



# City of College Park's Update to the Zoning Ordinance

## Comparison table for the City's Zoning Ordinance

Residential Districts			
Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	Standards	District	Standards
R-1 Single Family District	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 24,000 sq ft lot size</li> <li>• 90 ft lot width</li> <li>• Front – 60 ft</li> <li>• Side – 15 ft</li> <li>• Rear – 40 ft</li> <li>• Minimum floor area – 2,000 sq ft</li> <li>• Maximum floor area – 4,000 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage – 35%</li> </ul>	R-1 Single Family District	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 20,000 sq ft lot size</li> <li>• 90 feet lot width</li> <li>• Front - 60 ft</li> <li>• Side – 15 ft</li> <li>• Rear – 40 ft</li> <li>• Minimum floor area – 2,000 sq ft</li> <li>• Maximum floor area – 4,000 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage 35%</li> <li>• Incorporated architectural standards</li> <li>• Agricultural uses added into Conditional Use in R-1 District</li> <li>• Produce and farm stand standards</li> <li>• Maintenance standards</li> <li>• Criteria for City Council approval of CUP</li> </ul>
R-2 Single Family District	<ul style="list-style-type: none"> <li>• Single</li> <li>• 22,000 sq ft lot size</li> <li>• 85 ft lot width</li> <li>• Front – 60 ft</li> <li>• Side – 15 ft</li> <li>• Rear – 40 ft</li> <li>• Minimum floor area – 2,000 sq ft</li> <li>• Max floor area – 4,000 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage – 35%</li> </ul>		
AG Agricultural District	<ul style="list-style-type: none"> <li>• Agricultural uses</li> <li>• 1 acre lot size</li> </ul>		



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District	District	District	District
R-3 Single Family District	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 12,000 sq ft lot size</li> <li>• 75 ft lot width</li> <li>• Front – 40 ft</li> <li>• Side – 12 ft</li> <li>• Rear – 35 ft</li> <li>• Minimum floor area – 1,800 sq ft</li> <li>• Maximum floor area – 3,600 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage – 35%</li> </ul>	<b>R-2 Single Family District</b>	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 10,000 sq ft lot size</li> <li>• 75 feet lot width</li> <li>• Front - 40 ft</li> <li>• Side – 12 ft</li> <li>• Rear – 35 ft</li> <li>• Minimum floor area – 1,800 sq ft</li> <li>• Maximum floor area – 3,600 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage 35%</li> <li>• Incorporated architectural standards</li> </ul>
R-4 Single Family District	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 10,000 sq ft lot size</li> <li>• 50 ft lot width</li> <li>• Front – 35 ft</li> <li>• Side – 8 ft</li> <li>• Rear – 30 ft</li> <li>• Minimum floor area – 1,600 sq ft</li> <li>• Maximum floor area – 3,200 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage – 35%</li> </ul>	<b>R-3 One Family District</b>	<ul style="list-style-type: none"> <li>• Single family uses</li> <li>• 8,000 sq ft lot size</li> <li>• 50 feet lot width</li> <li>• Front - 35 ft</li> <li>• Side – 8 ft</li> <li>• Rear – 25 ft</li> <li>• Minimum floor area – 1,600 sq ft</li> <li>• Maximum floor area – 3,200 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage 35%</li> <li>• Incorporated architectural standards</li> </ul>
R-5 Two Family District	<ul style="list-style-type: none"> <li>• Two family uses</li> <li>• 8,750 sq ft lot size</li> <li>• 45 ft lot width</li> <li>• Front – 35 ft</li> <li>• Side – 8 ft</li> <li>• Rear – 25 ft</li> <li>• Minimum floor area – 900 sq ft</li> <li>• Maximum height – 35 ft</li> <li>• Maximum lot coverage – 35%</li> </ul>		



