



CITY COUNCIL WORK SESSION AGENDA

Work Session ? Greenbelt Neighborhood Conversation Overlay Zone ? County presentation

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:

Join Zoom Meeting

[https://us02web.zoom.us/j/88088234274?](https://us02web.zoom.us/j/88088234274?pwd=R2JZdnRmbnE5aVd6VkxObEF Rd3B4UT09)

pwd=R2JZdnRmbnE5aVd6VkxObEF Rd3B4UT09

OR

Join By phone: (301) 715-8592

Meeting ID: 880 8823 4274

Passcode: 215550

In advance, the hearing impaired is advised to use Video Relay Services (VRS) at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email banderson@greenbeltmd.gov.

Monday, September 20, 2021

8:00 PM

Work Session Packet Agenda â€¢ Introductions â€¢ Council Discussion â€¢ Questions and Answers â€¢ Other Items

Greenbelt Neighborhood Conversation Overlay Zone

Suggested Action:

Final Staff Memo 9/15/2021

Final Staff Memo NCO Standards 8/4/2020
NCO Zone - Turner - 8/19/2020
Final Staff Comments on Draft NCO Zone Standards 8/5/2020
2020 Greenbelt NCO Zone Study - Final
Draft Greenbelt NCOZ Standards 8/26/2021
Work Session Notification Letter
NCOZ Final GHI Letter to City
NCOZ Standards Board ZTF
Greenbelt NCOZ Update 9/20/21
[Final Staff Memo 9.15.21.pdf](#)
[8-4-20 FINAL Memo NCO Standards.pdf](#)
[NCO Zone - Turner - 08 19 20.pdf](#)
[FINAL Staff comments on Draft NCO Zone Standards 8.5.20.pdf](#)
[2020-Greenbelt-NCO-Zone-Study-FINAL.pdf](#)
[Draft-Greenbelt-NCOZ-Standards_8_26_21.pdf](#)
[Work Session Notification Letter.pdf](#)
[NCOZ_RECOMMENDATIONS_FINAL_GHI_letter_to_city.pdf](#)
[NCOZ_Standards__BoardZTF_Comments_June_8_2020__1_.pdf](#)
[Greenbelt NCOZ Update_9_20_21.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: September 20, 2021

Submitted by: Terri Hruby

Submitting Department: Planning

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Greenbelt Neighborhood Conversation Overlay Zone

Suggested Action:

Final Staff Memo 9/15/2021

Final Staff Memo NCO Standards 8/4/2020

NCO Zone - Turner - 8/19/2020

Final Staff Comments on Draft NCO Zone Standards 8/5/2020

2020 Greenbelt NCO Zone Study - Final

Draft Greenbelt NCOZ Standards 8/26/2021

Work Session Notification Letter

NCOZ Final GHI Letter to City

NCOZ Standards Board ZTF

Greenbelt NCOZ Update 9/20/21

Attachments:

[Final Staff Memo 9.15.21.pdf](#)

[8-4-20 FINAL Memo NCO Standards.pdf](#)

[NCO Zone - Turner - 08 19 20.pdf](#)

[FINAL Staff comments on Draft NCO Zone Standards 8.5.20.pdf](#)

[2020-Greenbelt-NCO-Zone-Study-FINAL.pdf](#)

[Draft-Greenbelt-NCOZ-Standards_8_26_21.pdf](#)

[Work Session Notification Letter.pdf](#)

[NCOZ_RECOMMENDATIONS_FINAL_GHI_letter_to_city.pdf](#)

[NCOZ_Standards__BoardZTF_Comments_June_8_2020__1_.pdf](#)

[Greenbelt NCOZ Update_9_20_21.pdf](#)

**CITY OF GREENBELT, MARYLAND
MEMORANDUM**

TO: Nicole Ard, City Manager
FROM: Terri S. Hruby, Planning Director
DATE: September 15, 2021
SUBJECT: Greenbelt NCO Zone – Revised Standards

BACKGROUND

On September 1, 2021, the Maryland-National Capital Park and Planning Commission (M-NCPPC) released the final draft of the Greenbelt Neighborhood Study and revised Greenbelt development standards for the Greenbelt Neighborhood Conservation Overlay Zone (NCOZ). While the schedule for the public hearing and District Council enactment of the Greenbelt NCOZ has not been finalized at the writing of this memo, M-NCPPC staff's proposed schedule anticipates a County public hearing on the Greenbelt NCOZ legislation to be held in November 2021, with enactment to follow. The Countywide Map Amendment is also anticipated to be approved/enacted by the District Council in November 2021.

Mr. Chad Williams, M-NCPPC Project Manager on the Greenbelt NCOZ, is scheduled to attend the City Council work session on September 20, 2021 to review the final Greenbelt Neighborhood Study and to review the revised draft development standards before they go to the County Council for consideration as legislation. Notification of the work session was sent by M-NCPPC to stakeholders residing and/or doing business within the boundaries of the Greenbelt NCOZ.

The City submitted formal comments on the Draft Neighborhood Study and Development Standards to the County in August 2020. The August 2020 staff memo is attached for Council's reference. The revised Development Standards and Neighborhood Study address many, but not all, of the City's initial comments. Staff has prepared the following analysis of the revised draft Development Standards for City Council in preparation for its work session with Mr. Williams.

ANALYSIS

General Provisions

As requested by the City, the revised Development Standards include the following definitions: Roosevelt Center, Garden Side and Service Side. These definitions are important to guide County plan reviewers who may not be familiar with the meaning of these terms that are specific to Historic Greenbelt. The revised

Development Standards also address the City's request that only Development Standards related to Density apply to the RSF-65 Zone (Single-family detached).

There is one provision that staff is concerned that is not worded clearly that could be misinterpreted by those that do not have intimate knowledge with the intent of the Greenbelt NCOZ, or apply the provision absent of the other provisions of the legislation. Staff is concerned that the phrasing on Page 2, lines 29-30 and Page 3, lines 1-2 ("Pursuant to Section 27-4403(a)(4)(C), in the case of conflicts with any standards of the Zoning Ordinance with the exception of maximum density (which may not be increased above the density maximum of the underlying zone through the Greenbelt NCO Zone), the Greenbelt NCO Zone development standards shall control.") could easily be misinterpreted to mean that the density of the underlying zone supersedes the lower densities provide for in the Greenbelt NCOZ development standards and Figure 27-4403(a)(5)(aa).

Density

As requested by the City, the following revisions to Density Standards are reflected in the revised draft:

1. Reference to an overall Density cap for the entire Greenbelt NCOZ has been deleted, and densities are addressed on a parcel basis.
2. While the Jones property remains within the boundaries of the NCOZ (Per M-NCPPC staff to respect the purpose of the County-wide Map Amendment the Jones property has not been removed), a provision has been added that would exempt them from the Development Standards, including a lower density cap. Per the revised Development Standards, the Jones property is regulated by its underlying zone. Staff continues to think it would be appropriate to remove the property from the boundaries of the NCOZ since the provisions of the Zone do not apply to it.
3. The Maximum Density for Residential Block Map (Figure 27-4403(a)(5)(aa) has been revised to show the correct density caps for the area along Plateau Place and Ridge Road.
4. The allowable size of alterations, expansions, enlargements and extensions to existing townhouses has been increased from 40 percent to 60 percent of the gross floor area of the original dwelling unit at it existed when construction was initially complete.

The original draft Development Standards proposed a maximum density of 12 dwelling units for the Roosevelt Center area and 0.2 dwelling units per acre for the South Forest Preserve and and two (2) dwelling units per acre for the North Forest Preserve and GHI woodland parcels. The City requested that a maximum residential density cap of zero (0) be applied to these parcels however, the revised Development Standards propose a maximum density of eight (8) dwelling units per acre for Roosevelt Center, and continues to propose two (2) dwelling units per acre for the North Preserve and GHI woodland parcels and 0.2 dwelling units per acre for the South Preserve. M-NCPPC staff

has noted that the NCOZ cannot be used to prohibit development and therefore a density of zero (0) as requested cannot be applied to these areas. Consistent with the City's comments made on the Countywide Map Amendment where the City recommended the North Forest Preserve be zoned Agricultural and Preservation (AG,) staff recommends that at a minimum the maximum density allowed for the North Forest Preserve and GHI woodland parcels be 0.2 dwelling units per acre.

On page 3, lines 29 to 31 state, "The maximum dwelling unit density for each property or assemblage of properties that is the subject of a development application within the Greenbelt NCO Zone shall not exceed the density shown in Figure 27-4403(a)(5)(aa) [...]" As the term "development application" is used to define when the maximum dwelling unit density is applicable, clarity is needed on the definition of "development application" and whether the use of this term is broad enough to include any scenario that would result in the construction of a new dwelling unit.

Dimensional and Intensity Standards

Staff proposes that the Dimensional and Intensity Standards (Page 4, Lines 5-10) should be revised so it is clear that this provision, which would exempt dwellings and their attendant alterations, expansions, enlargements, and extensions from individual lot dimensional and intensity standards as set forth in Part 27-4 of the zoning ordinance, applies only to existing attached dwellings in the RSF-A Zone. The proposed draft standards indicate that the dimensional and intensity standards of Part 27-4 would not apply to attached dwellings in "any zone". By including reference to "any zone" in this Standard, one could interpret that new (not currently existing) attached dwelling units constructed within the Greenbelt NCOZ would be exempt from the underlying zone standards. Staff does not believe this is the intent of this provision and believes it can be more clearly stated.

Alterations, Expansions, Enlargements, or Extensions

As requested by the City the following revisions to Alterations, Expansions, Enlargements, or Extensions Standards are reflected in the revised draft:

1. The allowable size of an addition to a townhouse/single-family attached unit has been increased from 40 percent of the gross floor area of the original dwelling unit as it existed when it was initially complete to 60 percent.
2. Maximum height allowed for expansion/additions to pre-1950 Roosevelt Center buildings decreased from 40 feet to 25 feet or the height of the existing building, whichever is less. It should be noted the City did request additions to commercial buildings constructed prior to November 24, 1949 be prohibited but the revised guidelines would permit them as long as they respected the current height of the building.
3. Reduced the height of commercial or mixed-use buildings from 40 to 30 feet. Staff does recommend this provision be revised to that it is clear that the intent

is not to allow a 30-foot-high addition, but to restrict to the overall maximum building height to 30 feet

4. Limits two-story addition or expansions to dwellings to the Garden Side (or rear yard, when the garden side does not apply) or in the side yard of an end unit, and permits one-story service side (or front yard, when the service side does not apply) additions/expansions. For clarity purposes staff does recommend this provision should be revised to reference that it applies to residential dwellings in the RSF-A Zone.

New Development

1. As requested by the City the New Development provisions were revised to reduce the allowable height of new multi-family development from 50 to 40 feet and other dwellings from 40 to 30 feet.

Accessory Structures

1. As requested by the City the provision for Accessory Structures was revised to provide location criteria, and specifically to allow accessory structures on the service side under certain conditions.

The revised Development Standards continue not to regulate demolition. M-NCPPC staff has stated that the NCOZ cannot regulation demolition and that, “demolition of structures pursuant to design guidelines or standards cannot be reviewed by either M-NCPPC or Department of Permitting, Inspections and Enforcement through zoning. Only the mechanism of a historic district designation offers the appropriate expertise to regulate demolition.”

CONCLUSION

As stated previously the intent of the comments above are to provide guidance to City Council as it prepares for its discussion with M-NCPPC staff and stakeholders at its work session on September 20. The revised Development Standards will be placed on a future regular City Council meeting so that Council may formally consider the revised Development Standards and Neighborhood Study and approve comments to be submitted to the County for consideration as the Development Standards/Legislation proceeds through the County legislative process.

Memorandum

TO: Ms. Nicole Ard, City Manager
FROM: Terri S. Hruby, Planning Director
DATE: August 5, 2020
RE: Proposed Draft Neighborhood Conservation
Overlay Zone

Background

On May 2, 2020 and July 20, 2020, the City Council held work sessions on the Draft Greenbelt Neighborhood Conservation Overlay (NCO) Zone Development Standards that were prepared by M-NCPPC. As you are aware, in response to the County's new zoning ordinance eliminating the Residential Planned Community (R-P-C) Zone, the Prince George's County District Council adopted CR-82-2018, concurrently with the new Zoning Ordinance granting approval for Maryland-National Capital Park and Planning Commission (M-NCPPC) to initiate and prepare a Greenbelt Neighborhood Conservation Overlay Zone. The intended purpose of the NCO Zone is, "to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character." The NCO zone applies a unique set of development standards that are aimed at preserving the unique development features and characteristics of a neighborhood. The County-wide Sectional Map Amendment proposes the Greenbelt NCO Zone boundaries to be consistent with the existing boundaries of the R-P-C.

It is anticipated that at the conclusion of the public review process, the standards will appear in a proposed County Resolution with final approval anticipated to occur concurrently with the County's Countywide Sectional Map Amendment. M-NCPPC staff has indicated that the County Council will accept comments on the Greenbelt Neighborhood Standards during the public hearing process on the County-wide Map Amendment that has been postponed at this time.

In preparation of the May 2, 2020 and July 20, 2020 City Council work sessions City planning staff prepared Memorandums, that included a summary of the Draft Greenbelt NCO Zone Development Standards and provided staff's comments on the draft standards. The Draft Greenbelt NCO Zone Development Standards were reviewed by the Advisory Planning Board (APB), and its recommendations (APB Report # 2020-02) were transmitted to, and accepted by, City Council on June 8, 2020. City Council has also received numerous comments from various stakeholders since the release of the Neighborhood Study and Standards. Concurrently with the City's review, Greenbelt Homes, Incorporated has been conducting an internal review of the draft standards as well. In a memorandum dated June 23, 2020, Steve Skolnik, President of Greenbelt Homes, Inc. requested City Council support GHI's position on a number of issues in the draft of the proposed Greenbelt NCO Zone Development Standards, as outlined in detail in the memorandum (See Attachment 1).

City planning staff concurs with many of the comments and/or recommendations made by the Advisory Planning Board, stakeholders and Greenbelt Homes Inc. on the draft development standards; but there are some that staff does not support. The following is a summary of staff comments on the draft development standards based on further review of the draft standards and further consideration of stakeholder input.

Neighborhood Study

The establishment of the Greenbelt NCO Zone requires the completion of a Neighborhood Study to be reviewed by the District Council. The Study does not require the approval of the Prince George's County Planning Board and/or District Council. The purpose of the Study is to specify the development context in the proposed NCO Zone. The *Draft Greenbelt Neighborhood Conservation Overlay Zone Neighborhood Study* prepared by M-NCPPC was released in March 2020, and was used as the foundation for the development of the Draft Greenbelt NCO Zone Development Standards.

Planning staff has reviewed the draft study and solicited comments from Megan Searing-Young, Museum Curator. Overall staff does not have any major concerns with the Study, but has noted some points of clarification need and/or corrections to certain statements and referenced dates. Staff's comments are attached.

Analysis of Draft Greenbelt NCO Zone Standards

NCO Zone Boundary

There has been some discussion since the release of the Neighborhood Study and draft development standards, on whether the single-family detached neighborhoods of Lakewood, Lakeside, Woodland Hills, Lakecrest, Parkbelt homes and the Jones's property shall be included in the NCO Zone boundary. Staff supports the APB's recommendation that these neighborhoods, with the exception of the Jones's property, shall be included in the NCO Zone boundary but that only the density requirements of the NCO Zone Development Standards shall apply to these areas. This approach will

result in no change to how these neighborhoods are currently being regulated. The underlying zoning (RSF-65) for these developments has dimensional and intensity standards that will appropriately regulate alterations, expansions, enlargements, extensions, new construction and accessory structures. Staff believes the underlying zoning will achieve many of the goals of the Draft NCO Zone Development standards in terms of regulating green area, building height and accessory structures.

As Council is aware, the Jones's have requested the City support their request not to be included in the boundaries of the Greenbelt NCO Zone. M-NCPPC staff has indicated that the Jones's property was inadvertently excluded from the proposed Greenbelt NCO Zone on the proposed Countywide Sectional Map Amendment. The Advisory Planning Board has recommended City Council support the exclusion of the Jones's property. The 5.26 acre property is located outside the City's boundaries and is not contiguous as Boxwood Village is not within the NCO Zone boundaries. This property is proposed to be zoned Single-family detached (RSF-65), which will allow a maximum density of 6.7 dwelling units per acre versus the 4 dwelling units per acre that was permitted under the R-P-C Zone. Since this property was located within the boundaries of the Greenbelt R-P-C Zone, staff believes it would require County Council action to have this property excluded from the NCO Zone boundaries.

