



Old Town Bowie Development District Overlay Zone

The Development District Overlay Zone (DDOZ) is superimposed over the Old Town Bowie mixed-use activity center to ensure that the development of land meets goals and objectives of the Bowie and Vicinity Master Plan and SMA. The Development District Standards are specifically intended to address new development and redevelopment proposals in the development district. The standards establish a consistent design framework to ensure quality in future development.

The Development District Standards follow and implement the recommendations in the Bowie and Vicinity Master Plan and SMA. The standards are organized into four parts to address the building envelope and siting, streetscape, architecture, and parking standards for development within the district. The Development District Standards also incorporate a Regulating Plan (see Map 13, page 190: Regulating Plan) and Regulating Matrix (Table 9, page 74), which establish street hierarchy and identify the two street types (Village and Industrial) that govern development within the DDOZ. The regulating matrix specifies the building envelope standards (such as build-to lines and lot coverage) to which all development in Old Town Bowie shall conform. Property owners and citizens consulting the standards must also review the goals and objectives of the sector plan, the Zoning Ordinance, and the *Landscape Manual* to have a full understanding of the regulations for property within the district.

Master Plan Summary

The master plan offers a vision and sets goals for the future development of the Old Town Bowie mixed-use activity center. Specific recommendations are made for

Old Town to address land use, urban design, community character, and transportation issues to develop a plan for future implementation, revitalization, and redevelopment.

The vision for Old Town Bowie is a revitalized village with a mix of small-scale retail shops, restaurants, museums, and residential uses carefully designed to complement the historic character of Old Town, drawing visitors from throughout the area to shop, eat, and socialize in a safe, pedestrian-friendly environment.

The master plan identifies five primary goals to be implemented through the Development District Standards to achieve this vision:

- First, to promote mixed-use redevelopment and the revitalization of the historic core of Old Town.
- Second, to enhance the character and feel of a small-town village while ensuring the protection of the adjacent Rural Tier.
- Third, to mitigate traffic concerns and improve pedestrian safety and connectivity.
- Fourth, to balance the need for reduced parking requirements and shared use of parking facilities with the provision of sufficient parking to support businesses.
- Fifth, to provide for a modest increase in residential density to support local businesses.

Applicability and Administration

Development in the Old Town Bowie Development District Overlay Zone (DDOZ) is subject to the Development District Standards as detailed in the Development Thresholds section below. Development must show compliance with the Development District

Standards in the permit review or detailed site plan process, as applicable.

Under the Zoning Ordinance, and for the purposes of this Development District Overlay Zone, development is any activity that materially affects the condition or use of land or a structure. Redevelopment, rehabilitation, and renovation of existing structures are all forms of development. A change from a lower intensity impact use to a higher intensity impact use, as indicated in Table II in Section 4.7 of the *Landscape Manual*, is also a form of development.

Whenever there appears to be a conflict between the Old Town Bowie DDOZ and the Prince George's County Zoning Ordinance (as applied to a particular development), the DDOZ shall prevail. For development standards not covered by the Old Town Bowie DDOZ, the other applicable sections of the Zoning Ordinance and the *Landscape Manual* shall serve as the requirement. All development shall comply with all relevant federal, state, county, and local regulations and ordinances.

Applicants may voluntarily choose to comply with the reduced parking requirements and shared parking provisions specified in these Development District Standards (in the Parking Requirements section of the Parking Standards Element), even when proposed development would otherwise be exempt from the Development District Standards, for the purposes of easing hardship on individual developers unable to meet the parking requirements of the Zoning Ordinance and to encourage the provision and use of shared parking areas.

The following are exemptions from the Development District Standards:

1. **Legally existing development.** Until a site plan is submitted, all buildings, structures, and uses which were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the Development District Standards and from site plan review and are not nonconforming. However, if a permit application is submitted for a nonresidential use and it is determined that a legal use has been discontinued for more than 180 days in accordance with Section 27-241(c), the uses and structures on the lot shall comply with all applicable Development District Standards and with the requirement for site plan review. Notwithstanding this provision, building permit(s) and use and occupancy (U&O) permit(s) may be issued for any existing building under 2,000 square feet if the building permit application is filed by April 1, 2006.
2. **Legally existing parking and loading.** Until a site plan is submitted, all legally existing parking and loading spaces in the development district that were

lawful and not nonconforming on the date of SMA approval are exempt from the Development District Standards and site plan review, need not be reduced, and are not nonconforming.