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District	District	District	District
<b>RA</b> Residential Attached District	<ul style="list-style-type: none"> <li>• Multiple family uses</li> <li>• 12,500 sq ft with 3,600 sq ft per unit</li> <li>• 100 feet lot width</li> <li>• Front - 10 ft</li> <li>• Side – 20 ft between structures</li> <li>• Rear – 30 ft</li> <li>• Minimum living area – 800 sq ft one bedroom 1,000 sq ft two bedroom 1,200 sq ft three or more bedroom</li> <li>• Max lot coverage 35%</li> <li>• Incorporated architectural standards</li> </ul>	<b>RM</b> <b>Multiple</b> <b>Family</b> <b>District</b>	<ul style="list-style-type: none"> <li>• Multiple family uses</li> <li>• Townhomes, condominiums, attached rowhouses</li> <li>• 12,500 sq ft, with 3,600 sq ft per unit</li> <li>• 100 feet lot width</li> <li>• Front - 15 ft</li> <li>• Side – 20 ft between structures</li> <li>• Rear – 30 ft</li> <li>• Maximum height – 75 ft when abutting non-residential district 40 ft / 3 stories when abutting residential</li> <li>• Minimum living area – 750 sq ft one bedroom 1,000 sq ft two bedroom 1,250 sq ft three or more bedroom</li> <li>• Max lot coverage 35%</li> <li>• Incorporated architectural standards</li> </ul>
<b>MF</b> Multiple Family District	<ul style="list-style-type: none"> <li>• Multiple family uses</li> <li>• 3,600 sq ft per unit</li> <li>• Front – 30/ 40 ft depending of road classification</li> <li>• Side – 25 ft</li> <li>• Rear – 30 ft</li> <li>• Maximum height – 7 stories</li> <li>• Minimum living area – 600 sq ft for efficiency 800 sq ft one bedroom 1,000 sq ft two bedroom 1,200 sq ft three or more bedroom</li> <li>• Incorporated architectural standards</li> </ul>		
<b>MFL</b> Multiple Family Limited District	<ul style="list-style-type: none"> <li>• Multiple family uses</li> <li>• Minimum living area – 500 sq ft for efficiency 700 sq ft one bedroom 900 sq ft two bedroom 1,100 sq ft three or more bedroom</li> <li>• Incorporated architectural standards</li> </ul>		



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Commercial Districts			
Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	Standards	District	Standards
DB Downtown Business District	<ul style="list-style-type: none"> <li>• Downtown commercial uses</li> <li>• Residential on second floors</li> </ul>	<b>DC Downtown Commercial &amp; Historic District</b>	<ul style="list-style-type: none"> <li>• Downtown commercial uses</li> <li>• Residential uses on second floors</li> <li>• 10,000 sq ft lot size</li> <li>• 50 ft lot width</li> <li>• Front - 10 ft</li> <li>• Side – 0 ft</li> <li>• Rear – 10 ft</li> <li>• Incorporated architectural and design standards</li> </ul>
Virginia Ave Neighborhood Commercial District	<ul style="list-style-type: none"> <li>• Commercial uses</li> </ul>		
		<b>DO Downtown Office District</b>	<ul style="list-style-type: none"> <li>• Downtown professional office uses</li> <li>• 10,000 sq ft lot size</li> <li>• 50 ft lot width</li> <li>• Front - 0 ft</li> <li>• Side – 0 ft</li> <li>• Rear – 0 ft</li> <li>• Maximum lot coverage – 70%</li> <li>• Incorporated architectural and design standards</li> </ul>
CI Civic Institution District	<ul style="list-style-type: none"> <li>• Civic and institutional uses</li> <li>• 21,780 sq ft lot size</li> <li>• 100 ft lot width</li> <li>• Front - 0 ft</li> <li>• Side – 5 ft</li> <li>• Rear – 10 ft</li> </ul>	<b>OP Office Professional District</b>	<ul style="list-style-type: none"> <li>• Civic, professional office and institutional uses</li> <li>• 10,000 sq ft lot size</li> <li>• 50 ft lot width</li> <li>• Front - 0 ft</li> <li>• Side – 5 ft; 10 ft when adjacent to Residential</li> <li>• Rear – 10 ft; 20 ft when adjacent to residential</li> <li>• Maximum lot coverage – 70%</li> <li>• Incorporated architectural and design standards</li> </ul>
OP Office Professional District	<ul style="list-style-type: none"> <li>• Professional office uses</li> <li>• Front - 50 ft</li> <li>• Side – 20 ft</li> <li>• Rear – 30 ft</li> <li>• Maximum lot coverage – 50%</li> </ul>		



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District	District	District	District
<b>BP Business Park District</b>	<ul style="list-style-type: none"> <li>Commercial and office uses</li> <li>Front - 50 ft</li> <li>Side – 20 ft</li> <li>Rear – 30 ft</li> <li>Maximum lot coverage – 50%</li> </ul>	<b>BP Business Park District</b>	<ul style="list-style-type: none"> <li>Commercial and office uses</li> <li>10,000 sq ft lot size</li> <li>100 ft lot width</li> <li>Front – 50 ft</li> <li>Side –20 ft</li> <li>Rear – 30 ft</li> <li>Maximum lot coverage – 50%</li> <li>Incorporated architectural and design standards</li> </ul>
<b>C-1 Community Business District</b>	<ul style="list-style-type: none"> <li>Commercial uses</li> <li>Front - 40 ft</li> <li>Side – 0 ft</li> <li>Rear – 0 ft</li> </ul>	<b>C-1 Neighborhood Business District</b>	<ul style="list-style-type: none"> <li>Commercial and institutional uses</li> <li>5,000 sq ft lot size</li> <li>100 ft lot width</li> <li>Front – 20/ 40 ft based on road classification</li> <li>Side – 15 ft; 30 ft when adjacent to residential</li> <li>Rear – 15 ft; 30 ft when adjacent to residential</li> <li>Maximum lot coverage – 70%</li> <li>Incorporated architectural and design standards</li> </ul>