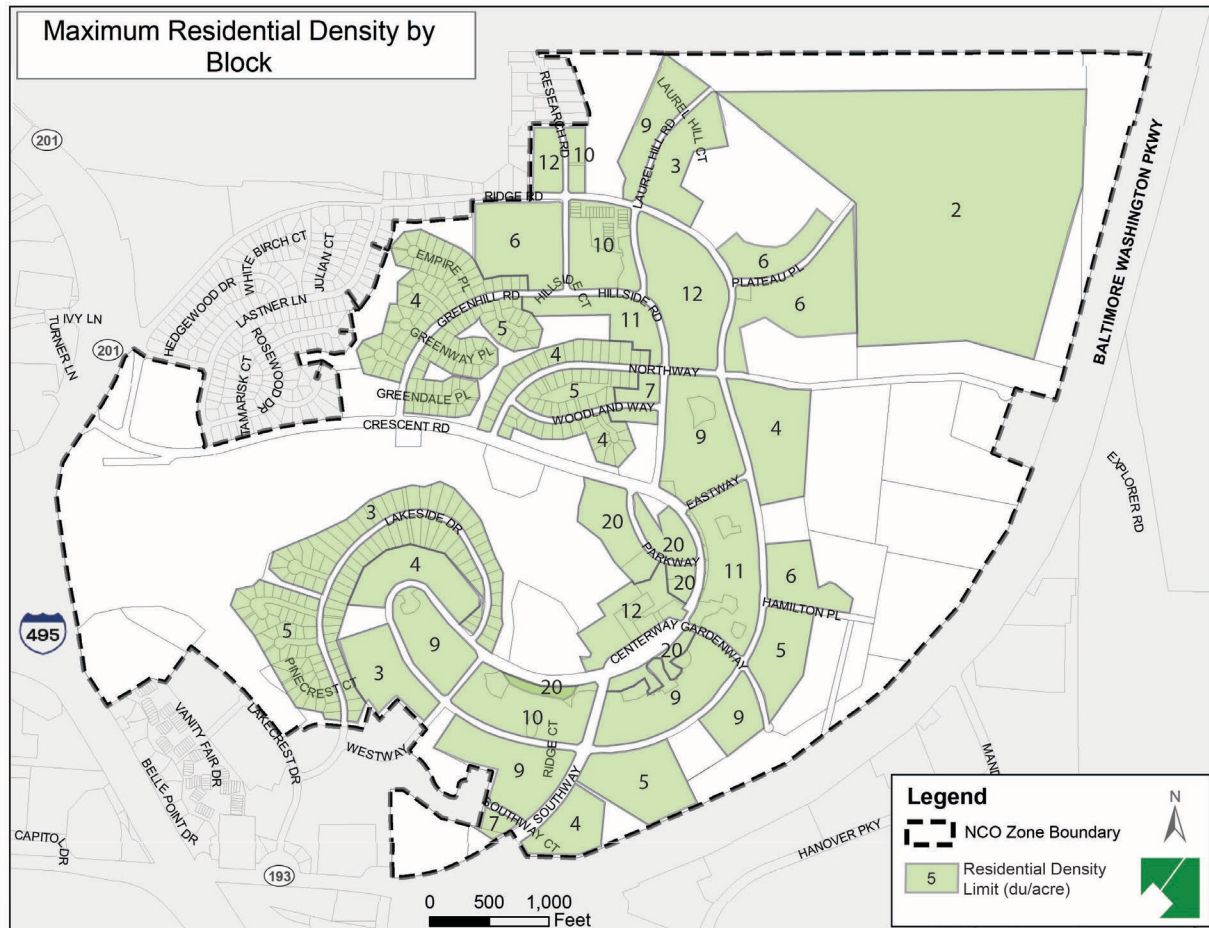
M-NCPPC staff has noted that the Greenbelt NCO Zone does not meet the requirement that at least 65 percent of the land area within the proposed NCO Zone, not including street and other rights-of-way, is developed. M-NCPPC staff has calculated that 59.9 percent of the proposed NCO Zone land area is developed. Staff recommends that when transmitting comments to the District Council on the proposed Draft Development Standards, the City include a comment that requests the District Council revise this requirement of the adopted zoning ordinance so that the Greenbelt NCO Zone is eligible for designation.

Density

The issue of density within Historic Greenbelt has been a concern since the County proposed the elimination of the R-P-C Zone, recognizing that the R-P-C Zone capped density within Historic Greenbelt as a means of protecting the original historical development, historical character and the planned community features that afforded Greenbelt its designation as a National Historic Landmark. Staff continues to believe the NCO Zone shall adopt the majority of the density caps of the R-P-C Zone, as shown on the "Greenbelt R-P-C Zone Density for Residential Blocks" map included in the 1989 Approved Master Plan and Sectional Map Amendment. Staff continues to support the deletion of the proposed Draft NCO Zone Development Standard that references an overall density cap of eight dwelling units for the entire Greenbelt NCO Zone. As stated by staff and various stakeholders there is concern that this standard will lead to confusion and perhaps unintended consequences.

The draft development standards require that residential development not exceed the density as shown in Figure 1: Greenbelt NCO Zone Maximum Density of Residential Blocks. For those parcels shaded in white, the underlying zone density regulation would apply.

Figure 1. Maximum Residential Density by Block



Source: M-NCPPC

There are three notable differences between the proposed NCO Zone Maximum Residential Density by Block map and the Greenbelt R-P-C Maximum Residential Density by Block map. First, the R-P-C map did not include a density cap for Roosevelt Center (defined as the area shown below in Figure 2), while the NCO Zone map establishes a density of 12 dwelling units per acre. At this time and after careful consideration of the issue, City planning staff believes a density of zero (0) dwelling units shall be applied to Roosevelt Center. While staff respects and understands the Advisory Planning Board's opinion that the NCO Zone shall provide for appropriate opportunities for housing and/or live/work units that respect the character of Roosevelt

Center, City staff believes more discussion and study needs to occur on this issue than is afforded by the NCO Zone review schedule. If not considered, planned and regulated appropriately, the introduction of residential development could have significant impacts on the historical character and significance of the Center/Community. To establish a cap without fully understanding the magnitude of the impacts on the character of the Center and larger community, is not advisable. Staff believes it would be more appropriate to prohibit residential development in the Center at this time and request an amendment to the NCO Zone Development Standards if at some point in the future residential development is determined to be desirable by the City.

Figure 2. Roosevelt Center Area



The second difference between the R-P-C maximum density map and the NCO zone maximum density map is with the density caps shown for the superblock between Plateau Place and Laurel Hill Road. Based on staff's calculation the density cap for this block should be 3 dwelling units per acre, and the shaded block area should include the large swath of woodlands, as shown on the R-P-C density map.

The third difference between the R-P-C and NCO Zone maximum density maps is the way in which the open space/park land areas within residential developments are shown. Based on staff's calculations these areas were included in the maximum

density calculations for the R-P-C map, and therefore should not be carved out and shaded white on the NCO Zone maximum density map.

During the City's review of the proposed Countywide Sectional Map Amendment, concerns were raised about ensuring the new zoning regulations provide for the maximum protection of the City's forest preserve areas/"green belt". The City Council submitted a request to the County that the City's forest preserve areas be zoned Reserved Open Space (ROS). This zone allows for a maximum density of .05 dwelling units per acre. The NCO Zone Maximum Density for Residential Blocks map proposes a density of 2 dwelling units per acre for the North Preserve Area, inconsistent with the City's position that these areas should be protected from development to the maximum extent possible. Staff would recommend the City request the map be revised not to allow for any residential development in the City's Forest Preserve Areas. This approach could also be taken for protecting GHI's woodlands, and is consistent with the comments submitted by GHI.

Dimensional and Intensity Standards

This section addresses the fact that GHI is developed on superblocks and has never been subdivided. The Dimensional and Intensity Standards section is intended to acknowledge that attached dwellings shall not be required to meet individual lot dimensions and intensity standards of the underlying zone. This provision needs to be revised to include the GHI single-family detached houses located on Northway.

Alterations, Expansions, Enlargements and Extensions

Four development standards related to alterations, expansions, enlargements and extensions are proposed by M-NCPPC. The first standard in this section restricts the size and height of additions and extensions to single-family detached, townhouse, two-family, or three family residential dwelling units. The size of an addition is limited to a maximum cumulative sum of 40 percent of the gross floor area of the original dwelling unit and building height is restricted to the height of the existing dwelling units (See Table 1 for list of existing building heights).

Staff agrees that the standards need to address the size of additions/expansions. As stated, the standards recommend limiting the size of additions to 40 percent of the gross floor area of the original dwelling unit. GHI has proposed a standard that would allow for additions up to 100 percent of the gross floor area of the original unit. The Advisory Planning Board has recommended additions be restricted to 60 percent of the gross floor area. The intent of controlling the size of additions is to have the means to regulate and protect/preserve neighborhood character and to provide for a certain amount of internal green area, adequate light, air and privacy throughout the residential neighborhoods.

Staff understands that GHI wants to retain its ability to self-governance and have flexibility over additions, however staff believes that GHI should be bounded to certain

development standards for additions, as all other private property owners are. Certainly staff recognizes the importance of the rules, regulations and policies and procedures that GHI has established and implemented in guiding development within the community and staff views their role in protecting and preserving Historic Greenbelt as invaluable. Staff's interest in regulating the size of additions is not meant to diminish the successes of GHI or prevent members from aging in place or meeting the needs of their families, but rather to ensure there are applicable and appropriate zoning standards for all properties within historic Greenbelt. GHI has indicated that there are 911 additions in GHI, with the average size of an addition being 191 square feet and only 13 percent being more than 40 percent of the gross floor area. GHI has also indicated they do not allow additions on the larger two-story units built in the 1970's. Staff continues to support the maximum 40 percent requirement proposed by M-NCPPC and advises if City Council wishes to increase this threshold the allowable size should not exceed the 60% recommended by the Advisory Planning Board. Staff believes this standard provides members the ability to make desired/needed additions to their units, while protecting neighborhood character and safeguarding light, air and privacy. Staff has inquired with M-NCPPC regarding the ability of a property owner/GHI Member to apply for a variance from the dimensional standards of the NCO Zone, and it sounds like this may be an option but staff understands a formal interpretation by M-NCPPC would be required after the new zoning ordinance takes effect.

Staff does not support the standard that allows for additions and expansions to commercial properties constructed before November 24, 1949. Staff recommends a standard that will prohibit additions or expansions to these commercial buildings within Roosevelt Center. This will further allow the character, scale, massing, etc. of Historic Greenbelt to be protected and preserved. Staff concurs with the Advisory Planning Board's recommendation that a regulation is needed that will require alterations, expansions or extensions of all commercial buildings to reflect the massing and architectural character of existing structures in Roosevelt Center and the immediate vicinity. The Standards restrict the height of alterations, expansions, or extensions to commercial buildings in Roosevelt Center to 40 feet. Based on a building height survey conducted by City staff, staff recommends that building heights should be restricted to not exceed 25 feet in Roosevelt Center (See attached Building Height Survey). Staff recommends that the Standard be written to respect the existing height of commercial buildings in Roosevelt Center.

Standard 4 under, "Alterations, Expansions, Enlargements, or Extensions" addresses garages. GHI has proposed revisions to the language that regulates the repair/replacement of garage doors. Staff does not object to GHI's proposed language that would provide some flexibility in the replacement of garage doors. The new standards would read as follows: "...If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage doors to the extent practicable."

New Development

Standards for new development address form and massing. The standards restrict building heights to 40 feet for single-family attached and detached dwellings and for new commercial and mixed-used buildings and to 50 feet for multifamily dwellings. Staff believes these height limitations are too permissive. Staff recommends that the NCO zone standards regulate heights so they respect the existing heights of the original single-family, multifamily and commercial structures that are located within the NZO Zone, as shown in the Building Study completed by staff. Overall, staff recommends reducing the maximum allowable height of new commercial and mixed-use buildings from 40 feet to 30 feet and reduce the allowable height of new residential to 30 feet for single family dwellings and 40 feet for multi-family dwellings.

Staff also recommends a new standard requiring new development within Roosevelt Center to reflect the massing and architectural character of the existing historically significant commercial structures located in Roosevelt Center and the immediate vicinity.

Parking

The draft standards require new residential development to provide 1.5 spaces per dwelling unit. The parking standards further promote the semi-pervious surfacing to the maximum extent practicable. Staff does not have any recommended revisions to the proposed parking standards for new development.

Accessory Structures

The standards permit residential accessory structures, including but not limited to sheds, fences, and porches. For properties in the Residential Single Family – Attached Zone (i.e.,GHI), accessory structures are required to be located within the service side of the associated dwelling. GHI has expressed concerns that restricting accessory structures on the service side of a residential unit is not consistent with current practice, poses challenges with utility conflicts and overall may not yield the intended outcome of this standard. Staff supports the revised language proposed by GHI, “Residential accessory structures included but not limited to sheds, fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone, such structures should generally be located on the garden side or end of residential units, but they may be located on the service side if facts or circumstances are presented by the applicant to justify this location. Nonresidential accessory structures may be permitted pursuant to the regulations of the zoning ordinance.”

Conclusion/Next Steps

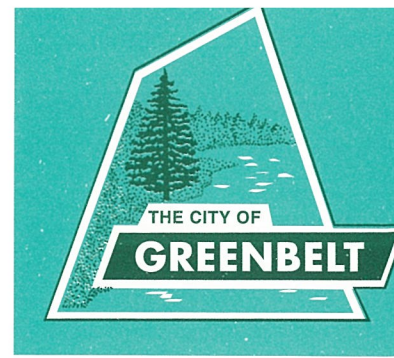
As M-NCPPC staff has stated, the development standards and neighborhood study are a draft and intended to spark stakeholder review and comment. Staff has

recommended numerous revisions to the Draft Greenbelt NCO Zone Development Standards and has provided comments on the Neighborhood Study. Attached is a comprehensive list of staff's recommended revisions.

The Greenbelt NCO Zone is on City Council's August 10, 2020 regular meeting agenda for consideration. Staff recommends City Council direct staff to submit the City's comments to the Prince George's County District Council and Planning Board.

CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886



CITY COUNCIL

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August 19, 2020

The Honorable Todd M. Turner, Chair
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Greenbelt NCO Zone

Dear Chair Turner:

The Greenbelt City Council has completed its review of the Draft Greenbelt Neighborhood Conservation Overlay (NCO) Zone Neighborhood Study and Development Standards, and voted 5 to 1 on August 10, 2020 to transmit the attached comments. Also attached is a memorandum prepared by Terri Hruby, Director of Planning and Community Development, that provides some context to the City's comments. The City Council asks for the District Council's favorable consideration of the City's comments which were developed after multiple City Council work sessions, Advisory Planning Board meetings and in consideration of comments received by stakeholders.

As you are aware, the City was very concerned with the deletion of the Residential Planned Community (R-P-C) Zone in the new County Zoning Ordinance and has been advocating strongly for the creation of the Greenbelt NCO Zone as a tool for protecting existing density, height and massing within historic Greenbelt. Not only does the NCO Zone address concerns related to the removal of the R-P-C Zone, but perhaps, more importantly, it addresses the unique development pattern of Historic Greenbelt where traditional residential zoning categories cannot be applied. Without an NCO Zone, there will be no means to review and approve development (i.e., additions/renovations) within portions of Historic Greenbelt.

The City wants to thank you for your support and the hard work of M-NCPPC staff, especially Chad Williams, in drafting the Greenbelt NCO Zone. Mr. Williams served as a valuable and dependable resource throughout the City's review of the draft study and standards. The City believes strongly that the Draft Greenbelt Neighborhood Conservation Development Standards, as amended to address the City comments, will serve to preserve historic Greenbelt's planned community principles. The City looks forward to working closely with the County on the adoption and implementation of the Greenbelt NCO Zone.

A NATIONAL HISTORIC LANDMARK

(301) 474-8000 FAX: (301) 441-8248

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As the City has shared previously, it is imperative that the Greenbelt NCO Zone is adopted concurrently with the County-wide Sectional Map Amendment to ensure the character and guiding principles of historic Greenbelt do not go unprotected. Thank you in advance for favorable consideration of the City's comments. If you have any questions please contact Terri Hruby, Director of Planning and Community Development, at (301)345-5417 or at thruby@greenbeltmd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin Byrd". The signature is fluid and cursive, with the first name "Colin" and last name "Byrd" clearly distinguishable.

Colin A. Byrd
Mayor

cc: Elizabeth M. Hewlett, Chair, Prince George's County Planning Board
Chad Williams, M-NCPPC
City Council
Nicole Ard, City Manager
Terri Hruby, Planning Director

**Proposed Draft Greenbelt NCO Zone
Staff Comments
August 5, 2020**

DEVELOPMENT STANDARDS

1. Request that the District Council revise the requirement that at least 65 percent of the land are within the proposed NCO Zone, not including street and other rights-of-way, is developed in a manner that will provide for the Greenbelt NCO Zone being eligible for designation.
2. Clearly define the area that is referred to as Roosevelt Center, as shown on the attached map.
3. Clearly define “service yard” and “garden side”.
4. Revise General Provision number 3 to refer to the County Planning Director.
5. Delete Standard 1 under Density.
6. Support the Jones’s request to be excluded from the boundaries of the NCO Zone.
7. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to show the correct density caps for the area along Plateau Place and Ridge Road, include the open space/parkland in the density calculations within the residential blocks (i.e., should be shaded green).
8. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to apply a density of zero (0) dwelling units per acre on the Roosevelt Center area.
9. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to apply a density of zero (0) dwelling units per acre on the City’s Forest Preserve Areas and GHI woodlands.
10. Revise the development standards so that only the density standard applies to the single-family detached zoned (RSF-65) subdivisions of Lakewood, Woodland Hills, Lakecrest, Lakeside and Parkbelt Homes.
11. Revise the Dimensional and Intensity Standards to include the RSF-A zoned GHI single-family detached dwelling units on Northway.
12. Revise Alterations, Expansions, Enlargements and Extensions Standard #3 as follows: Alterations, expansions, enlargements and extensions of commercial buildings shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center and the immediate vicinity. Additions to commercial buildings constructed prior to November 24, 1949 are prohibited. Alterations, expansions, enlargements and extensions shall not exceed the height of the existing building, and in no case shall exceed 25 feet.

