



Zoning Ordinance Rewrite & Comprehensive Map Amendment

Work Session #5:
Outstanding Topics
September 29, 2025



Presentation Outline



- ▶ Project Timeline
- ▶ Topic Areas
 - Historic Preservation
 - Amenity Space
 - Nonconformities
 - Subdivision & Plats
 - Approval Findings
 - Neighborhood Conservation Plans
 - Comprehensive Map Amendment
- ▶ *Note: We will pause at the end of each section for direction*

Project Timeline



Historic Preservation

Historic Preservation Work Plan



Background Information

- ▶ Maps out division work plan and priorities from 2023 – 2033.
- ▶ Endorsed by Mayor and Council in May 2023.
- ▶ Work Item A lays out 6 specific updates to make to the Zoning Ordinance.
- ▶ Proposed edits stem almost entirely from HPWP, with a few other staff suggestions.
- ▶ HDC discussed these edits at their July meeting.

Proposed Preservation Changes



Certificate of Approval (COA)

Existing Conditions

- ▶ Nearly any exterior alteration on a historic site or structure requires a Certificate of Approval. There are very limited exceptions to staff-level approvals.
- ▶ COAs expire after 1 year.

Proposed Revisions

- ▶ Create a process where staff can administratively approve a COA for certain work deemed to be minor or common.
- ▶ Extend expiration period from 1 year to 5 years.

Proposed Preservation Changes



Local Designations – Process and Consent

Existing Conditions

- ▶ Anyone may file an application to nominate a property for local designation.
- ▶ Property owners are not required to consent to nomination or designation.

Proposed Revisions

- ▶ Only the property owner, Historic District Commission, or Mayor and Council may file a nomination application.
- ▶ If the property owner consents, a majority vote of HDC and M&C required to move forward. If no consent, a unanimous vote required.

Proposed Preservation Changes



Delisting

Existing Conditions

- ▶ There is no way to remove a property from the historic district overlay zone. There are structures that do not currently exist on our local register.

Proposed Revisions

- ▶ Creates a process for removal from the historic district overlay zone if the site or structure has lost the physical characteristics that justified its designation.
- ▶ Only M&C may file an application to remove historic designation.

Proposed Preservation Changes



Demolition by Neglect

Existing Conditions

- ▶ “Demolition by neglect” is a defined term, but can’t be enforced.

Proposed Revisions

- ▶ Expressly prohibits demolition by neglect.
- ▶ Allows a municipal infraction to be issued in cases of demolition by neglect.



Proposed Preservation Changes

Evaluation of Significance (EOS)

Existing Conditions

- ▶ All structures, regardless of age or condition, must undergo an Evaluation of Significance before they can be demolished.

Proposed Revisions

- ▶ Structures proposed for demolition must only come to the HDC for an Evaluation of Significance if the structure is identified in the Historic Building Catalog or determined by staff to potentially meet at least one designation criteria.
- ▶ A site or structure doesn't need to undergo an EOS for demolition if it has been reviewed in the preceding five years.

Requested Feedback



Do you support...

1. Allowing administrative approval of minor changes to sites?
2. Extending the expiration date for COAs to 5 years?
3. Eliminating third parties from nominating properties for designation?
4. Requiring unanimous consent of approval authorities if there is no owner consent on designation?
5. Creating a delisting procedure/protocol?
6. Prohibiting demolition by neglect?
7. Modifying the criteria requiring a full EOS before the HDC and allowing staff to approve in other instances?

Amenity Space

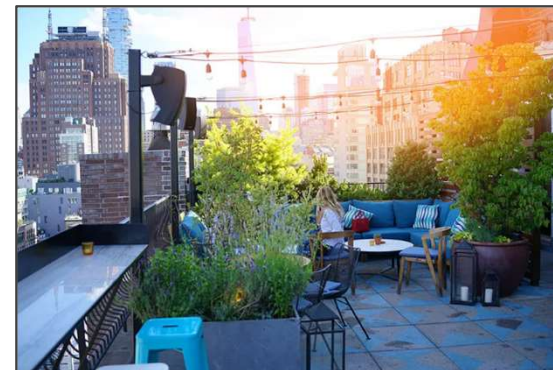
Amenity Space

Current

- Zoning Ordinance broadly defines “public use space” and “open space.”
- Difficult to obtain high-quality space.

Proposed

- Narrowly define “amenity space.”
- Tailor criteria to quality.
- Continue to require most space to be publicly accessible.



Requested Feedback



Do you support...