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Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	District	District	District
C-2 Central Business District	<ul style="list-style-type: none"> <li>Commercial uses</li> <li>Front - 40 ft</li> <li>Rear - 15 ft</li> </ul>	<b>C-2 Community Business District</b>	<ul style="list-style-type: none"> <li>Commercial and entertainment uses</li> <li>20,000 sq ft lot size</li> <li>100 ft lot width</li> <li>Front - 25/ 40 ft based on road classification</li> <li>Side - 15 ft</li> <li>Rear - 20 ft</li> <li>Maximum lot coverage - 50%</li> <li>Incorporated architectural and design standards</li> </ul>
C-3 Planned Shopping District	<ul style="list-style-type: none"> <li>Shopping center uses</li> <li>4 acre lot size</li> <li>Front - 40 ft</li> <li>Side - 4 ft</li> <li>Rear - 30 ft</li> </ul>		
CL Commercial Limited District	<ul style="list-style-type: none"> <li>Commercial uses</li> </ul>		
Old National Overlay District	<ul style="list-style-type: none"> <li>Commercial uses</li> </ul>		



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Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	District	District	District
H Hospitality District	<ul style="list-style-type: none"> <li>Hospitality uses</li> </ul>	<b>HC Hospitality Campus District</b>	<ul style="list-style-type: none"> <li>Hospitality, Airport, and Convention Center uses</li> <li>1 acre lot size</li> <li>No minimum lot width</li> <li>Front – 25/ 50 ft based on road classification</li> <li>Side – 50 ft</li> <li>Rear – 25 ft</li> <li>Maximum lot coverage – 85%</li> <li>Open Space – 15%</li> <li>Incorporated architectural and design standards</li> </ul>
HO Old National Hospitality District	<ul style="list-style-type: none"> <li>Hospitality uses</li> <li>Front – 50 ft</li> <li>Side – 20 ft</li> <li>Rear – 30 ft</li> <li>Maximum lot coverage – 70%</li> </ul>		
HC Hospitality Campus District	<ul style="list-style-type: none"> <li>Hospitality uses</li> <li>Front - 50 ft</li> <li>Side – 20 ft</li> <li>Rear – 30 ft</li> <li>Maximum lot coverage – 70%</li> </ul>		
Convention Center/ People Mover District	<ul style="list-style-type: none"> <li>Airport and Convention Center uses</li> </ul>		
Hospitality Overlay District	<ul style="list-style-type: none"> <li>Standards for hotels and restaurants</li> </ul>		
TSC Transit Station Commercial District	<ul style="list-style-type: none"> <li>Commercial uses</li> </ul>		



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Industrial Districts			
Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	Standards	District	Standards
M-1 Light Industrial District	<ul style="list-style-type: none"> <li>Light industrial uses</li> <li>Front – 30 ft</li> <li>Side – 5 ft</li> <li>Rear – 15 ft</li> <li>Maximum lot coverage – 70%</li> </ul>	<b>M-1 Light Industrial District</b>	<ul style="list-style-type: none"> <li>Light industrial uses</li> <li>Warehousing uses</li> <li>25,000 sq ft lot size</li> <li>150 ft lot width</li> <li>Front – 35/ 50 ft based on road classification</li> <li>Side – 25 ft</li> <li>Rear – 25 ft</li> <li>Maximum lot coverage – 70%</li> <li>Incorporated architectural and design standards</li> </ul>
Warehouse District	<ul style="list-style-type: none"> <li>Warehouse uses</li> <li>Front - 40 ft</li> <li>Side – 5 ft</li> <li>Rear – 15 ft</li> </ul>		
M-2 Heavy Industrial District	<ul style="list-style-type: none"> <li>Heavy industrial uses</li> <li>Front - 40 ft</li> <li>Side – 5 ft</li> <li>Rear – 15 ft</li> </ul>	<b>M-2 Heavy Industrial District</b>	<ul style="list-style-type: none"> <li>Heavy industrial uses</li> <li>Fireworks standards and buffers incorporated into district</li> <li>2 acre lot size</li> <li>250 ft lot width</li> <li>Front – 35/ 50 ft based on road classification</li> <li>Side – 40 ft</li> <li>Rear – 40 ft</li> <li>Maximum lot coverage – 70%</li> <li>Incorporated architectural and design standards</li> </ul>
FWO Fireworks Overlay District	<ul style="list-style-type: none"> <li>Fireworks standards and buffers</li> </ul>		