13. Add the following language standard to Alterations, Expansions, Enlargements and Extensions: Two-story additions shall be placed only on the garden side or at the end of a dwelling unit. Service side additions shall not exceed one-story.
14. Revise the height limitations in New Development Standards No. 2 to 40 feet (rather than 50 feet) for multi-family development and 30 feet (rather than 40 feet) for all other dwellings. The revised standard would read as follows: New dwellings shall not exceed 40 feet in height for multi-family dwellings and 30 feet in height for any other dwelling.
15. Revise New Development Standard No. 3 to reduce the maximum allowable height of new commercial and mixed-use buildings from 40 feet to 30 feet.
16. Revise the Accessory Structures Standard to read as follows: "Residential accessory structures including but not limited to sheds, fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone, such structures should be generally be located on the garden side or end of residential units, but they may be located on the service side if facts or circumstances are presented by the applicant to justify this location. Nonresidential accessory structures may be permitted pursuant to the regulations of the zoning ordinance."
17. Regulate the demolition of historically significant structures by adding the following standards:
 - a. Demolition of two-family, three-family, or townhouse dwellings is only allowed if it is demonstrated that the dwelling unit is out of character, style, scale, and the period of construction with the dwelling units and other buildings in its immediate neighborhood. If a dwelling unit is demolished for the purpose of replacing it with a new dwelling unit, the footprint of the new dwelling shall be no larger than the footprint of the demolished structure.
 - b. Demolition of commercial and multi-family buildings is only allowed if it is demonstrated that the dwelling unit is out of character, style, scale, and the period of construction with the other buildings in its immediate neighborhood. If a building is demolished for the purpose of replacing it with a new building, the footprint of the new dwelling shall be no larger than the footprint of the demolished structure.

Note:

Size of Additions

The comments above do not address APB's recommendation and GHI's request that the Standards be revised to allow for larger additions to units on residential single-family attached (RSF-A) zoned properties.

The Advisory Planning Board proposed revised standard is as follows:

Additions or expansions to existing single-family detached townhouses, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of 60 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansions, enlargements, or extensions shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.

GHI's proposed revised standard is as follows:

Additions or expansions to existing single-family detached townhouses, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of 100 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansions, enlargements, or extensions shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions should maintain the roofline of the existing dwelling unit.

NEIGHBORHOOD STUDY

1. Page 1 – Photo should be representative of the Greenbelt NCO Zone.
2. Page 4 – Label the underlying zoning of all parcels within the R-P-C zone boundary.
3. Page 7 – Rather than referring to the R-P-C Zone as being ineffective, it would be more accurate to refer to its limitations, and note its effectiveness at controlling density/new development within Historic Greenbelt.
4. Page 7 – Per the R-P-C Zone, the detailed site plan exemption applies to single-family residential detached housing and public buildings and not only to GHI as stated in the Study.
5. Page 9 – The Proposed Zoning and NCO Boundary map should be revised to label the underlying zoning of all parcels with the proposed NCO Zone boundary.
6. Page 10 – In Part 2, Roosevelt Center should be defined, including a boundary map, since it is referenced within the Development Standards.
7. Page 10 – Revise the heading “Residential Development” to “Original Residential Development” and within each subheading the date of construction should be referenced.
8. Page 12 – M-NCCPC should consult with GHI to ensure the description for garages is accurate.
9. Page 12 – Add reference to the Greenbelt Community Center/Greenbelt Center School to the “Community Building” section.
10. Page 12 – In the “Community Building” section revise the dates referencing additions to the Community Center. The addition behind the north wing was constructed in 1967. Reference to an addition housing and adult day care should be deleted. A more accurate statement would be an addition was added to the rear of the main block on the north side.
11. Page 13 – In “Recreation” section add reference that the Youth Center was constructed in 1961.
12. Page 13 – Revise the heading, “Parcels added after Original Town Built” to include buildings as well.
13. Page 13 – In the “Parcels Added After Original Town Built address the following:
 - a. Provide a map showing location of private subdivisions referenced.
 - b. Verify dates for St. Hugh’s Catholic Church and School.
 - c. Indicate that Greenbelt Plaza Apartments is now Parke Crescent Apartments.
 - d. Delete reference to the Concession Stand at Greenbelt Lake or acknowledge that it has been demolished.
 - e. Delete reference to Green Ridge House being a nursing home. Green Ridge House was constructed in 1979.

- f. The four GHI single-family detached homes on Woodland Way, Greenhill Road and Northway should be included.

Greenbelt

Neighborhood Conservation Overlay Zone

November 2020

PART 1 Planning Background

Summary

The Neighborhood Conservation Overlay (NCO) Zone is a new zoning tool adopted by the County Council sitting as the District Council on October 23, 2018, as part of Prince George's County's new Zoning Ordinance. The NCO Zone is "intended to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character." This flexible tool builds on the standards for development, redevelopment, and alterations established throughout the County by the new Zoning Ordinance and incorporates revised or new standards designed for individual communities to better build upon and preserve identified unique attributes.

In order to establish an individual NCO Zone, the District Council shall review "a neighborhood study for the neighborhood specifying the development context in the zone." The District Council "may also establish a unique set of development standards



Homes within the Proposed Neighborhood Conservation Overlay Zone.

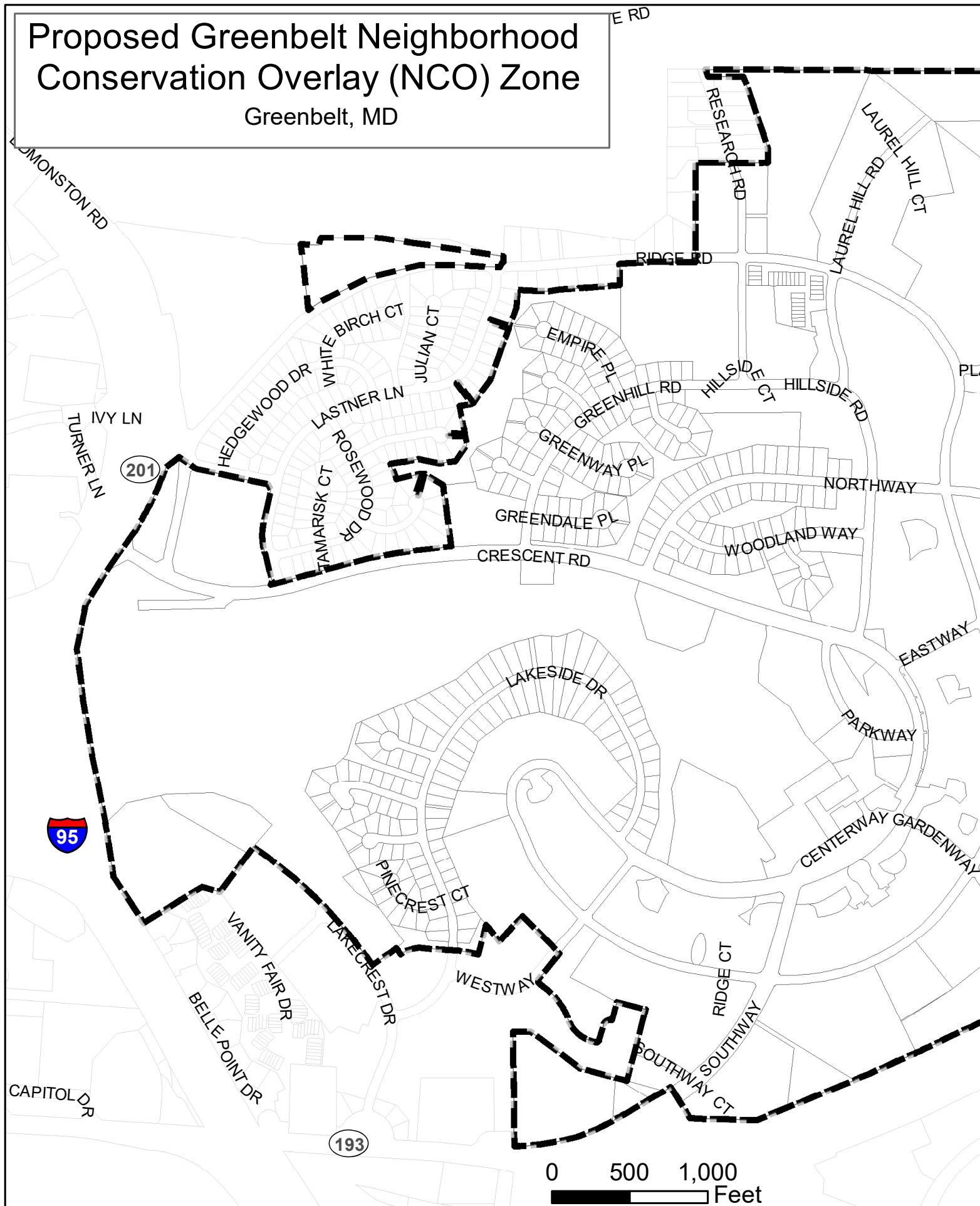
applicable to all development" in an NCO Zone.

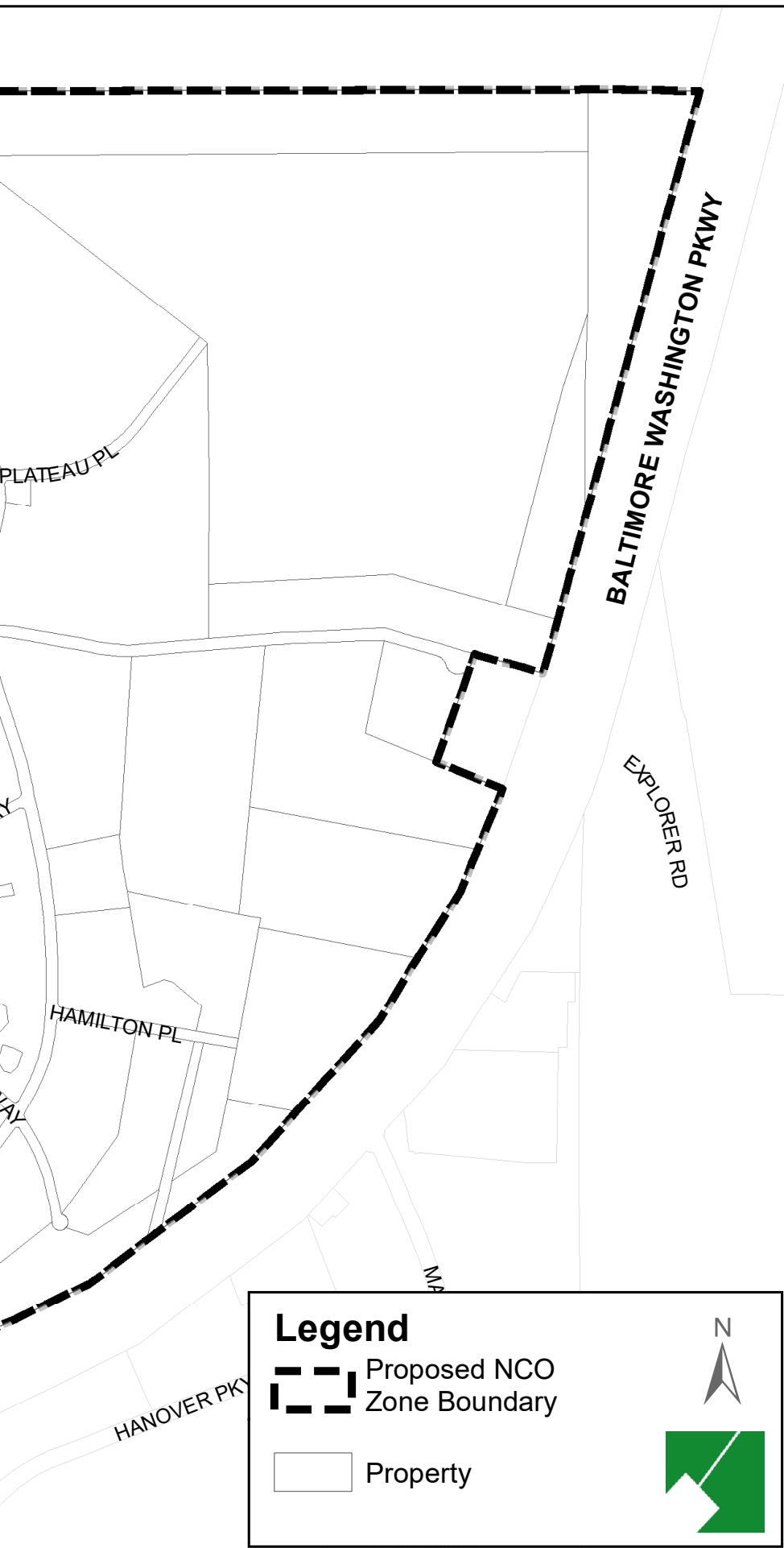
The first two proposed NCO Zones were placed in the Fiscal Year 2020 work program of the Prince George's County Planning Department and focus on single-family residential properties in the City of Mount Rainier; and the portion of the City of Greenbelt currently located in the Residential Planned Community (R-P-C) Zone. Both proposed NCO Zones will be reflected on the

proposed County Zoning Map as part of the ongoing Countywide Map Amendment and, if approved, will take effect at the same time as the new zoning map. The zoning map is anticipated to take effect in 2021. This study was presented as a draft to the community stakeholders and has been revised in collaboration with the community to address identified concerns.

Proposed Greenbelt Neighborhood Conservation Overlay (NCO) Zone

Greenbelt, MD





Concurrent with the preparation and approval of the new zoning map, which is an essential step before the new Zoning Ordinance may take effect, the District Council will consider both the required neighborhood study and a formal Council bill or resolution to establish the two NCO Zones and any associated development standards. This neighborhood study consists of four parts:



The planning background for the proposed Greenbelt NCO Zone.



An overview and history of the neighborhoods included in the Greenbelt NCO Zone.



How the Greenbelt NCO Zone meets the minimum standards for establishment of an NCO Zone.



The policy goals for the standards proposed in the upcoming legislative amendment to establish the Greenbelt NCO Zone.

The 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67

The current County master plan for the area to be incorporated in the Greenbelt NCO Zone is the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. This master plan updated and replaced the 1970 master plan and remains the oldest applicable master plan in Prince George's County. The accompanying 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67 (SMA) established the current Greenbelt R-P-C Zone by more than doubling the size of the R-P-C that existed at the time, culminating in 1,397.68 acres centered on the New Deal green town community embodied by the Greenbelt Homes, Incorporated (GHI) cooperative housing development, several multifamily buildings, Roosevelt Center (for the purposes of this study, the term Roosevelt Center includes all property currently zoned C-S-C except for the gas station near the intersection of Southway and Greenbelt Road/MD 193), and the civic spaces including the recreation fields, Buddy Attick Lake Park, library, youth center, Greenbelt Aquatic and Fitness Center, municipal center, and community center. The expanded R-P-C Zone also included three single-family detached areas; the forest preserve flanking the northern and eastern portions of the community; offices, workspaces, and storage areas used by GHI and members; the defense housing area built by the Farm Security Administration; and other abutting properties. Additional rezonings were made in 1990, including placing the GHI cooperative superblocks into the R-T (Townhouse) Zone. Refer to Part 2 of this study for additional information on these included properties. The R-P-C Zone included much of the Greenbelt National Historic Landmark designated on the National Register of Historic Places.

As part of the approval of the expanded R-P-C Zone, the R-P-C official plan was established as two maps on pages 213 and 214 of the master plan and SMA. The official plan restricts residential density by block and establishes the land use recommendations for the community. The approved land use plan consists primarily of "low urban," "high urban," "park," "private open space," "commercial," and "institutional" land uses with a large portion of "low suburban" land uses in the northeast quadrant and recognition of the single-family detached areas in the "medium suburban" land use classification. While these land uses are associated with density ranges in the master plan, the density map of the R-P-C official plan supersedes

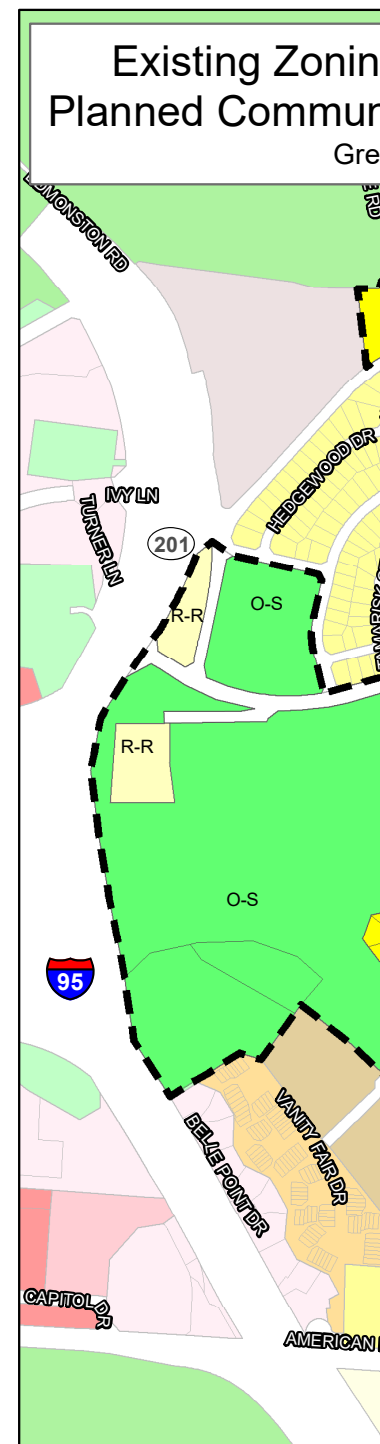
the master plan recommendations and controls the level of density permitted in historic Greenbelt. The commercial category "includes retail, service and office uses" while the institutional category was generally used to identify municipal and County properties along with places of worship and Federal facilities such as the former post office.

The official land use map of the master plan supplements the R-P-C official plan by identifying portions of the forest preserve as "conditional reserve areas," which indicated the presence of unsafe soils and other ground conditions that would make development challenging. Roosevelt Center was also identified as a village activity center; the centers were envisioned as mixed-use, primarily commercial areas that were also appropriate for between 50 and 150 dwelling units. Village activity centers were replaced as a County planning concept with the approval of the 2002 General Plan.