1. Restructuring requirements from broadly defined “public use space” to narrowly defined “amenity space” as described?

Nonconformities

Nonconformities



Uses and structures that no longer conform to code requirements

Current

- Drive-throughs and gas stations allowed in the MXTD zones, counter to broader goals for the zone.
- Nonconforming uses and structures regulations are confusing and overly restrictive.

Proposed

- Create strategic nonconformities in the MXTD zones.
- Reduce the process required for nonconforming structures and uses to be altered for certain purposes.
- Allow in-kind replacement of nonconformities damaged or destroyed by natural disaster.
- Allow nonconforming uses to expand by up to 20 percent.

Requested Feedback



Do you support...

1. Creating strategic nonconformities in the MXTD zones?
2. Simplifying and reducing the regulation of nonconformities as proposed?

Subdivision and Plats



Subdivision and Plats

Current

- Allows the Planning Commission to accept land dedication.
- Requires Planning Commission approval of all plats, including minor subdivisions.
- Includes cluster subdivision provisions.
- Prohibits the creation of new pipestem lots (post-2006; aka “flag lots”).

Proposed

- Place the authority to accept land dedication with the Mayor and Council.
- Allow administrative approvals of minor subdivisions, as allowed by State law.
- Eliminate cluster subdivisions.
- Allow the creation of new pipestem lots.

Existing Pipestem Lots in Twinbrook



Requested Feedback



Do you support...

1. Placing the authority to accept land dedication with the Mayor and Council?
2. Allowing record plats for minor subdivisions to be approved by the Chief of Zoning (subject to delegation from the Planning Commission)?
3. Eliminating “cluster subdivision” provisions?
4. Permitting pipestem lots?

Approval Findings

Findings of Approval: Site Plans, Project Plans, and Preliminary Subdivision Plans



Current

- Highly discretionary.
- Inconsistent across application types.
- Intent of findings is substantially addressed through regulations.
- Rarely determinative in Staff's recommendations.

Proposed

- Rework and simplify findings of approval to be:
 - Objective and accessible.
 - Consistent across application types.
 - Strongly tied to the Comprehensive Plan.
 - Strongly tied to City regulations.

Requested Feedback



Do you support...

1. Reworking and simplifying discretionary findings to be objective, accessible, consistent across application types, and strongly tied to the City's Comprehensive Plan and regulations governing life safety, natural features, and public facilities, etc.

Neighborhood Conservation Plans

Neighborhood Conservation Plans



Current

- Created as a concept in 2009.
- Plans can be initiated by petition of local property owners.
- Lincoln Park Conservation Plan is the only example.

Proposed

- Eliminate Neighborhood Conservation Plans
 - Master plans, including neighborhood plans, can still be initiated and amended through the standard master plan process.
 - Lincoln Park Neighborhood Conservation Plan and Conservation District will not be impacted.