3. **Single-family residential dwellings.** Except as specified below, additions to single-family residential dwellings are exempt from the Development District Standards and site plan review, if the residential use continues. New single-family residential dwellings and additions to an existing single-family residential dwelling that increase the square footage of the existing structure by more than 100 percent are subject to the Development District Standards as specified in the Development Thresholds section.
4. **Multifamily development.** An addition to a multifamily residential structure that was lawful and not nonconforming on the date of SMA approval is exempt from the Development District Standards and site plan review if the addition (and the accumulated sum of all additions since approval of the SMA) does not increase the gross floor area (GFA) by more than 15 percent or 750 square feet, whichever is less.
5. **Nonresidential development.** An addition to a nonresidential structure that was lawful and not nonconforming on the date of SMA approval is exempt from the Development District Standards and site plan review, if the addition (and the accumulated sum of all additions since approval of the SMA) does not increase the GFA by more than 15 percent or 750 square feet, whichever is less.
6. **Parking facilities.** Resurfacing, restriping, or adding landscaping to parking facilities not required by the standards are exempt from the Development District Standards and site plan review, if the facilities were lawful and not nonconforming on the date of SMA approval and remain in conformance with all previously applicable regulations.
7. **Nonconforming buildings, structures and uses.**
 - a. Restoration or reconstruction of a nonconforming building or structure, or a certified nonconforming use, is exempt from the Development District Standards and from site plan review if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.
 - b. Except for improvements listed in 9. **General** below, a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of SMA approval but does not conform to the Development District Standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan.

8. **VariANCES.** For a property in the Development District with a single-family dwelling or with a nonresidential structure with less than 750 square feet of GFA, which was completed as of the date of SMA approval and which is located within the City of Bowie, the city shall have the power to hear and decide appeals involving variances from the strict application of the regulations in the Ordinance.

For a property in the Development District with a single-family dwelling or with a nonresidential structure with less than 750 square feet of GFA, which was completed as of the date of SMA approval, and which is outside the City of Bowie, the Board of Appeals, if authorized by the Zoning Ordinance, shall have the power to hear and decide appeals involving variances from the strict application of the regulations in the Ordinance.

9. **General.** The following are exempt from the Development District Standards and site plan review if the existing or proposed use is permitted:

- a. Permits for alteration or rehabilitation, with no increase of the existing gross floor area.
- b. Canopies.
- c. Fences of six feet in height or less for rear and side yards and made of wood or masonry (not concrete block) are exempt. Fences and walls in the front yard that are four feet in height or less and made of wood or masonry (not concrete block) are exempt.
- d. Decks.
- e. Ordinary maintenance.
- f. Changes in occupancy.
- g. Changes in ownership.

10. **Signs.** Signs in a development requiring a detailed site plan will be reviewed in the site plan process. Signs for development not otherwise requiring a detailed site plan will be reviewed in the permit review process for compliance with Development District Standards. Departures for signs that do not comply with the Development District Standards and that do not otherwise require a detailed site plan may be processed by the City of Bowie if the property is within city limits.

- a. New signs are subject to the Development District Standards.
- b. Refacing of an existing sign is exempt from the Development District Standards.

Development Thresholds

All new development and redevelopment of existing structures within the DDOZ shall comply with the general intent and goals of the Development District

Standards. Development must show compliance with the standards in the permit review process or the detailed site plan review process depending upon the following criteria:

Subject to Permit Review: Construction of a new single-family residential building, additions to an existing single-family residential dwelling that increase the square footage of the existing structure by more than 100 percent, and required parking areas that result in the addition of between one and ten parking spaces shall subject the site to a permit review process that must conform to all applicable design standards as identified in Table 8, page 70: Standards Thresholds and Applicability.

Applicants with sites that are unable to meet all of the permit review Development District Standards may opt to go through a detailed site plan review process. The detailed site plan process requires a public hearing and offers more flexibility in meeting the standards to bring development into conformance with applicable goals, objectives, and recommendations within the plan. The Planning Board may approve modifications of the standards per Part 10A, Division 3, of the Zoning Ordinance due to unique circumstances.

Table 8 (page 70) indicates thresholds of development that trigger review of applicable design standards:

Subject to Detailed Site Plan Review: Additions to an existing nonresidential building(s), or construction of a new nonresidential, multifamily, or mixed-use building(s) when more than 15 percent or 750 square feet of existing GFA (whichever is less) is proposed shall subject the site to detailed site plan review for full compliance with the design standards as identified in Table 8: Standards Thresholds and Applicability.