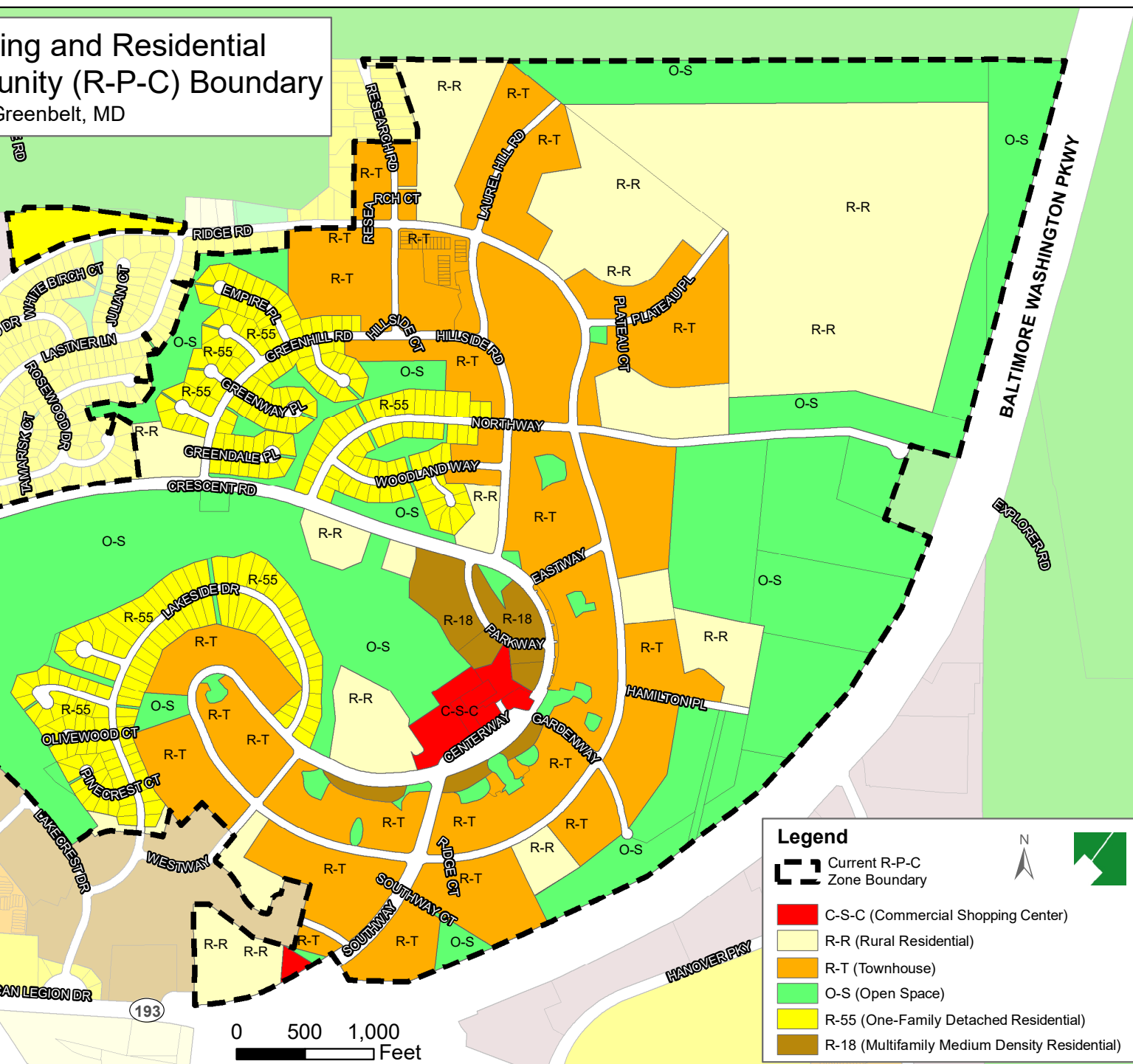
The master plan reflected Roosevelt Center as an area approximately 8.2 acres in size with approximately 53,800 leasable square feet at the time.

City of Greenbelt records currently indicate approximately 54,000 square feet of retail area with 6,500 square feet of medical office. The 1989 master plan recommendations for Roosevelt Center were largely brought forward from a 1981 study designed to address challenges such as physical upkeep, litter removal, advertising, and ensuring the central plaza remains pedestrian oriented.

The 1989 open space implementation map recommended all open space and wooded areas except a portion of the forest preserve identified as a promontory for park



ing and Residential Community (R-P-C) Boundary Greenbelt, MD

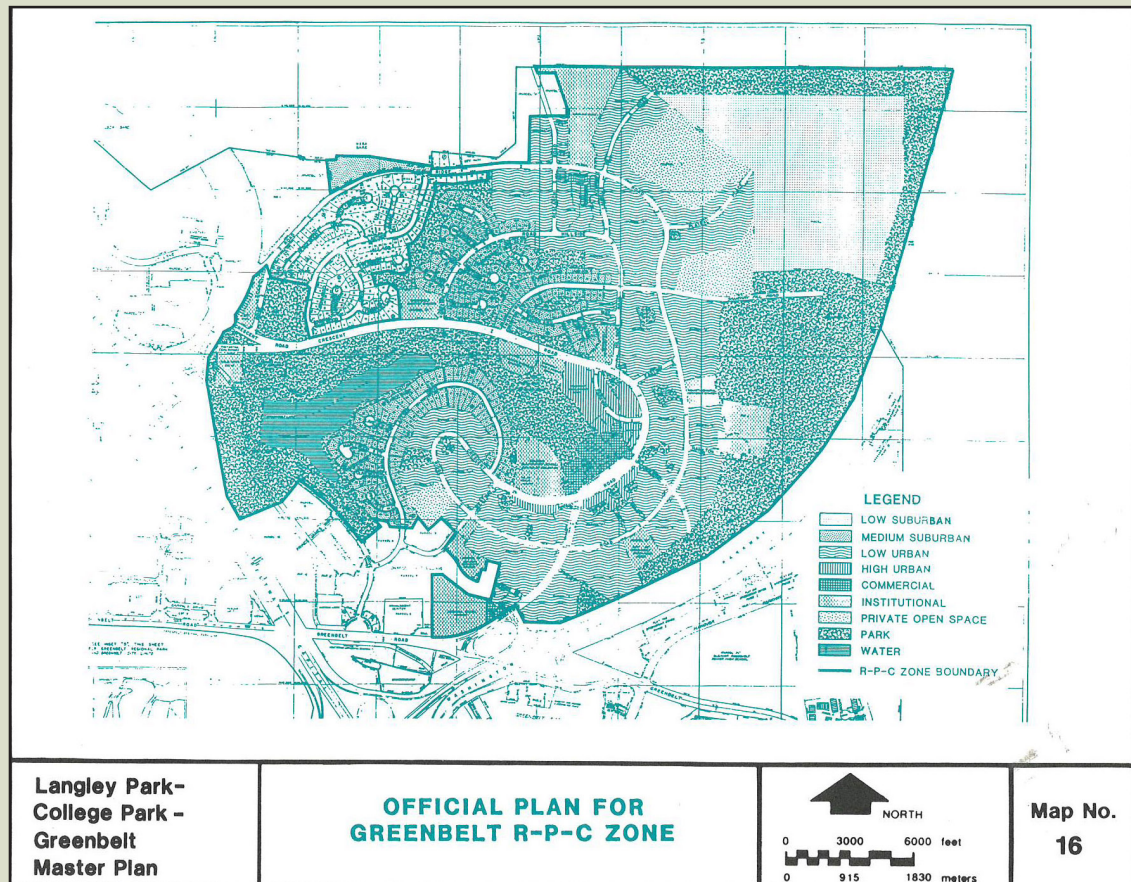


acquisition or dedication and reinforces the presence of unsafe lands for development in the preserve. Greenbelt Lake is identified as a scenic vista and recommendations were incorporated to minimize adverse impacts on the natural environment.

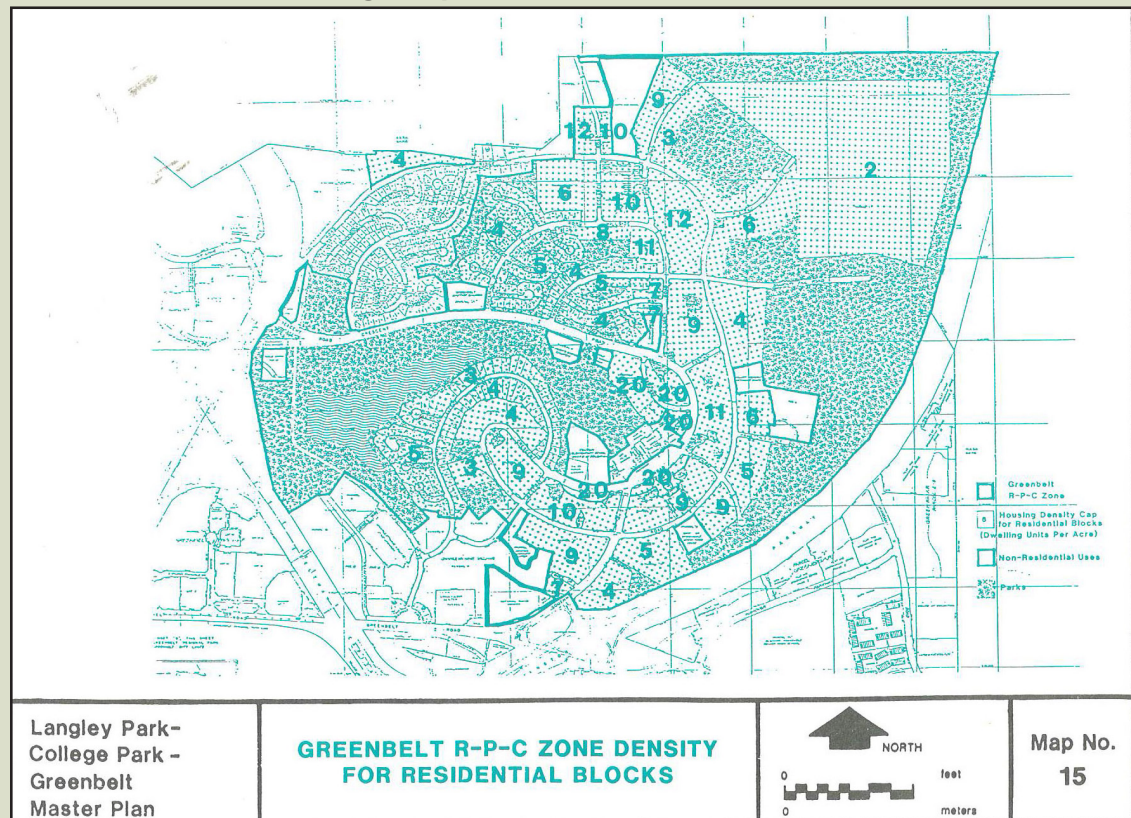
One point of note in the 1989 master plan is a recognition that “a group of citizens” have been seeking County historic designation of the 1937 original green town. An Historic District study was completed by M-NCPPC in February 1994, and additional multi-year community

efforts explored County Historic District designation. These efforts culminated in a 1999 GHI member vote to pursue designation, but the effort lacked the necessary community support to proceed. This interest remains to this day, although many stakeholders prefer alternative solutions such as the Greenbelt NCO Zone.

Greenbelt RPC Official Plan



Greenbelt RPC Density Map





Roosevelt Center

Additional Planning Context

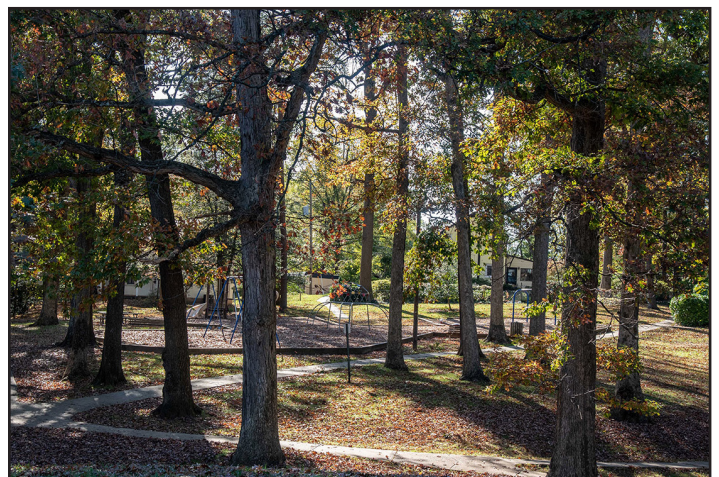
Public facilities recommendations have largely been updated by subsequent functional master plans. The recently renovated library, along with the municipal community center, youth center, and municipal building, form the heart of Greenbelt. The community is well served by the municipal police department and the County's District VI officers based in Beltsville provide backup. The Greenbelt Volunteer Fire Department and Rescue Squad remains planned for relocation as an intermediate priority to a location closer to MD 193 and the Baltimore-Washington Parkway per the 2008 Public Safety Facilities Master Plan. As the Greenbelt NCO study will discuss in further detail, there is strong desire to ensure residential growth is limited; therefore, there are few anticipated impacts on the County's public schools as a result of the Greenbelt NCO Zone.

The 2009 *Approved Countywide Master Plan of Transportation* updated the 1989 master plan's transportation recommendations and is the current master plan for roadways, trails, and transit. There are no master plan roadways in the proposed Greenbelt NCO Zone. Planned shared-use road trails are indicated on Crescent Road, Ridge Road, Greenhill Road, Hillside Road, Northway Road, and Southway. Existing hard surface trails surround Greenbelt Lake, connect to Lakecrest Drive and the athletic fields, and form a partial network through other open spaces in the historic core, supplemented by the robust off-street trail network present in the original superblocks and underpasses of the green town. A planned hard surface trail is indicated along most of the Baltimore-Washington Parkway with a link to the Greenbelt NCO area. Finally, the community is well-served by bus transit with TheBus Route 11 providing weekday service and WMATA Metrobus routes G12 and G14 providing daily, evening, and weekend service between the Greenbelt and New Carrollton Metro Stations.

The R-P-C Zone has proven ineffective. While it can and does continue to limit residential density within

the Greenbelt R-P-C, there is little else this zone can do that would benefit the community. It is designed to require Detailed Site Plan review and approval for new development—even prior to the issuance of use and occupancy permits—but GHI and most residential properties are exempt from this requirement while Roosevelt Center and the Jones Property are subject to this requirement. This creates a substantial inconsistency and severe hardships on property owners of commercial buildings because forcing a new tenant to obtain approval of a Detailed Site Plan, even if all they do is change ownership and run the same or a similar type of business such as the New Deal Café, is a costly, uncertain, and time-consuming requirement.

Additionally, several unique aspects of the original green town community require interpretations or prior zoning text amendments that are sometimes insufficiently documented or are difficult to locate unless one is intimately familiar with the details of the current ordinance. One such example is a May 2005 interpretation regarding the current requirement for Detailed Site Plans in the R-P-C Zone. This interpretation is intended to reduce the potential burden on property



One of the superblocks containing park space within the community.

owners of a Detailed Site Plan by stating the R-P-C Official Plan acts as a global, approved Detailed Site Plan for the entire R-P-C area. Any application in this area is treated as a revision rather than a new Detailed Site Plan. Another is a use regulation footnote in a separate part of the Zoning Ordinance from the R-P-C Zone (see Section 27-442(b), Footnote 7) that addresses the situation of

the superblocks having never been platted and providing that there are no applicable individual lot standards for the homes contained on the superblocks.

The opportunity offered by the development of the Greenbelt NCO Zone is that it allows clarity to be brought to these interpretation questions.

The Greenbelt Neighborhood Conservation Overlay Zone

Formal work on the Zoning Ordinance Rewrite project began in January 2014. An evaluation and recommendations report produced by the consultant team led by Clarion Associates and released in December 2014, recommended the elimination of the R-P-C Zone. Planning Department staff began coordination with the City of Greenbelt by the end of March 2015, meeting with the City Council and Advisory Planning Board on March 30 to discuss initial concerns about the repercussions of deleting the R-P-C Zone and potential alternatives for the community.

The first part of the new proposed Zoning Ordinance was released as Module 1: Zones and Use Regulations in October 2015, confirming the elimination of the R-P-C Zone and incorporating the initial recommended language for the NCO Zone as a new type of overlay zone. The City's official response to the proposals of Module 1 was adopted by the City Council in March 2016 and recognizes the ongoing work between County and City planning staff on a potential Greenbelt NCO Zone. The City developed an initial set of goals for the Greenbelt NCO Zone and Clarion Associates offered feedback in September 2016.

Based on initial staff coordination, the City's initial goals, and Clarion Associates' professional expertise, a consultant draft of development standards for the Greenbelt NCO Zone was developed and released for key stakeholder review and comment, starting with City of Greenbelt and GHI leadership, followed by a broader release later in 2017. Even before the broad release of the consultant draft, it was clear from stakeholder feedback this initial draft missed the mark, and County Council attorneys advised the Council that the new Zoning Ordinance should be adopted prior to adopting any NCOZ. Based on this advice and feedback, the decision was made by the County Council not to include the Greenbelt NCO Zone (or the Mount Rainier NCO Zone, which was also in draft form at that time) in the September 2017 Comprehensive Review Draft, a complete second draft of the proposed Zoning Ordinance.

Subsequent to the decision not to release draft standards in the Comprehensive Review Draft, and reflecting documented requests from the City of Greenbelt and GHI in 2017, the County Council indicated its intent to continue work on the NCO Zones in the expectation that these zones may be approved with, or added soon after, the approval of the new Zoning Ordinance. The Council also indicated that their decision did not prevent the City of Greenbelt and other stakeholders from continuing to develop the proposed NCO Zone. The two proposed NCO zones were added to the Planning Department's work program. Both the City of Greenbelt and GHI emphasized their shared desire to ensure any proposed NCO Zone will limit residential density to the level specified by the current R-P-C Zone, expressing concern about the proposed density maximums of the new RSF-A Zone.