Requested Feedback

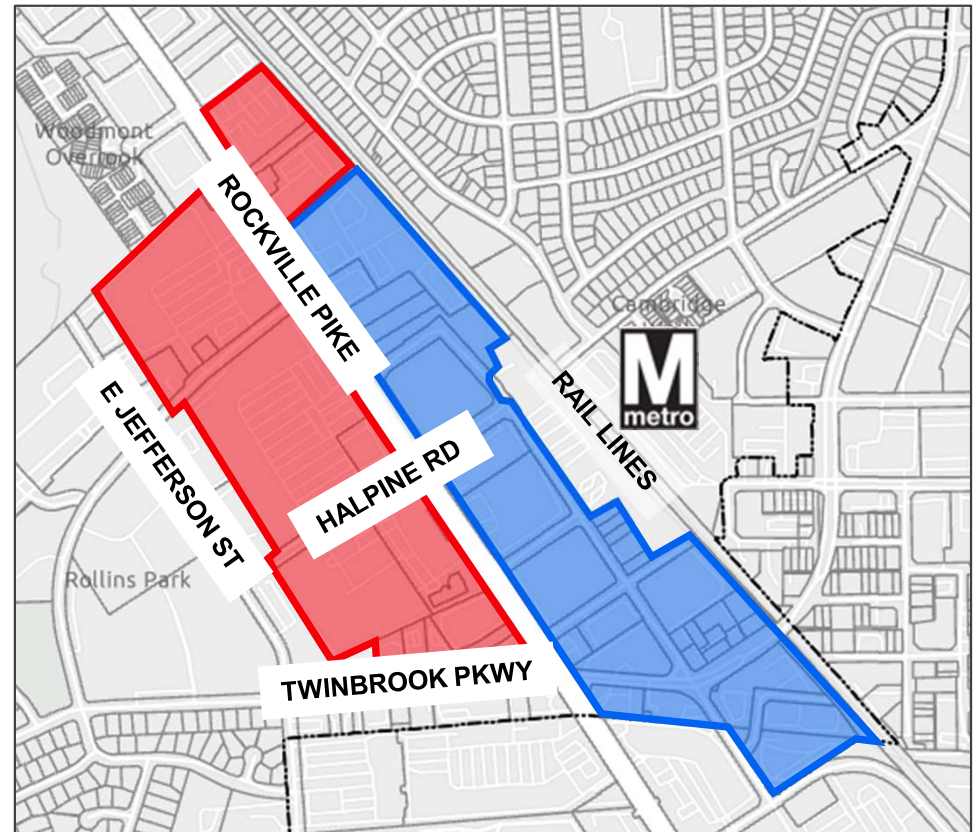
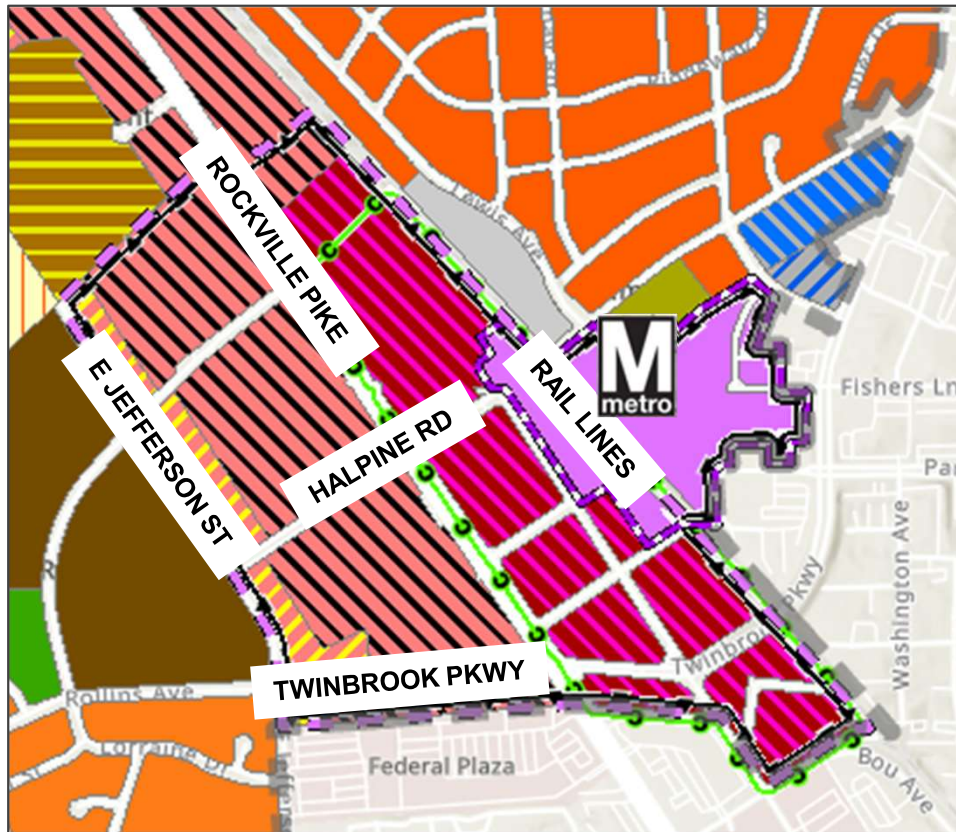


Do you support...

1. Eliminating new neighborhood conservation plans?

Comprehensive Map Amendment

Properties Proposed for MXTD-200 (red)



Requested Feedback



Do you support...

1. Rezoning additional properties near the Twinbrook Metro to MXTD-200 to create a height transition similar to Town Center?

Next Steps

Project Timeline





Next Steps

- ▶ Pre-Release Mayor and Council Work Sessions
 - Began January 2025
 - Covered major policies
 - Produced non-binding direction to staff to inform the First Draft
- ▶ Authorization to File ZTA and CMA (December 1)
 - First Draft of draft Zoning Ordinance will be released
 - “Cliffs Notes” will highlight major changes from the current Ordinance
 - Authorization begins the review and adoption process
- ▶ Adoption process
 - Full process anticipated to take 6 months
 - Formal public hearings, additional work sessions, public comment
 - Significant opportunity for revisions and amendments to the Draft
 - Adoption anticipated late Spring 2026