Detailed site plan review shall also be required for the following:

1. Detailed site plan uses per the use tables.
2. Unless otherwise modified by this DDOZ, special exception uses shall be considered permitted uses and are subject to a detailed site plan review process. The Planning Board shall find in its approval of the site plan that the use complies with all applicable development standards, meets the general special exception standards in Section 27-317(a)(1), (4), (5), (6), and conforms to the recommendations in the master plan.
3. Required parking areas that result in the addition of 11 or more parking spaces.

**Table 8
Standards Thresholds and Applicability**

	Process ¹	Building Envelope	Streetscape	Architecture and Landscape	Parking ²
Threshold		Applicable Design Standards			
1. Construction of a new single-family residential dwelling.	Permit Review	✓		✓	
2. Additions to an existing single-family residential dwelling that increase the square footage of the existing structure by more than 100 percent.	Permit Review	✓		✓	
3. New required or provided parking areas that result in the addition of between one and ten parking spaces.	Permit Review	✓			✓
4. New signs for development not otherwise requiring a detailed site plan. ³	Permit Review			✓	
5. Additions to an existing nonresidential building(s) when more than 15 percent or 750 square feet of existing or proposed GFA (whichever is less) is proposed. Notwithstanding this provision, building permit(s) and U&O permit(s) may be issued for any existing building under 2,000 square feet if the building permit application is filed by April 1, 2006.	DSP	✓	✓	✓	✓
6. Construction of a new nonresidential, multifamily, or mixed-use building(s) when more than 750 square feet of GFA is proposed.	DSP	✓	✓	✓	✓
7. Detailed site plan uses and special exception uses that are considered permitted uses.	DSP	✓	✓	✓	✓
8. New required or provided parking areas that result in the addition of 11 or more parking spaces.	DSP	✓	✓	✓	✓
9. New signs for development requiring a detailed site plan.	DSP	✓	✓	✓	✓

¹Indicates the process to be followed for development review: a permit review-only process or a detailed site plan (DSP) review process.

²Development of less than 1,000 square feet of total GFA have no minimum parking requirements and are not subject to the requirements of Section 27-568(a) of the Zoning Ordinance.

³New signs subject to a permit review process are only required to meet the signage standards (Part B) under the Architecture and Landscape Standards section of the Development District Standards.

Public Improvements

Within the Old Town Bowie Development District, the developer/property owner (including the developer and the applicant's heirs, successors, and/or assignees) is required to construct and maintain all of the streetscape improvements of the proposed development as specified in Table 8, page 70: Standards Thresholds and Applicability and in the Development District Standards.

These improvements may include, but are not limited to, the installation of sidewalks, curbs and gutters, street trees, street furnishings, and the undergrounding of utilities. The extent of the improvements shall be commensurate with the scope of the project.

Streetscape elements, such as brick pavers, benches, trash receptacles, and pedestrian-scaled lighting, throughout the Old Town Bowie DDOZ must be consistent within a project and should be consistent from project to project.

The detailed site plan submittal requirements for the Old Town Bowie Development District are the same as those required by Part 3, Division 9, of the Zoning Ordinance. In addition, all site plan applications shall be designed in accordance with the land use recommendations of this plan.

Site Plan Submittal Requirements

Other pertinent information required for DSP submittals as per Section 27-282(e)(20) shall include:

- Architectural elevations.
- Street and streetscape sections.
- Build-to lines.
- A parking schedule and plan.
- Supporting documentation where requested in the development district standards (e.g., lighting plans and design details, signage details, and graphic representation of the proposed location of signage on the building, etc.).

Applicants shall provide a list of all applicable standards from this document that have been used in the design, as well as a list of standards that have not been fulfilled and explanations as to why they have not been fulfilled.

Uses

The Old Town Bowie Development District includes properties classified in the M-U-I and I-1 Zones. The uses allowed on these properties shall be the same as those allowed in the underlying zone in which the

property is classified, except as modified by these Development District Standards.

Certain uses have been modified by the Development District Standards in accordance with Sections 27-548.22(b) and 27-548.25(d) of the Zoning Ordinance to limit uses that are incompatible with, or detrimental to, the goals of the Development District and purposes of the D-D-O Zone and to eliminate the need for special exceptions, which shall not apply to uses within a Development District.

Interpretation of this modified table of uses requires the use of this document in conjunction with the Zoning Ordinance Table of Uses (see Sections 27-441, 27-461, and 27-473). ***Only those uses that have been modified by the Old Town Bowie Development District are included in this document.*** Other uses may be permitted or prohibited within the M-U-I (Mixed-Use Infill) or I-1 (Light Industrial) Zones, as specified in the Zoning Ordinance. Consult Section 27-548.17 of the Zoning Ordinance for additional detail on uses in the M-U-I Zone.