In 2018 a legislative draft of the proposed Zoning Ordinance was presented as Council Bill CB-13-2018. After extensive public review and comment, the new Zoning Ordinance, Subdivision Regulations, and Landscape Manual were adopted on October 23, 2018, with a delayed effective date to allow for the rezoning of the County to the new zones through the ongoing Countywide Map Amendment. With the approval of the new Zoning Ordinance, the County Council clarified its intent and expectation to ensure the Greenbelt and Mount Rainier NCO Zones would be ready for public review and potential approval concurrent with the effective date of the new ordinance.

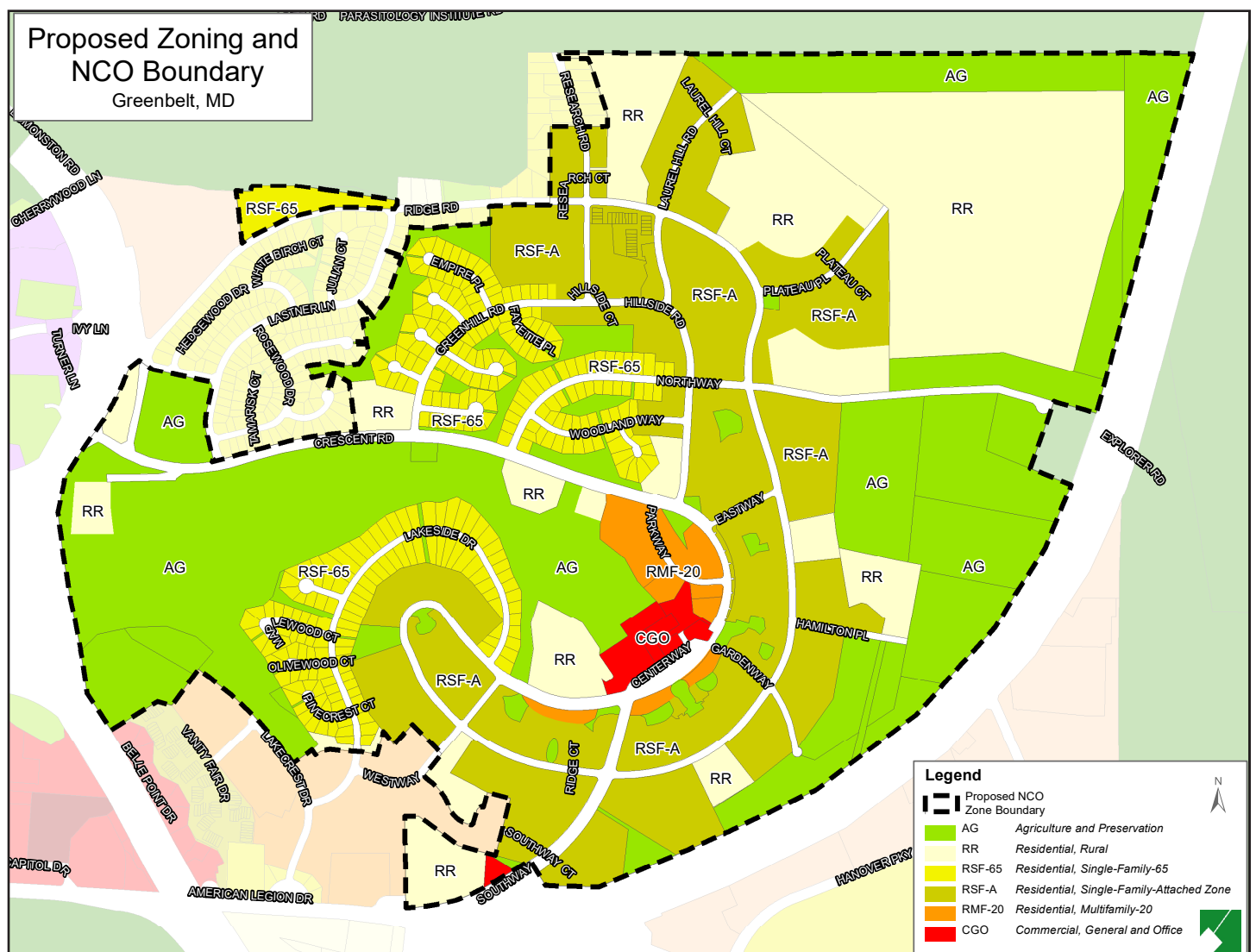
In late 2018/early 2019 a GHI task force developed its own proposed NCO development standards and released the proposal for review and comment by the membership. As with the Clarion Associates draft, the GHI task force draft proved controversial among stakeholders; unlike the Clarion Associates draft, however, the GHI draft obtained the support of the GHI Board of Directors. In late 2019, the Prince George's County Planning Department met with the City Council, community stakeholders, and the Roosevelt

Center Merchants' Association, and in January 2020 met with the GHI Board of Directors. The goal of these meetings was to review the zoning background, discuss the purposes and development of the NCO Zone, and solicit broad community support for the key goals for the Greenbelt NCO Zone under development by M-NCPPC.

One final item of importance pertains to State law, specifically Title 5. Special Types of Corporations of the Corporations and Associations Article. Subtitle 6B. Maryland Cooperative Housing Corporation Act, § 5-6B-32(a)(b) states in part that "A law, ordinance, or regulation concerning building codes or zoning may not establish any requirement or standard governing the use, location, placement, or construction of any land and improvements which comprise a cooperative project, unless the requirement or standard is uniformly applicable to all land and improvements of the same kind or character not comprising cooperative projects." Although the current Zoning Ordinance contains several

provisions specifically applicable to cooperative housing projects, these provisions appear to be contrary to the Corporations and Associations Article. While GHI is the largest property owner in the Greenbelt NCO Zone, it is not possible to codify any development standards that treat the GHI properties any differently than other properties in the NCO Zone or in the rest of the County. Distinction in standards may be made by zone, but not by ownership. As such, the proposed NCO standards will not include any regulations or proposals specific to GHI; any such standards which may have been contained in the prior proposals by Clarion Associates and GHI will not be incorporated.

This neighborhood study and the proposed Greenbelt NCO Zone development standards will be the direct result of community collaboration over a period of several years and will directly reinforce the goals supported by the Greenbelt community.



Overview of the Neighborhood*

Historic Greenbelt

Greenbelt is one of three “green towns” planned and developed by the United States government under the New Deal as an attempt to solve social, economic, and housing problems confronting the nation. Constructed on garden city principles, the planners of Greenbelt took advantage of the natural topography in the form of a crescent-shaped plateau to site the town. Houses were planned on the ridges around the commercial center, where stores, the post office, and community building/school were located. A series of three-story apartment buildings formed an inner circle around the commercial center. Athletic fields and the recreation center were placed in the low portion of the bowl-shaped terrain. Houses were sited in a way so that residents would have to interact with one another and to foster a sense of community. Architectural influences include the Art Deco style, as well as the International and Streamline Moderne styles.

Greenbelt’s design was influenced by the ideas of American planner and sociologist Clarence Perry’s “Neighborhood Unit.” The core principles of Perry’s “Neighborhood Unit” planning tool involved:

1. Centering the school within the neighborhood so that a child’s walk to school would be no more than one-half mile and would not involve crossing a major arterial street;
2. Placing the arterial streets along the perimeter of the community to define its edges and prevent unwanted through traffic;
3. Using a hierarchy of streets that would distinguish arterial streets from local streets and by using curvilinear street design;
4. Placing local shopping areas at the perimeter of the neighborhood; and
5. Creating places for interaction and play by dedicating at least 10 percent of the neighborhood land to parks and open space.

These principles were utilized in the placement of Greenbelt’s school, recreational areas and commercial center.



The character-defining features of Greenbelt include common spaces; community spaces; the siting of buildings and courts according to the natural topography and orientation to maximize sunlight, breezes, and views; and the architecture of the residential units. The buildings are arranged on superblocks of 10 to 18 acres in size, containing approximately 120 houses arranged in clusters with a “garden” side and a “service” side. Roads were kept to a minimum to promote pedestrian movement through the community, with walkways and underpasses constructed to minimize conflicts with automobiles. The entire development was surrounded by a “green belt” to provide recreational space and to act as a buffer from incompatible development.

Techniques such as the Radburn method of the use of culs-de-sac or service courts were used to face the dwelling units toward the garden side comprising an interior park or green space. The service side of the buildings face the service courts, where trash was collected, and laundry could be hung. Pedestrian footpaths are used to link the housing within the superblocks and other park areas.

*Some partial excerpts in this section taken from the National Historic Landmark Nomination for Greenbelt, Maryland, Historic District (https://npgallery.nps.gov/NRHP/GetAsset/NHLS/80004331_text).

Residential Development

There was no specific architectural style adopted for the buildings, but the emphasis was on good proportion and scale in the exterior facades with a harmonious use of materials and color, all in relation to the site groupings. The brick-clad buildings were constructed with gable slate roofs, unadorned wall surfaces and steel-sash casement windows. The concrete block buildings were constructed in the International style with flat roofs, white walls, and the lack of ornamentation. Brick rustication was used between the upper-floor windows to break up the massing of the buildings.

Most units are two stories tall, with 16 one-story units located at the ends of rows, originally referred to as “honeymoon” units. Rows range from two to eight units in length. Because of the high watertable in the area, the units were designed without basements. Originally, the units were heated with one boiler in a single basement under one unit only or in an attached boiler room at one end of a row. All foundations and first-floor beams and slabs are made of reinforced concrete. A total of 44.6 percent of the original units are concrete or cinder block wall construction with poured-in-place beam and slab floors and flat roofs, covered with built-up roofing. A total of 51.6 percent are balloon frame with pitched roofs covered in slate and brick veneered walls. A total of 3.8 percent are balloon frame with pitched roofs covered in slate and cement asbestos shingle walls.

The architects grouped the flat and pitched-roof dwellings to achieve appealing vistas and aesthetic variation. Group housing units were planned in pairs to economize on plumbing. In most instances, units were designed with their long axis parallel to the service court to take advantage of light, ventilation, and ease of circulation. The orientation also allowed for wider plots for each individual unit, and in most cases, stairs in a central location.

The 12 multifamily buildings around the commercial center in the original planned community were designed with complete floor plans. Each building contains 18 to 48 units. Basements were used for tenant storage, laundry, and as a play space for children. The buildings are constructed of 12-inch-thick cinder block wall with reinforced concrete slab floors and roofs. They are three stories tall and are staggered like the group housing units for visual interest and to adapt to the topography. Unlike the group houses, the primary façades of the multifamily houses face the street. Entrances on the street frontages feature glass block treatment framing the doors and highlighting the stair halls for the full three stories. The garden side entrances are simpler with no decorative elements. The apartment



Left page: 1937; This page: Original homes (top), Original apartments (bottom).

buildings feature brick rustication between the windows for decoration. The multifamily apartment buildings more closely resemble the Bauhaus style of architecture.

Greenbelt's commitment to maintaining the original attached housing units is evidenced by a comprehensive renovation in the early 1980s with the assistance of \$17.5 million in Federal government loans and a second five-year renovation program that began in 2016 with Greenbelt Homes, Inc.'s self-financed Homes Improvement Program at an approximate cost of \$21.7 million.

RESETTLEMENT AUTHORITY PREFABRICATED UNITS

Five prefabricated units were constructed by the Resettlement Authority on Woodland Way to demonstrate economical construction. These structures are one story in height with a sloping roof and two bedrooms. They are lightweight construction comprising plywood walls set on a masonry foundation and were sited carefully to take advantage of topography and wind conditions.

PARKBELT HOMES

The Parkbelt Homes consist of 10 houses located on Forestway and are the only privately constructed buildings sanctioned by the federal government as part of early plans to expand Greenbelt. These streamlined houses were built in 1938 by General Houses of Chicago, a pioneer in the field of prefabricated housing. The Parkbelt Homes were originally one-story, flat-roofed structures with a copper-bearing steel frame bolted to a concrete foundation. The walls and roofs are made of factory-made insulated panels that were shipped to the site and assembled. Most of these structures have been modified by the addition of a second story, newer siding, pitched roofs, and replacement windows. The 10 Parkbelt homes were constructed on 0.13 to 0.38-acre lots arranged around a cul-de-sac. Houses range from one to two stories in height. Green space surrounds the outer edge of the development to provide a park-like setting.

DEFENSE HOUSING

From 1941 to 1942, 1,000 units of defense housing were constructed by the Farm Security Administration. These units were placed in areas originally designated for Resettlement Authority housing that was never built. Siting of these buildings is similar to the original units but does not employ the same garden city principles as the original structures. The orientation of the defense housing is directly on the service courts, which are shorter and squatter, as opposed to being separated from it by garages or hedges. Service yards are shallower than the

original units, there are no garages, and there is a lack of topsoil and footpaths on the garden sides. There are no underpasses under Ridge Road to protect pedestrians from vehicle traffic. These courts lacked trees, hedges, and interior gardens and are generally poorly graded.

The defense houses are two-story frame buildings set on masonry foundations. Floor plans are more compact and differ from the original units. In addition to two-story town houses, the defense homes also feature some flats stacked one on top of the other. Entrance is by side porches at the ends of the units. Other second-floor flats are accessed via a central, first-floor door that leads to a common stair.

GARAGES

Resettlement Authority planners originally intended to provide garages for all dwelling units. However, only 50 percent of them were built due to lack of funding. As a result, paved parking areas were provided in the service court areas. A total of 275 garage units are arranged in compounds adjacent to service courts and 100 are attached to housing units where service courts are too far distant. The garages are flat-roofed concrete block structures set upon poured concrete foundations. In 1937, only the garages attached to buildings contained overhead doors, while those within the service courts were left open. However, those buildings were designed so that they could be easily fitted with doors, and today, some garages feature metal overhead doors.

The Town Common

The original town common comprised two commercial buildings, an elementary school/community building, a combination police station/fire department and automobile repair shop, a gasoline filling station, and one set of closed garages. All buildings were heated by a central heating plant located in the basement of the theater.

GREENBELT CENTER SCHOOL/ GREENBELT COMMUNITY CENTER

The Greenbelt Center School/Greenbelt Community Center is the heart of the original town and is a superb work of Art Deco architecture. The building is two stories tall, with a flat roof and concrete frame covered in brick veneer. The building's rigid concrete frame is strengthened by protruding buttresses, which are fluted to stress the verticality of the Deco style. The buttresses also provide for unobstructed interior space. At the base of each bay on the exterior of the building between the buttresses, and on the entry above the principal door is a

carved limestone bas-relief panel representing part of the preamble of the Constitution and reflect the democratic ideals of the Greenbelt community. The panels were sculpted by Lenore Thomas, who was working for the Special Skills Division of the Resettlement Authority at the time, with the assistance of Tony Lucasini. The panels are executed in the Art Deco style associated with federal art of the late 1930s. A wing was added behind the north wing in 1947. In 1967, the Center School was augmented with a two-story addition to the main block on the north side that contained eight classrooms and a library. After the school moved out of the building, it became known as the Greenbelt Community Center.

COMMERCIAL BUILDINGS

The original pair of commercial buildings are located on Centerway and originally housed a movie theater, drug store, barber shop, shoe repair, valet, and a bus station. Offices for the town government and cooperative business

endeavors were located on the second floors. The buildings are constructed of concrete block with a brick veneer and have the low modern lines of the Streamlined Moderne style, consisting of horizontal compositions, curved walls, flat roofs, and banded corner windows. Construction of the theater included buttressed walls, like the community center. The commercial shopping center is a noteworthy example of an integrated neighborhood shopping center because of its siting within the larger community and its emphasis on the pedestrian experience, separating walkers and cars. The 100-foot-wide pedestrian mall was meant to provide social and cultural interaction as much as to provide access to the commercial space. Access to the commercial area is provided by a secondary road off the main arterial with

most of the current parking concentrated in the rear of the shops. The “Mother and Child” statue, also sculpted by Lenore Thomas in 1938, serves as the focal point of the shopping court. An addition was placed on the southwest corner of one of the buildings in 1947 for the Town of Greenbelt offices, but ultimately housed a bank.

FIRE STATION/REPAIR GARAGE

This two-part concrete block, brick-veneered structure originally housed the fire and police station at its southwest end and a repair garage at its northeast end. A new fire station was built on Crescent Road in 1961 and this building was adapted to commercial uses. The auto repair facility still operates as that use.

Recreational Facilities

SWIMMING POOL AND BATH HOUSE

The swimming pool and bath house were constructed in 1938, after swimming was banned in the lake. The pool was designed to accommodate 1,000 families. The concrete wall behind the diving board is original. The bathhouse was originally a freestanding building, but is now incorporated into the Aquatic Center, constructed in 1992. Porthole windows are located at the attic level. The original entrance into the bathhouse still contains triple doors but is no longer a working entrance.

MAINTENANCE BUILDINGS

The three buildings to the east of Ridge Road on Hamilton Place were constructed in 1944 for the Public Housing Authority to house maintenance activities for the community. They are long, low brick buildings in a polygonal site plan. The main building serves as the

administration building for Greenbelt Homes, Inc. Two buildings set at an angle to the main building serve as repair/maintenance shops.

RECREATION

A 27-acre man-made lake with an earthen dam and concrete spillway (repaired and reconstructed in 2019-2020) was provided for recreational purposes. It is surrounded on three sides by Buddy Attick Park, named in honor of one of Greenbelt’s original citizens and first police officers. Braden Field is the heart of the recreational area and is original to the planned community. In 1938, there were four tennis courts and, one year later the three baseball/softball fields and football fields were added. The Youth Center, located between the pool and the fields, was added in 1967.



Single-family detached homes added after the original Greenbelt housing.

WOODLAND AND FARMLAND

The remains of the physical “greenbelt” can be seen in the woodlands that surround the lake and act as a buffer between housing subdivisions at the north. Portions of the greenbelt are also preserved on the eastern side of the town in the Forest Preserve between the townhouses and the Baltimore-Washington Parkway.

