, backyard composting, and curb-side yard and waste collection.	Yes, <i>composting only.</i>	<p><b>Through use tables:</b></p> <ul style="list-style-type: none"> <li>- Addresses small-scale composting as an accessory use in the use tables.</li> <li>- Small-scale composting is permitted in the RE, RSF-96, RSF-65, RSF-A, RMF-12, RMF-20, RMF-48, all nonresidential base zones, and all Transit-Oriented/Activity Center base zones, and are allowable uses for all Planned Development Zones.</li> </ul>	27-5—4
	256	<b>PD1.7</b> Establish a by-right development approval process and fast track permit process for the Downtowns with clear and consistent regulatory standards and processes and shortened review periods. This can be accomplished through the proposed comprehensive update to the Zoning Ordinance or by exploring opportunities to further streamline the review of applications in the Downtowns.	Yes and No	<p>The proposed Zoning Ordinance recommends thresholds for requiring direct-to-permit review (DPIE review only), administrative review (planning staff review, approved by Planning Director), and Planning Board review (planning staff review, approved by Planning Board). While these recommended thresholds will streamline small developments for direct-to-permit review, they will subject more projects overall to the development review process.</p> <ul style="list-style-type: none"> <li>- However, the proposed Zoning Ordinance would replace the complex web of design standards in overlay zones, the current ordinance, and sector plan recommendations. This will streamline some of the development process by creating clear standards for all.</li> </ul>	
<b>Implementation</b>	256	<b>PD1.8</b> Establish a flexible framework of design standards to facilitate Downtown development while ensuring a high level of development quality. The comprehensive update of the Zoning and Subdivision Ordinances should support the elements of a “Complete Center” (see Appendix A).	Yes	<p><b>Through zones and regulations – standards applicable to all center zones:</b></p> <ul style="list-style-type: none"> <li>- Connectivity Standards <ul style="list-style-type: none"> <li>o States that the internal vehicular, bicycle, and pedestrian circulation systems must allow cross-access to the internal systems.</li> </ul> </li> <li>- Specific curb-cut standards and sidewalk widths.</li> <li>- Off-street parking requirements</li> <li>- Building form standards</li> </ul>	27-6—1 27-4—49

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				<ul style="list-style-type: none"> <li>○ Includes building placement, building massing and scale, building entrances, windows/doors/transparency, and parking structures in the RTO-H zone, which is the zone that would be used in the designated Downtowns.</li> </ul> <p><b>Through zones and regulations – Regional Transit-Oriented zones</b></p> <ul style="list-style-type: none"> <li>- Provides lands for high-intensity, vibrant, mixed-use centers.                             <ul style="list-style-type: none"> <li>○ Intends to capture the majority of the County's future residential and employment growth and development.</li> <li>○ Embodies key elements of walkable urbanism.</li> <li>○ Envisioned as walkable and bikeable areas that are well-connected to a regional transportation network with a range of transit options.</li> <li>○ Contains a mix of office, retail, entertainment, public and quasi-public, and medical uses that serve regional needs.</li> </ul> </li> <li>- Intensity and dimensional standards</li> </ul> <p>Gives specific area, density, and dimensional standards.</p>	
	256	<b>PD1.9</b> Reduce surcharge fees or exempt the Downtowns from the public facility and school surcharge fees to facilitate development, in particular for multi-family units.	No	<ul style="list-style-type: none"> <li>○ Surcharges are contained in Subtitles 4 and 10, and are outside the scope of the ZOSR.</li> </ul>	
	256	<b>PD1.10</b> Amend the Level of Service (LOS) standards or exempt the Downtowns from the adequate public facility transportation requirements to encourage development in transit locations. Since Downtowns rely on multimodal transportation, bike and pedestrian standards should not be reduced.	Yes	The proposed ZOSR recommends exempting the highest intensity Transit-Oriented/Activity Center zones from transportation APF. The Plan 2035 Downtowns are all proposed to be rezoned to the RTO-H zone and exempt from transportation APF determinations.	24-3—18
	256	<b>PD1.12</b> Incentivize compact development and the use of green building programs, such as LEED® for Neighborhood Development or similar comprehensive, sustainable development approach.	Yes	<p><b>Through development standards</b></p> <ul style="list-style-type: none"> <li>- Green Building Incentives                             <ul style="list-style-type: none"> <li>○ Further support green building practices in the County by providing incentives for developments that incorporate specific types of green building features above the minimum required in the Green Building Standards. It is also intended to provide incentives for development that supports desirable green uses and activities.</li> <li>○ Types of incentives                                     <ul style="list-style-type: none"> <li>▪ Density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zone.</li> <li>▪ Increases the maximum allowable height by up to one story of 14 feet beyond the maximum allowed in the base zone.</li> <li>▪ Increases the maximum allowable lot coverage by 10 percent beyond the maximum allowed in the base zone.</li> </ul> </li> </ul> </li> <li>○ Applicability, procedures, and a Menu of Green Building Features are included for clarity.</li> </ul>	27-6—125

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				Menu of Green Building Features includes LEED® and other programs of that nature and intent.	
	271	<b>S1.1</b> Update the Zoning Ordinance to include a 10-year review cycle for all plans, including sector, master, and functional plans and the County's general plan.	<b>Yes</b>	<ul style="list-style-type: none"> <li>The State of Maryland requires a review of all master plans every six years, and the General Plan every 10 years; these requirements have been incorporated in the ZOSR. These requirements do not require new plans every 6 or 10 years, just an evaluation of the existing plans.</li> </ul>	27-3—7