Uses that would normally require a special exception in the underlying zone shall be permitted uses if the Development District Standards so provide, subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit such uses. New special exception (SE) uses created via revisions to the Zoning Ordinance and which are not otherwise addressed by this modified table of uses shall be considered detailed site plan uses for the purposes of determining uses permitted within the Old Town Bowie Development District. The Planning Board shall find in its approval of the site plan that the use complies with all applicable Development District Standards, meets the general special exception standards in Section 27-317 (a)(1), (4), (5), and (6), and conforms to the recommendations in the master plan. Development District Standards may not allow uses prohibited in the underlying zone (see CB-8-2000).

Development District Standards

The Development District Standards include a regulating plan and an accompanying regulating matrix, which establish street types and hierarchy and govern development within the DDOZ by street type. The regulating matrix specifies the building envelope standards (such as build-to lines and lot coverage) to which all development in Old Town Bowie shall conform. The Development District Standards are then organized into four parts to address the building envelope and siting, streetscape, architecture, and parking standards for development within the district. Development in Old Town may be subject to these standards as identified in Table 8 alongside. In general,

the Old Town Bowie Development District Standards are meant to ensure that development is compatible with the historic pattern of development of Old Town.

Building Envelope Standards specify the building form and the permissible envelope in which buildings are to be constructed on the site. They also deal with building elements such as storefronts, fenestration, and canopies (permitted and/or required) that may impact the form of the building. The building envelope standards are intended to shape the pedestrian realm by creating a comfortable sense of enclosure and a pedestrian-friendly environment, with buildings placed close to the street edge and used to define public space.

Streetscape Standards encourage pedestrian activity by establishing parameters for sidewalks, street tree and landscape plantings, and street furnishings. A continuous system of comfortable sidewalks, attractive plantings, paths safely buffered from traffic, and inviting streetscape amenities appeal to pedestrians, encourage streetscape activities, and are key to the success of mixed-use activity centers.

Architecture and Landscape Standards ensure compatible development by establishing standards for materials, detailing, lighting, signage, landscaping, and other aspects of building design, architectural expression, landscape, and buffering. The intent of these standards is to help shape the pedestrian experience; contribute to an attractive community through the use of high-quality, durable materials; and allow for infill and new development that is individually expressive yet relates to the existing architectural context and traditions of the area.

Parking Standards cover two areas—parking requirements and circulation and parking area design. For Old Town Bowie, the intent of the parking standards section is to reduce the on-site parking requirements that are often difficult for small business and property owners to meet while encouraging the provision and use of shared parking facilities to ensure sufficient parking is available to support the businesses of Old Town. Parking lots should also be designed and located so that they are attractive and do not dominate the streetscape or endanger pedestrians.

These standards set requirements for building form, site placement, public space design, architecture, and parking standards, including but not limited to build-to lines, side yards, streetscape, parking requirements and parking area design, and building height.

Modification of the Development District Standards is permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance. “If the applicant so requests, the Planning Board may apply development standards which differ from the approved Development District Standards, unless the Sectional Map Amendment provides otherwise. The Planning Board shall find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan.” There are three types of amendments that are required to be heard by the District Council: changes to the boundary of the D-D-O Zone; changes to the underlying zones and to the list of permitted uses; and changes to any other specifically designated standard. These amendments may be in the form of a detailed site plan.

Equivalent or better practices and products than those specified are always encouraged and may be submitted for approval.

As set forth in Section 27-108.01a.(15) of the Zoning Ordinance, “The words ‘including’ and ‘such as’ do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character.” As set forth in Section 27-108.01a.(19) of the Zoning Ordinance, “The words ‘shall,’ ‘must,’ ‘may only,’ or ‘may not’ are always mandatory and not discretionary. The word ‘may’ is permissive.”

Unless stated otherwise, these Development District Standards replace the standards and regulations required by the Zoning Ordinance of Prince George’s County. Except as modified by the building envelope standards, development is subject to the minimum net lot area requirements of the Zoning Ordinance for the underlying zone.

Except as modified by the Development District Standards, the provisions of the *Landscape Manual* in Section 1.3 (Alternative Compliance) and Sections 4.2 (Commercial and Industrial Landscaped Strip Requirements), 4.3 (Parking Lot Requirements), and 4.7 (Buffering Incompatible Uses) do not apply within the development district. All other standards and regulations of the *Landscape Manual* apply as necessary.

Development proposals evaluated under those regulations should be measured against the general intent and desired character for the Old Town Bowie development district as established in the master plan.