CONSTRUCTION AFTER ORIGINAL TOWN BUILT

After construction of the original and defense houses by the Federal government, several private subdivisions were platted within the greenbelt. These include Lakeside Blocks A & B (1954); Lakeside First Addition (1956); Woodland Hills Blocks A, B & C (1956); Lakewood, Greenvale Sections I and II (1956); and Lakecrest (1962). Like the original Greenbelt town plan, these developments sited single-family houses on individual lots bordering green spaces. The subdivisions took advantage of the natural topography and follow the contours of the natural ridge around which portions of the original town were developed. Houses are sited on culs-de-sac and are one to two stories in height.

In addition, several single family houses, 8 Woodland Way (1967), 135A and 135B Northway (1967), and 133 Greenhill Road (1968) were added to the community.

Religious structures were also later added to the community including the Greenbelt Community Church (1951), Mishkan Torah Jewish Community Center (1955), Mowatt Memorial Methodist Church (1955), and St. Hugh’s Catholic Church (1963) and School (1949). Other structures include the Greenbelt Plaza/ Parke Crescent Apartments (9, 11, 51, and 53 Crescent Road), the Concession Stand at Greenbelt Lake (1960s; since removed), Youth Center (1961), Greenbelt Fire Department (1961), Co-op Supermarket (1962), City of Greenbelt Offices (1964 and 1978), Professional Building (115 Centerway), Public Works Department Building and Open Garage (1969; expanded 2009), Greenbelt Public Library (1970), Greenbelt Homes Townhouses (1970), Green Ridge House (1979), Police Station (1990), Greenbelt Elementary School (1992), and Greenbelt Aquatic and Fitness Center (1992).



Places of worship continue to provide important community services.

Minimum Standards for the Approval of a Neighborhood Conservation Overlay Zone

Section 27-4403(a)(3) of the adopted Zoning Ordinance contains the minimum standards for designation of an NCO Zone. An NCO Zone may only be approved by the District Council if the following standards are met:

(A) At least 65 percent of the land area within the proposed NCO Zone, not including street and other rights-of-way, is developed.

The majority of the proposed Greenbelt NCO land area was developed between 1937 and 1970. A small number of parcels, almost all located in the forest preserve to the north and east of the proposed NCO Zone, remain undeveloped. However, these undeveloped parcels are very large in acreage; as a result, Greenbelt does not currently meet this standard as only 497 of the 819 total acres (60.7 percent) of the proposed NCO Zone land area are developed.

As a result of this analysis, staff will recommend the County Council revise the requirement of the adopted Zoning Ordinance from the percentage of land area to the percentage of properties within the proposed NCO Zone.

Until and unless such a revision is incorporated, the Greenbelt NCO Zone cannot be approved by the Council as currently proposed.

(B) Development patterns in the NCO Zone demonstrate an effort to maintain or rehabilitate the character (including, but not limited to, the historic character of existing communities) and physical features of existing buildings in the zone.

The City of Greenbelt, GHI, the Roosevelt Center Merchants' Association, Prince George's County Library System, and other key property owners play an active and ongoing role in maintaining the historic character of Greenbelt, one of only three New Deal green towns in America. Renovations of existing structures are subject to architectural guidelines in GHI, and the Roosevelt Center businesses remain interested in preserving the form and architectural quality of the commercial buildings. There are Maryland Historical Trust easements on the original theater and community center, as well as the "Mother and Child" statue anchoring Roosevelt Center. Several of the apartment buildings in the proposed NCO boundary are under recent new ownership with owners expressing interest in context-sensitive improvements that will retain the character and architectural styling of the apartments. Single-family detached owners generally maintain their properties in

good condition and at appropriate size and scale to the original post-war construction patterns of these areas.

The intense interest of the City and community in pursuing the NCO Zone itself is drawn from the deep desire of all stakeholders to maintain the historic character and physical features of Greenbelt.

(C) The development standards proposed to be applied to the zone will encourage the retention of the general character and appearance of existing development in the zone.

Compliance with this standard will be determined through the legislative process when the District Council reviews and approves the proposed development standards in an upcoming draft Council Bill. The standards of the draft bill will be designed to facilitate and encourage retention of the general character and appearance of the existing development.

(D) The area must possess one or more of the following distinctive features that create a cohesive identifiable setting, character, or association:

- (i) Scale, size, type of construction, or distinctive building materials;**
- (ii) Lot layouts, setbacks, street layouts, alleys, or sidewalks;**
- (iii) Special natural or streetscape characteristics, such as creek beds, parks, gardens, or street landscaping; or**
- (iv) Land use patterns, including mixed or unique uses or activities.**

The proposed Greenbelt NCO area is one of the Country's best examples of the Art Deco style integrated into one of only three New Deal green towns in America. It is distinctive in its construction and layout. The superblock design of the original 1937 development is unique in Prince George's County and features a robust pedestrian network well-integrated to the natural environment and inclusive of grade-separated pedestrian underpasses that reduce vehicle-pedestrian conflicts. The overall land use pattern, integration of mixed residential development with commercial, institutional, and recreational uses, and walkable scale of historic Greenbelt make it well-suited for designation as a Neighborhood Conservation Overlay Zone.

PART 4

Policy Goals for the Greenbelt Neighborhood Conservation Overlay Zone

The goals of the Greenbelt NCO Zone are:

1. Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt.”
2. Restrict the residential density allowed by the new zones of the Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.
3. Clarify the applicability of development standards for properties that were never subdivided.
4. Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size, height, and scale with existing buildings.
5. Minimize impacts to or restrictions on existing nonresidential uses to ensure they have every opportunity to continue to serve the community.
6. Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Bill No. _____ CB- -2021 _____

Chapter No. _____

Proposed and Presented by _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 The Zoning Ordinance of Prince George's County

3 For the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO)

4 Zone applicable to designated portions of the City of Greenbelt.

5 BY repealing and reenacting with amendments:

6 Section 27-4403(a)(5)

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (2019 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-4403(a)(5) of the Zoning
15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
16 County Code, be and the same is hereby repealed and reenacted with the following amendments:

PART 27-4. ZONES AND ZONE REGULATIONS.

SECTION 27-4400. OVERLAY ZONES

27-4403. OTHER OVERLAY ZONES

20 (a) Neighborhood Conservation Overlay (NCO) Zone

* * * * *

(5) Specific Neighborhood Conservation Overlay Zones

[[Placeholder]]

(A) Greenbelt Neighborhood Conservation Overlay Zone

(i) Purpose

The Greenbelt Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve unique development features and the character of the historic New Deal community of Greenbelt.

(ii) Goals

The goals of the Greenbelt NCO Zone are to:

(aa) Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt.”

(bb) Restrict the residential density allowed by the zones of this Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.

(cc) Clarify the applicability of development standards for properties that were never subdivided.

(dd) Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size and scale with existing buildings.

(ee) Minimize impacts to or restrictions on existing nonresidential uses to ensure they have every opportunity to continue to serve the community.

(ff) Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.

(iii) General Provisions

(aa) The boundaries of the Greenbelt NCO Zone are identified on the Official Zoning Map.

(bb) Pursuant to Section 27-4403(a)(4)(C), in the case of conflicts with any standards of the Zoning Ordinance with the exception of maximum density

(which may not be increased above the density maximum of the underlying zone through the Greenbelt NCO Zone), the Greenbelt NCO Zone development standards shall control.

(cc) As stated by Section 27-4403(a)(4)(B), no permit for any new construction or expansion of an existing structure resulting in an increase in the gross square footage of the building of 15 percent or more may be issued until the Planning Director determines that the proposal complies with all development standards (as may be applicable to the proposed development) established in this Subsection.

(dd) Property in the RSF-65 Zone shall only be subject to the maximum density for residential blocks standard and are exempt from all other standards of the Greenbelt NCO Zone.

(ee) Alterations or modifications made to previously constructed dwelling unit additions that existed as of the effective date of the Zoning Ordinance that do not further expand the gross square footage shall be exempt from these development standards except that any such alteration or modification shall maintain the roof line of the existing structure.

(ff) For the purposes of this Subsection 27-4403(a)(5), the following terms shall be defined as follows:

(I) Roosevelt Center includes all property in the CGO Zone except for the southern-most property located approximately 400 feet northeast of the intersection of Southway and MD 193/Greenbelt Road

(II) Garden Side is the individual or family-oriented, private side of a residential dwelling.

(III) Service Side is the public-facing side of a residential building fronting on a street, alley, parking lot, or open space.

(iv) Development Standards

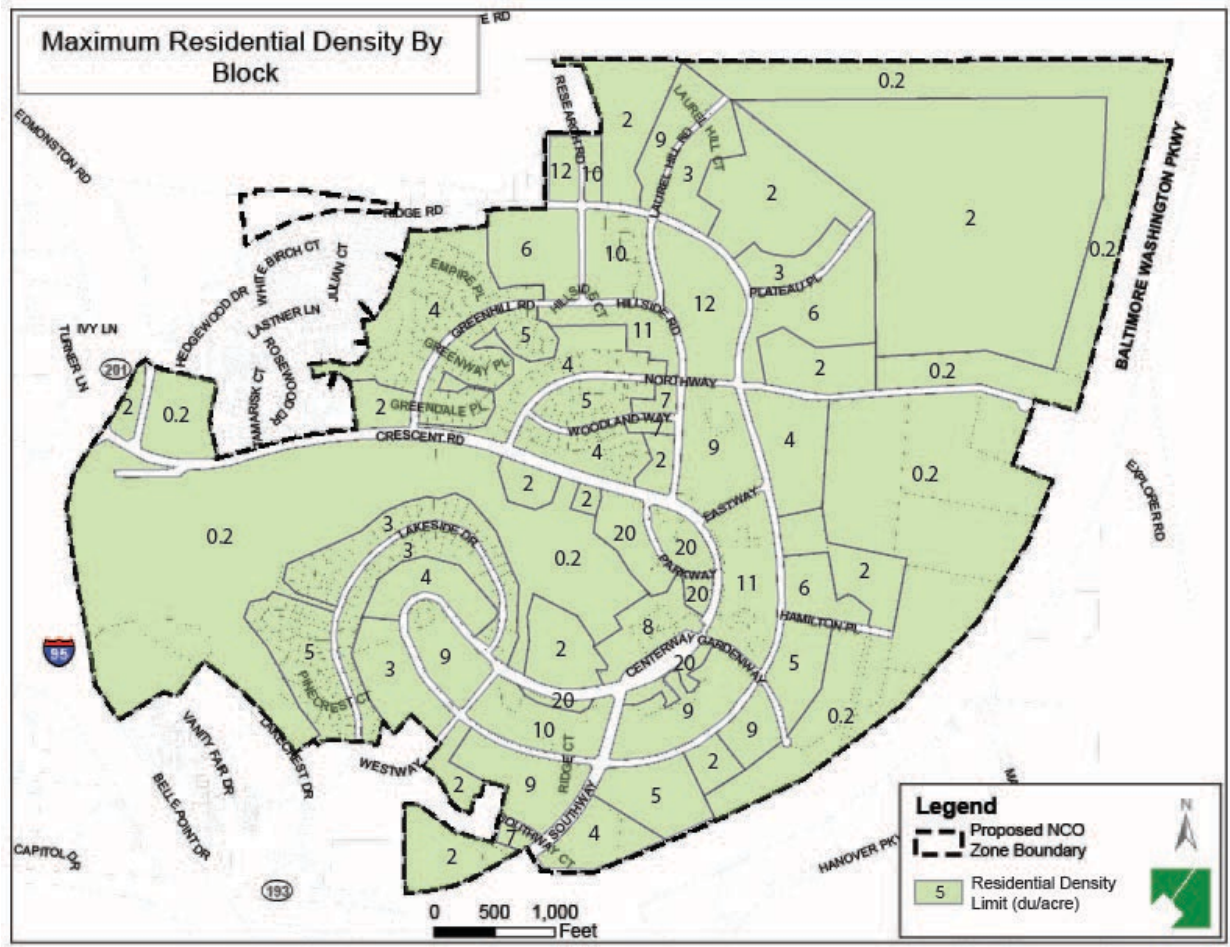
All development within the Greenbelt NCO Zone shall demonstrate compliance with the following development standards (as may be applicable):

(aa) Density

The maximum dwelling unit density for each property or assemblage of properties that is the subject of a development application within the Greenbelt NCO Zone shall not exceed the density shown in Figure 27-4403(a)(5)(aa): Greenbelt NCO

Zone Maximum Density for Residential Blocks. Where a maximum density is not shown, the maximum density shall not exceed the maximum density permitted by the underlying zone.

Figure 27-4403(a)(5)(aa): Greenbelt NCO Zone Maximum Density for Residential Blocks.



(bb) Dimensional and Intensity Standards

Attached dwellings (other than multifamily dwellings) in any zone and single-family detached dwellings located in the RSF-A Zone; and any alterations, expansions, enlargements, or extensions thereto; located within the Greenbelt NCOZ shall not be subject to the individual lot dimensional and intensity standards as set forth in Part 27-4: Zones and Zone Regulations for the zone in which they are located.

(cc) Multiple Principal Dwellings on Same Lot or Parcel

Notwithstanding Section 27-5101(b)(2), multiple single-family detached, townhouse, two-family, three-family, artists' residential studios, and/or live-work dwellings may be permitted on any lot or parcel in the RSF-A Zone within the Greenbelt NCOZ.

This provision shall not be interpreted to permit accessory dwelling units and shall only apply to multiple principal dwellings on the same lot or parcel.

(dd) Alterations, Expansions, Enlargements, or Extensions

(I) Additions or expansions to existing single-family detached, townhouse, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of 60 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansion, enlargement, or extension shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.

(II) Multifamily dwelling buildings constructed before November 29, 1949, shall retain their character-defining architectural features to the maximum extent practicable. Such features may include but are not limited to concrete block exterior walls, casement windows, flat roofs, open porches, glass block walls, and exterior courses of decorative brick. Original exterior doors and exterior lighting fixtures shall be preserved wherever possible. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing multifamily building.

(III) Additions, expansions, enlargements, or extensions to commercial buildings constructed before November 29, 1949, shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center. Alterations, expansions, enlargements, or extensions shall not exceed the height of the existing building or 25 feet, whichever is lowest.

(IV) Additions, expansions, enlargements, or extensions to commercial buildings constructed after November 29, 1949 shall not exceed 30 feet in height.

(V) Garages may only be used for vehicle parking or general storage (not residential or any other uses). When present, original garage doors should be repaired rather than replaced. If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage doors to the maximum extent practicable. Garage additions shall not be permitted, nor shall garage doors or garage openings be sealed shut or blocked by walls or similar structures.

(VI) Two-story additions or expansions shall only be placed on the garden side (or rear yard, when the garden side does not apply), or in the side yard of an end unit. Any additions or expansions in the service side (or front yard, when the service side does not apply) shall not exceed one story in height.

(ee) New Development

(I) New dwellings in the Household Living Uses or Group Living Uses use categories in the RSF-A, RMF-20, and CGO zones shall be designed to maintain the general form and massing of the existing dwellings in these zones. High-quality, durable exterior materials shall be used.

(II) New dwellings shall not exceed 40 feet in height for multifamily dwellings or 30 feet in height for any other dwelling.

(III) New commercial or mixed-use buildings shall not exceed 30 feet in height.

(ff) Block Design

(I) Section 27-6206(k)(1), Block Length, shall not apply. Instead, block length shall be at least 400 feet on a side.

(II) Notwithstanding Section 27-6206(k)(3), any new development in the RSF-A Zone shall provide sidewalks or multi-use paths through the block regardless of block face length.

(gg) Parking

(I) The minimum number of off-street parking spaces required for any new development in the Household Living Uses Principal Use Category shall be 1.5 spaces per dwelling unit.

(II) Pervious or semi-pervious parking lot surfacing shall be required for any new required or proposed surface parking spaces to the maximum extent practicable. Any pervious or semi-pervious surfacing shall be certified by a licensed civil engineer as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

(hh) Accessory Structures

Residential accessory structures including but not limited to sheds, fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone, such structures should generally be located on the garden side (or rear yard, when the garden side does not apply) or in the side yard of an end unit. Accessory structures may only be located on the service side (or front yard, when the service side does not apply) if the applicant demonstrates it is infeasible to locate such structures elsewhere on the lot due to utility locations or other constraints. Nonresidential accessory structures may be permitted pursuant to the regulations of the Zoning Ordinance.

* * * * *

draft

1 SECTION 2. BE IT FURTHER ENACTED that the District Council, having reviewed the
 2 Greenbelt Neighborhood Conservation Overlay Zone neighborhood study prepared by the Prince
 3 George's County Planning Department, finds that the neighborhood study specifies the
 4 development context for the Greenbelt Neighborhood Conservation Overlay Zone as required by
 5 Section 27-4403(a)(2) and is establishing the development standards of this Ordinance to
 6 maintain the historic character of Greenbelt; and

7 SECTION 3. BE IT FURTHER ENACTED that prior to taking action on this Ordinance,
 8 the District Council has reviewed the minimum standards for designation of an NCO Zone as
 9 required by Section 27-4403(a)(3) and finds that at least 65 percent of the properties in the
 10 Greenbelt Neighborhood Conservation Overlay Zone are developed, development patterns in
 11 historic Greenbelt demonstrate an effort to maintain or rehabilitate the character and physical
 12 features of existing buildings in the NCO Zone, the development standards contained in this
 13 Ordinance will encourage the retention of the general character and appearance of existing
 14 development in the zone, and the Greenbelt Neighborhood Conservation Overlay Zone features
 15 unique and distinctive land use patterns, integrated mixed-use residential, commercial,
 16 institutional, and recreational uses, and a walkable neighborhood scale that make the area well-
 17 suited for designation as a Neighborhood Conservation Overlay Zone.

18 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect **forty-five**
 19 **(45) calendar days after its adoption.**

Adopted this ____ day of _____, 2021.

COUNTY COUNCIL OF PRINCE GEORGE'S
 COUNTY, MARYLAND, SITTING AS THE
 DISTRICT COUNCIL FOR THAT PART OF
 THE MARYLAND-WASHINGTON REGIONAL
 DISTRICT IN PRINCE GEORGE'S COUNTY,
 MARYLAND

BY: _____
 Calvin S. Hawkins, II
 Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * *

draft



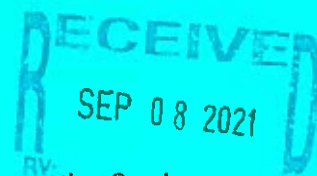
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

240-283-5915

August 31, 2021



Dear Homeowner, Co-Op Resident, Business Owner, or Occupant:

The purpose of this letter is to remind you of the ongoing Greenbelt Neighborhood Conservation Overlay Zone (NCOZ) and to discuss the next steps in this important zoning effort.

On October 23, 2018, the Prince George's County Council adopted a new Zoning Ordinance and new Subdivision Regulations for Prince George's County. As part of the ongoing Countywide Map Amendment (CMA) project, a new NCOZ is being prepared for the portion of the City of Greenbelt that is currently classified in the Residential Planned Community (R-P-C) Zone. This part of Greenbelt includes the historical Greenbelt co-op residential community, Roosevelt Center, Greenbelt Library, Greenbelt Community Center, the forest preserve, Buddy Attick Lake Park, and homes and apartments near the historical core (see attached map).

The purpose of the NCOZ is to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with existing neighborhood character. Minimum criteria for the designation of an NCOZ are established in the new Zoning Ordinance; these will be addressed in a Greenbelt neighborhood study that specifies the development context. The Greenbelt NCOZ will also include development standards specific to historical Greenbelt; should the Greenbelt NCOZ be approved, the standards will regulate development, redevelopment, and building alterations in the zone.

The Prince George's County Planning Department has long worked with the residents, business owners, and the City Council to prepare the Greenbelt NCOZ neighborhood study and draft development standards, culminating in the release drafts of these documents for community review, in March 2020, on the Department's Zoning Rewrite webpage at <http://zoningpgc.pgplanning.com>. Additional comments were solicited from the community, resulting in revisions to both the neighborhood study and the draft development standards.

With the resumption of the CMA, and the virtual Joint Public Hearings coming up on **Monday, September 13 and Tuesday, September 14 at 5:00 p.m.**, I would like to outline the proposed approach to seeing the Greenbelt NCOZ come into effect.

1. The County's official zoning map will be updated through the CMA to include the Greenbelt NCOZ. The CMA public hearings and corresponding written testimony period will be your opportunity to comment on the NCOZ boundary. **Should you wish to testify in the virtual hearings, you must preregister before 3:00 p.m. on Thursday, September 9, 2021 at <https://pgccouncil.us/Speak>.**

In lieu of, or to supplement, virtual testimony, you may submit written testimony until the close of business on **Wednesday, September 29, 2021**. Testimony and comments must be submitted through the Council's eComment portal at <https://pgccouncil.us/Speak>, emailed to clerkofthecouncil@co.pg.md.us, or faxed to 301-952-5178. Testimony and comments will **not** be accepted via social media or by telephone/voice mail message.

2. With the imminent joint public hearing and close of the record period, the Planning Department is meeting with the City of Greenbelt on **Monday, September 20, 2021 at 8:00 p.m. via Zoom**. To participate in the meeting, please use the following web address and meeting information:
<https://us02web.zoom.us/j/88088234274?pwd=R2JZdnRmbnE5aVd6Vkk0bEFERd3B4UT09>

Council, Terry, Holly

Dial-in: 301-715-8592
Meeting ID: 880 8823 4274
Passcode: 215550

In advance of the meeting, the hearing impaired are advised to use the Video Relay Services (VRS) at 711 to submit their questions/comments, contact the City Clerk at 301-474-8000, or email at banderson@greenbeltmd.gov.

The purpose of this meeting will be to review the final Greenbelt Neighborhood Study and review the revised draft development standards before they go to the County Council for consideration as legislation. Comments provided during this meeting may result in additional revisions to the draft development standards before the Planning Department finalizes a legislative draft for County Council consideration.

The final neighborhood study and the latest draft of the development standards are available at <http://zoningpgc.pgplanning.com> should you wish to review them before our meeting.

It is important to note the neighborhood study and draft development standards are **not part of the discussion of the CMA** and do not need to be discussed in testimony provided on the CMA. The CMA focuses solely on the zoning map and the properties which will be included in the Greenbelt NCOZ. Staff will not analyze comments on other topics when reviewing the CMA record of testimony. Any comments offered on the Greenbelt NCOZ Neighborhood Study or development standards at this time will be set aside and reviewed outside the CMA process.

3. Comments pertaining to the final neighborhood study and draft development standards will be directed to the County Council, sitting as the Committee of the Whole, once legislation has been finalized, presented, and referred to committee for discussion.

The County Council is currently planning to take up legislation pertaining to the proposed Greenbelt and Mount Rainier NCOZs before the end of the current 2021 legislative year; should the Council present bills and refer them to committee, the committee discussions will likely occur in early October 2021. Information will be provided to the city, and the Greenbelt NCOZ stakeholder email distribution list, when more details are available. You may also track upcoming bills and Council agendas, and view Council sessions, at this address: <https://pgccouncil.us/303/County-Council-Video>.

We look forward to continuing the conversation and seeing this important project come to fruition. Please join us on Monday, September 20, 2021 and continue to stay involved. Your participation to date has been essential in understanding and addressing key community issues of interest.

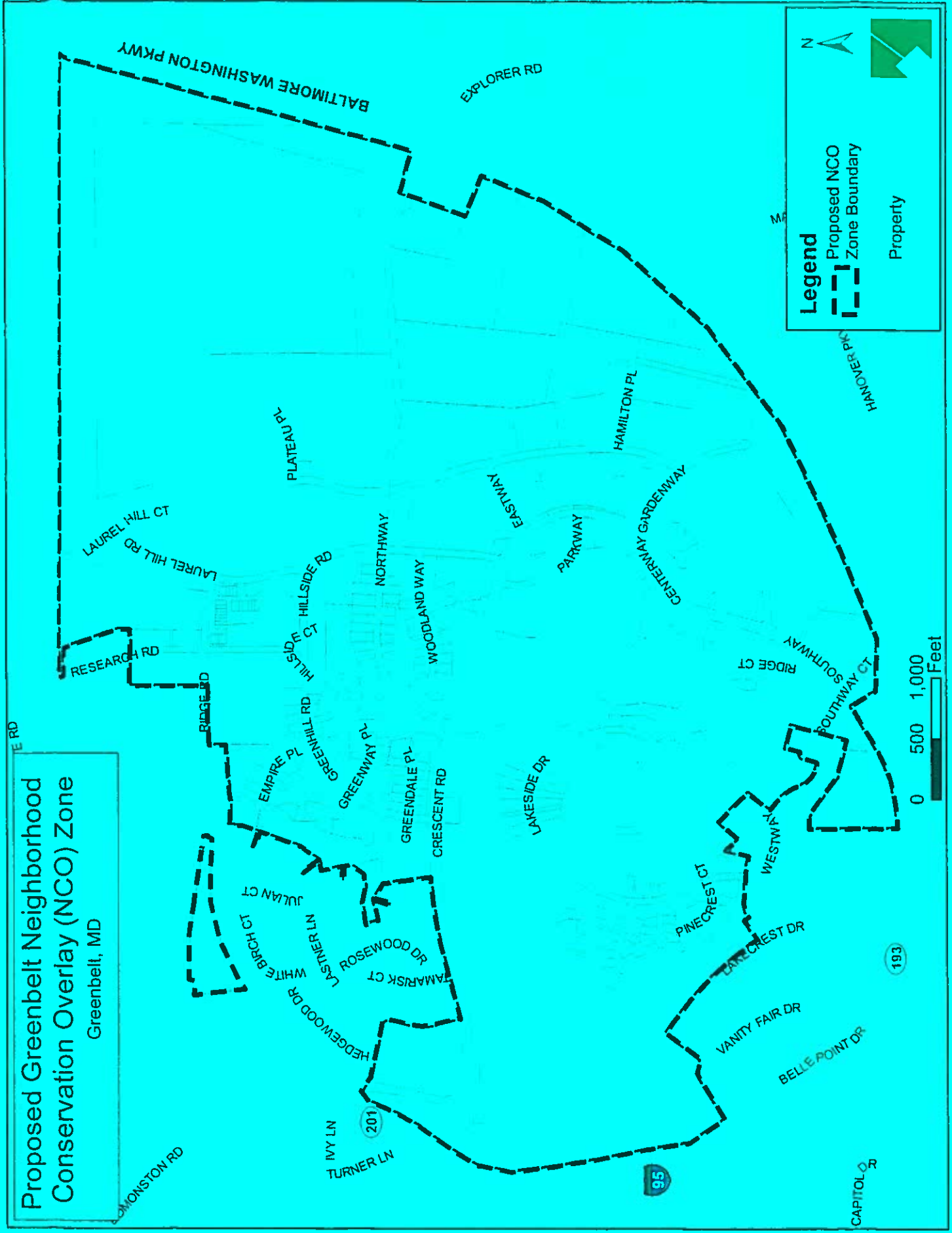
Information on the zoning rewrite and the ongoing CMA project is available at <http://zoningpgc.pgplanning.com>. Electronic copies of the adopted new Zoning Ordinance and Subdivision Regulations are available on the County Council's project website at <https://pgccouncil.us/ZOR>. For additional information about the NCOZ project, or if you have questions, please contact Jennifer Stabler, Master Planner, at jennifer.stabler@ppd.mncppc.org or 301-952-5595, or myself at chad.williams@ppd.mncppc.org or 240-283-5915.

Sincerely,



Chad Williams, LEED AP BD+C
Master Planner, Countywide Planning Division

Enclosure



Proposed Greenbelt Neighborhood
Conservation Overlay (NCO) Zone
Greenbelt, MD

Legend
Proposed NCO
Zone Boundary
Property

0 500 1,000 Feet





GREENBELT HOMES, INC.
 HAMILTON PLACE, GREENBELT, MARYLAND 20770
 Area Code (301) 474-4161 Fax (301) 474-4006

Memo to: Nicole Ard, Manager, City of Greenbelt (for distribution to City Council)
 Terri Hruby, Director of Planning and Development, City of Greenbelt
 Chad Williams, Project Manager, Maryland-National Capital Park and Planning Commission

Cc: GHI Board of Directors
 GHI Zoning Task Force
 GHI Audit Committee
 Eldon Ralph, GHI General Manager

Date: June 23, 2020

I am writing on behalf of the more than 1,600 member-owners of Greenbelt Homes Incorporated (GHI) to ask that the City of Greenbelt Council and Planning Staff (City) support GHI's position on a number of issues in the draft of the proposed Greenbelt Neighborhood Conservation Overlay Zone (NCOZ) Development Standards. An important aspect of GHI's mission is to provide affordable housing; our members include persons of all ages and varying housing needs, from first-time buyers with growing families to retirees downsizing into affordable homes where they can age in place. We feel strongly that the new zoning ordinance and embedded NCOZ not diminish GHI's ability to fulfill this important mission goal. Specifically, GHI urges the City to support the following:

1. That an addition to a GHI home shall not exceed a cumulative sum of 100 percent of the gross floor area of the original structure, an existing policy that GHI has enforced for decades. This would replace the proposed 40 percent ceiling in the draft Greenbelt NCOZ Development Standards, and more adequately meet the needs of many GHI members who seek to remain in the cooperative as they grow families, care for an aging family member, or age in place themselves by remodeling their homes to meet needs appropriate to the changing stages of life.
2. That GHI continue to work with its members to determine the optimal placement of an addition or accessory structure, such as a shed, deck, or enclosed porch. GHI has a three-step process for approval of additions and accessory structures. At the initial review, staff works with each member to determine the best placement for the structure. The decision is reviewed by GHI's Architectural Review Committee, and, if any issues are identified, the GHI Board of Directors reviews and either grants or rejects final approval. The draft Greenbelt NCOZ Development Standards propose that these structures be limited to the service-side, but continuing the current system of flexibility in placement subject to GHI's three-step internal review process better protects the original community design that situated the homes with respect to city

streets and inner green spaces in a way to promote a sense of community. We further note that buried utility lines are almost universally located on the service-side, making siting of accessory structures problematic.

3. We note errors on the figure titled “Maximum Residential Density by Block”, in the area of the upper right corner of the map, between Laurel Hill Road and Plateau Place, and urge these be corrected and checked for accuracy.
4. Current non-residential uses in GHI should be grandfathered, and not considered as nonconforming.
5. GHI has long held the position that our designated woodlands are not to be developed. We want to continue this protection in the new zoning regulations.
6. We note that the calculation of percentage of developed land for the area included in the proposed NCOZ may fall below the threshold required under the existing regulations. GHI urges City and Planning staff to address this issue so as to assure the adoption of the proposed NCOZ into the zoning law.
7. For specific changes to the draft “Greenbelt Conservation Overlay Zone Development Standards”, please refer to Attachment No. 1 to this letter.

GHI believes that greater flexibility on addition sizes recognizes that members may need to retrofit their GHI homes for energy efficiency, sustainability, aging in place, accommodation of growing families or caregiving, or the ability to effectively telework. The greater flexibility on addition size recognizes that GHI homes are smaller than typical suburban houses, even those built in the 1950s and 1960s. The footprint of an addition adding 100 percent gross floor area will look very different on a home that is 900-square feet—the size of a typical two-bedroom frame house—than one that is 2,000- to 3000-square feet, typical of more modern residential home sizes. The SAGE report, commissioned by the City of Greenbelt a few years ago, noted that GHI homes will need updates to bring them into the 21st century. Retaining the current addition size limitation will allow members to renovate their homes and keep our historic yet living community viable for many more decades; the rules and procedures that GHI already has in place guarantee that other interests, such as preserving green space, air, and light, are also considered in the design of alterations. Also, very few GHI members now opt to place two-story additions on their homes. A recent survey of additions reveals that, of (911) total additions in GHI, the average size of an addition is (191) sq.ft. Though the 100 percent rule has existed for many decades, only 13 percent, or (115) additions out of the (911), have added more than (40) percent (367 sq.ft.) to the home.

GHI believes that the terms “garden-side” and “service-side” do not align well with the more common concepts of suburban front yards and back yards. A more appropriate way to conceptualize the garden-side is to consider it the individual or family-oriented side and view the service-side as the public-facing side. Therefore, the placement of additions, which may contain sleeping quarters, and accessory structures such as garden sheds and decks on the private side of the dwelling, as GHI rules now specify, makes more sense. Another compelling reason for maintaining the current GHI rules governing addition and accessory structure placement is that WSSC easements and buried utility infrastructure are almost universally located on the service-side, which would conflict with the placement of additions or

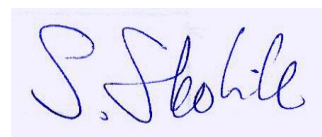
accessory structures. We recognize that the NCOZ may need to retain and define the terms garden-side and service-side, and add the concept of end-side, to account for GHI's unique situation. The key point about placement is that GHI employs a time-tested process to adequately ensure that an addition or accessory structure is compatible with GHI's historical and unique plan, and that the NCOZ should recognize the efficacy of the current system.

GHI wishes the City and Planning Staff to consider these points. We believe that overly strict provisions on addition sizes in GHI and the placement of additions and other accessory structures to GHI homes could have the unintended consequences of diminishing GHI property values and making our community less appealing to new members, and thereby causing the harm—the destruction of our community—that the NCOZ is supposed to prevent.

Existing longstanding GHI rules and procedures prescribing how GHI members can modify our homes have served our community well for decades, striking a balance between GHI members desiring to add living space to their homes and those wishing to preserve our historic community design. We recognize that both imperatives are important, and our rules and procedures reflect a common-sense approach to making changes to our homes. We recognize that GHI members in the second decade of the 21st century often have different needs and priorities than members in the mid-20th century: aging in place, telecommuting, accommodating disabilities or caregiving, or creating extra space for a growing family. In arguing for a relaxation of the restrictions on addition size and placement of additions and accessory structures proposed in the draft NCOZ, GHI urges an approach that allows for self-governance, flexibility, local control, and a balance of individual and common needs. The unique significance of our community lies in the boldness of the original historic experiment to create a planned community with involved residents, and the subsequent decision in the early 1950s to create a cooperative association of members who are directly involved in managing the community. An argument can perhaps be made that rigid design rules contribute to preserving the integrity and historic nature of GHI, but we believe that the best approach is to rely on our members to exercise sound judgment and common sense to determine how to shape our property for the present, and meet the challenges of the future. To preserve this vitality—and increase diversity among our membership—zoning regulations as applied to GHI should be flexible to meet the current and future needs of our community.

We urge City and Planning Staff to support and trust GHI's many years of experience as the best starting point for an overlay zone that will affect GHI members for decades to come.

Please feel free to reach out to me with your thoughts and questions.



Respectfully submitted,
Steve Skolnik
President, Greenbelt Homes, Inc.

Attachment: 1 – GHI's proposed changes to the draft “Greenbelt Conservation Overlay Zone Development Standards”

Greenbelt Neighborhood Conservation Overlay Zone Development Standards

Discussion Draft – March 2020

[Note: Language changes proposed by GHI are shown bold, italicized.]

Purpose

The Greenbelt Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve unique development features and the character of the ***City of Greenbelt, the core of which was originally developed during the New Deal as one of the first planned communities in the country.*** As required by the adopted Zoning Ordinance (CB-13-2018 DR-2, adopted by the County Council on October 23, 2018), a neighborhood study has been prepared. That study identified goals for the NCO Zone and informs the development standards proposed in this document.

This document is a discussion draft of potential development standards for the Greenbelt NCO Zone and is provided for stakeholder review and comment. Community input will inform the next draft, which Planning Department staff anticipate will appear in a proposed County Council Resolution in June 2020. Final approval of the Greenbelt NCO Zone development standards is anticipated in early November 2020.

All references to the “Zoning Ordinance” below are references to the adopted Zoning Ordinance, not the current ordinance.

Goals

As expressed in the neighborhood study, the Greenbelt NCO Zone is intended to

1. Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt.”
2. Restrict the residential density allowed by the new zones of the Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.
3. Clarify the applicability of development standards for properties that were never subdivided.
4. Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size and scale with existing buildings.
5. Minimize impacts to or restrictions on existing ***and appropriate future*** nonresidential uses to ensure they have every opportunity to continue to serve the community.
6. Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.

General Provisions

1. The boundaries of the Greenbelt NCO Zone are identified on the Official Zoning Map.
2. Pursuant to Section 27-4403(a)(4)(C) of the Zoning Ordinance, in the case of conflicts with any standards of the Zoning Ordinance, the Greenbelt NCO Zone development standards shall control.
3. As stated by Section 27-4403(a)(4)(B), no permit for any new construction or expansion of an existing structure resulting in an increase in the gross square footage of the ***dwelling unit*** of 15 percent or more may be issued until the Planning Director determines that the proposal complies

with all development standards (as may be applicable to the proposed development) established below.

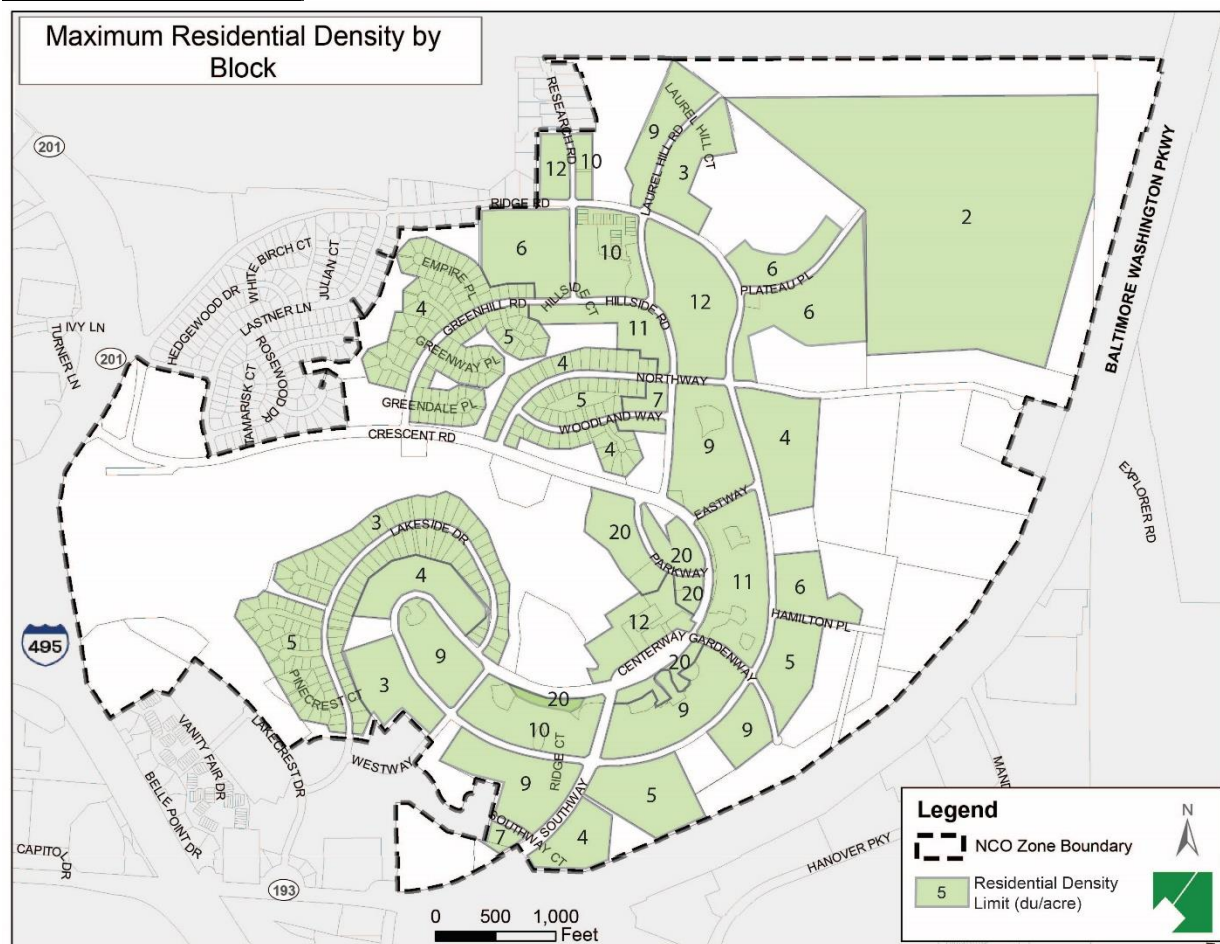
4. Alterations or modifications made to previously constructed dwelling unit additions that existed as of the effective date of the Zoning Ordinance that do not further expand the gross square footage shall be exempt from these development standards except that any such alteration or modification shall maintain the roof line of the existing structure.

Development Standards

All development within the Greenbelt NCO Zone shall demonstrate compliance with the following development standards (as may be applicable):

1. *Density [GHI proposes this item be deleted in its entirety.]*
2. The maximum dwelling unit density for each property or assemblage of properties that is the subject of a development application within the Greenbelt NCO Zone shall not exceed the density shown in Figure 1: Greenbelt NCO Zone Maximum Density for Residential Blocks. Where a maximum density is not shown, the maximum density shall not exceed the maximum density permitted by the underlying zone.

Figure 1: Greenbelt NCO Zone Maximum Density for Residential Blocks.



2

Dimensional and Intensity Standards

Single-family, attached dwellings, **and dwelling units** (other than multifamily dwellings) and any alterations, expansions, enlargements, or extensions thereto located within the Greenbelt NCOZ shall not be subject to the individual lot dimensional and intensity standards as set forth in Part 27-4: Zones and Zone Regulations for the zone in which they are located.

Multiple Principal Dwellings on Same Lot or Parcel

Notwithstanding Section 27-5101(b)(2), multiple single-family detached, townhouse, two-family, three-family, artists' residential studios, and/or live-work dwellings may be permitted on any lot or parcel in the RSF-A base zone within the Greenbelt NCOZ. This provision shall not be interpreted to permit accessory dwelling units and shall only apply to multiple principal dwellings on the same lot or parcel.

Alterations, Expansions, Enlargements, or Extensions

1. Additions or expansions to existing single-family detached, townhouse, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of **100** percent of the gross

floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansion, enlargement, or extension shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions **should** maintain the roofline of the existing dwelling unit.

2. Multifamily dwelling buildings constructed before November 29, 1949, **should** retain their character-defining architectural features to the maximum extent practicable. Such features may include but are not limited to concrete block exterior walls, casement windows, flat roofs, open porches, glass block walls, and exterior courses of decorative brick. Original exterior doors and exterior lighting fixtures **should** be preserved wherever possible. Alterations, expansions, enlargements, or extensions **should** maintain the roofline of the existing multifamily building.
3. Additions or expansions to commercial buildings shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center **and the immediate vicinity**. Alterations, expansions, enlargements, or extensions shall not exceed 40 feet in height.
4. Garages may only be used for vehicle parking or general storage (not residential or any other uses). When present, original garage doors should be repaired rather than replaced. If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage doors **to the extent practicable**. Garage additions shall not be permitted, nor shall garage doors or garage openings be sealed shut or blocked by walls or similar structures.

New Development

1. New dwellings in the Household Living Uses or Group Living Uses use categories in the RSF-A, RMF-20, and CGO zones shall be designed to maintain the general form and massing of the existing dwellings in these zones. High-quality, durable exterior materials shall be used.
2. New dwellings shall not exceed 50 feet in height for multifamily dwellings or 40 feet in height for any other dwelling.
3. New commercial or mixed-use buildings shall not exceed 40 feet in height.

Block Design

1. Section 27-6206(k)(1), Block Length, shall not apply. Instead, block length shall be at least 400 feet on a side.
2. Notwithstanding Section 27-6206(k)(3), any new development in the RSF-A Zone shall provide sidewalks or multi-use paths through the block regardless of block face length.

Parking

1. The minimum number of off-street parking spaces required for any new development in the Household Living Uses Principal Use Category shall be 1.5 spaces per dwelling unit.

2. Pervious or semi-pervious parking lot surfacing shall be required for any new required or proposed surface parking spaces to the maximum extent practicable. Any pervious or semi-pervious surfacing shall be certified by a licensed civil engineer as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

Accessory Structures

Residential accessory structures including but not limited to sheds, fences, and porches shall be permitted. ***For accessory structures located within the RSF-A Zone, such structures should generally be located on the garden side or end of residential units, but they may be located on the service side if facts or circumstances are presented by the applicant to justify this location.*** Nonresidential accessory structures may be permitted pursuant to the regulations of the Zoning Ordinance.



Prince George's County

Greenbelt Neighborhood Conservation Overlay Zone

September 20, 2021

Hot Breakfast
SERVED DAILY!
7AM-11AM



Today we will...

- 1. Recap the Zoning Ordinance Rewrite and Prior Work with Greenbelt**
- 2. Outline Changes Made to the Neighborhood Conservation Overlay Zone (NCOZ)**
- 3. Discuss Project Schedule and Next Steps**

Zoning Rewrite and NCOZ To Date

Adopted (October 23, 2018)



Timeline of the Zoning Rewrite and the Neighborhood Conservation Overlay Zone (NCOZ)



- NCOZ zoning tool proposed in Module 1 (October 2015)
- Initial NCOZ discussions with Mount Rainier and Greenbelt take place (late 2015)
- Substantive work with stakeholders – GHI and City – to identify key elements of potential NCOZ (2016)
- Draft Greenbelt NCOZ produced by Clarion Associates (Spring 2017) based on stakeholder input. This NCOZ was not incorporated in Comprehensive Review Draft due to Council direction and community concerns.
- New Zoning Ordinance adopted (October 23, 2018). NCOZ tool approved; no specific NCOZ included.
- GHI proposed draft Greenbelt NCOZ (Early 2019)

Timeline of the Zoning Rewrite and the Neighborhood Conservation Overlay Zone (NCOZ)



- Greenbelt NCOZ work resumes; draft neighborhood study and standards written based on prior input and known areas of concern (Fall 2019)
- Community and stakeholder group meetings (December 2019 – January 2020)
- Revised drafts of neighborhood study and development standards completed and made available for review and comment (March – April 2020; comments accepted through Summer)
- Meetings with Greenbelt City Council and Advisory Planning Board (May – July 2020)
- Revisions incorporated. Neighborhood study finalized. Draft legislative standards prepared (December 2020). Ongoing questions pertaining to CMA preclude distribution.
- CMA and NCOZ resume; notification sent to City of Greenbelt residents and stakeholders. Final neighborhood study and revised standards made available for review and comment (July – August 2021)

NCOZs Generally

Summer 2019 – Winter 2020





What Can the NCOZ Do?

- Provide additional or different design standards that could apply to new development or redevelopment.
 - Density
 - Block sizes
 - Yard depths and building setbacks
 - Etc.

Note: the NCOZ requires County Planning Director review for any new construction or expansion resulting in an increase of gross floor area of a building by 15 percent or more.



What Can't the NCOZ Do?

- Delegate approval authority or establish local design review committees
- Prohibit development (e.g. the Forest Preserve)
- Mandate specific development types or business entities
- Regulate demolition (the new Zoning Ordinance will be revised accordingly)

Demolition of structures pursuant to design guidelines or standards cannot be reviewed by either M-NCPPC or DPIE through zoning. Only the mechanism of a historic district designation offers the appropriate expertise to regulate demolition.



What Are the Requirements to Create an NCOZ?

- A neighborhood study must be created “specifying the development context in the zone.”
- Legislation (Council Bill) to revise the Zoning Ordinance to insert the NCOZ language and standards must be passed by the County Council.
- Minimum designation standards found in Section 27-4403(a)(3) must be met.



The NCOZ Neighborhood Study

- Neighborhood studies are required for each NCOZ and shall “specify[ing] the development context in the zone.”
- The outline of the neighborhood study is identical to that for the Mount Rainier NCOZ:
 1. Plan context/background, and why use the NCOZ
 2. Overview/history of the community
 3. Detail on how the NCOZ meets the minimum standards for designation
 4. Policy goals the development standards are intended to address

The Greenbelt NCOZ

Summer 2019 – Fall 2021





Six NCOZ Policy Goals

- Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt”
- Restrict the residential density allowed by the new zones of the Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.
- Clarify the applicability of development standards for properties that were never subdivided.
- Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size, height, and scale with existing buildings.
- Minimize impacts to or restrictions on existing nonresidential uses to ensure they have every opportunity to continue to serve the community.
- Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.



NCOZ Neighborhood Study Revisions

- Added background including references to prior historic district designation efforts
- Added language to the Greenbelt NCOZ background and process section
- Revised the neighborhood overview section with new dates, corrected names, and other clarifications
- Defined Roosevelt Center for purposes of the study
- Incorporated height in policy goals
- Replaced maps with corrected versions
- Updated photographs for more accurate context



NCOZ Draft Development Standards Revisions

- Change from minimum land area to minimum percentage of developed properties will be addressed legislatively by County Council. Developed properties makes more sense from the planning and zoning perspective. This change facilitates Greenbelt's NCOZ designation.
- Definitions added for Roosevelt Center, Service Side, and Garden Side
- Density limit map adjusted
- Properties in the RSF-65 Zone will only be subject to maximum density standards
- Overall density of entire area of NCOZ, formerly recommended at 8 du/acre, deleted



NCOZ Draft Development Standards Revisions

- Increased allowable expansions/additions to single-family detached, townhouses, two-family, and three-family dwellings from 40 to 60 percent
- Maximum height allowed for expansions/additions to pre-1950 Roosevelt Center buildings decreased from 40 feet to 25 feet or the height of the existing building, whichever is less
- Two-story additions or expansions to dwellings limited to Garden Side or rear yard. Service Side additions/expansions limited to one-story
- Reduced height of new multifamily development from 50 to 40 feet in height; other dwellings reduced from 40 to 30 feet. Commercial or mixed-use buildings reduced from 40 to 30 feet
- Location criteria added for accessory structures



NCOZ Draft Development Standards – No Changes

- Cannot support demolition of structures through the NCOZ
- Cannot support removal of Jones Property via CMA; purpose of CMA is to change every property from the current zone to the closest new zone. This includes the shift from R-P-C to NCOZ.
- Cannot support reduction of density to 0 (zero) dwellings per acre in Roosevelt Center, the Forest Preserve, or GHI Woodlands due to concerns pertaining to possible takings

NCOZ Schedule and Next Steps





CMA Generalized Schedule

Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) • New zones (consolidated from 73 to 43) • Subdivision Regulations	October 23, 2018
CMA Initiation (District Council) • Goals, Concepts, and Guidelines and Public Participation Program • Guide to New Zones • Public Notice	July 23, 2019
Map Preparation and Public Engagement • Prepare Preliminary Zoning Map (following Guide to New Zones) • Interactive digital map “Swipe Tool” is made available for public use • Conduct Community Meetings and Regional Education Sessions	Fall 2019-Spring 2020
• Joint Public Hearing • Planning Board Worksessions and Endorsement • All Pending Zoning Map Amendments are Postponed	September 13/14, 2021 Late October 2021
• District Council Worksessions • Second Joint Public Hearing (if necessary – would occur Winter 2022)	November 2021
CMA Approval by District Council	November 2021

CMA Generalized Schedule



Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) New zones (consolidated from 73 to 43)	October 23, 2018
NCOZ shown on proposed Zoning Map Revised draft of NCOZ text available for review Opportunity to testify on NCOZ boundaries (only) Conduct Community Meetings and Regional Education Sessions	July 23, 2019 Fall 2019-Spring 2020
Joint Public Hearing Planning Board Worksessions and Endorsement All Pending Zoning Map Amendments are Postponed	September 13/14, 2021 Late October 2021
District Council Worksessions Second Joint Public Hearing (if necessary– would occur Winter 2022)	November 2021
CMA Approval by District Council	November 2021

CMA Generalized Schedule



Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) New zones (consolidated from 73 to 43)	October 23, 2018
NCOZ legislation presented late September 2021 Committee of the Whole work session(s) on proposed legislation; public comments and written testimony accepted on NCOZ standards and study	July 23, 2019
	Fall 2019-Spring 2020
	September 13/14, 2021
	Late October 2021
	November 2021
- Conduct Community Meetings and Regional Education Sessions Joint Public Hearing Planning Board Worksessions and Endorsement All Pending Zoning Map Amendments are Postponed - District Council Worksessions - Second Joint Public Hearing (if necessary- would occur Winter 2022)	November 2021
CMA Approval by District Council	November 2021

CMA Generalized Schedule



Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) New zones (consolidated from 73 to 43)	October 23, 2018
NCOZ zoning map approved with CMA	
NCOZ legislation public hearing and Council enactment (Council Bill)	July 23, 2019
New Zoning Ordinance and Subdivision Regulations (and NCOZ) take effect	Fall 2019-Spring 2020
All Pending Zoning Map Amendments are Postponed	September 13/14, 2021
- District Council Worksessions - Second Joint Public Hearing (if necessary– would occur Winter 2022)	Late October 2021
CMA Approval by District Council	November 2021



Questions?



Thank You

Zoning Rewrite Project Team

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