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Industrial Districts			
Existing Zoning Ordinance		Proposed Zoning Ordinance	
District	District	District	District
T Transportation District	<ul style="list-style-type: none"> <li>• Transportation and parking uses</li> <li>• Front - 50 ft</li> <li>• Side – 20 ft</li> <li>• Rear – 30 ft</li> <li>• Maximum lot coverage – 70%</li> </ul>	TR Transportation District	<ul style="list-style-type: none"> <li>• Transportation, railroad, and parking uses</li> <li>• 2 acre lot size</li> <li>• 250 ft lot width</li> <li>• Front - 50 ft</li> <li>• Side – 40 ft</li> <li>• Rear – 40 ft</li> <li>• Maximum lot coverage – 70%</li> <li>• Incorporated architectural and design standards</li> </ul>
X-1 Railroad District	<ul style="list-style-type: none"> <li>• Railroad and off street parking</li> </ul>		



## City of College Park's Update to the Zoning Ordinance

Development and Design Regulations		
Standard	Existing Zoning Ordinance	Proposed Zoning Ordinance
Downtown District Design Standards	<ul style="list-style-type: none"> <li>Architectural, landscaping, lighting, streetscape, and outdoor dining standards created by the ARC</li> </ul>	<ul style="list-style-type: none"> <li>Architectural, landscaping, lighting, streetscape, and outdoor dining standards created</li> </ul>
Residential Infill Standards	<ul style="list-style-type: none"> <li>Architectural standards and size requirements</li> </ul>	<ul style="list-style-type: none"> <li>Architectural standards and size requirements incorporated into each residential district standard</li> </ul>
Places of Assembly Standards	<ul style="list-style-type: none"> <li>Located upon 2 acres, having a minimum of 200 feet of frontage</li> </ul>	<ul style="list-style-type: none"> <li>Located upon 2 acres, having a minimum of 200 feet of frontage</li> <li>Setback of 50 feet from all property lines</li> </ul>
Large Building Standards	<ul style="list-style-type: none"> <li>Architectural standards, parking, and screening requirements</li> </ul>	<ul style="list-style-type: none"> <li>Architectural standards, parking, and screening requirements incorporated into each commercial district standard</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>Parking calculations vary per district</li> </ul>	<ul style="list-style-type: none"> <li>Parking calculations based on use and provided in one location.</li> </ul>
Landscaping Standards	<ul style="list-style-type: none"> <li>Landscaping and screening standards vary per district</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping and screening standards located in one location</li> </ul>
Lighting Standards	<ul style="list-style-type: none"> <li>Lighting standards vary per district</li> </ul>	<ul style="list-style-type: none"> <li>Lighting standards located in one location</li> </ul>
Group Homes, Homeless Shelters, Halfway Homes		<ul style="list-style-type: none"> <li>Incorporated language to require conditional use for residential districts.</li> </ul>



## City of College Park's Update to the Zoning Ordinance

Processes and Procedures		
Standard	Existing Zoning Ordinance	Proposed Zoning Ordinance
Planning Commission	<ul style="list-style-type: none"> <li>Five (5) member Board</li> </ul>	<ul style="list-style-type: none"> <li>Five (5) member Board</li> <li>Conditional Use re-application and termination after one (1) year</li> </ul>
Board of Zoning Appeals	<ul style="list-style-type: none"> <li>Five (5) member Board</li> </ul>	<ul style="list-style-type: none"> <li>Five (5) member Board</li> <li>Variance re-application and termination after six (6) months</li> </ul>
Public Notifications	<ul style="list-style-type: none"> <li>Letters provided to property owners within 1,000 feet at cost to City</li> </ul>	<ul style="list-style-type: none"> <li>Letter for Zoning items provided to property owners within 1,000 feet at cost to Applicant</li> <li>Letter for Variance items provided to property owners within 1,000 feet at cost to City</li> </ul>
Non-Conforming Standards	<ul style="list-style-type: none"> <li>No enlargement or alteration of building that increases its non-conformity. However, it may be enlarged or altered within its allowable building envelope</li> <li>Non-conforming uses to discontinue the use if the use has been intentionally abandoned for a period of 6 months</li> </ul>	<ul style="list-style-type: none"> <li>Defined distinction between illegal and legal non-conforming</li> <li>Defined non-conforming lots of record standards, which allow lots to be built upon if all development standards, such as setback, lot coverage, house size, are met</li> <li>No enlargement or alteration of building that increases its non-conformity. However, it may be enlarged or altered within its allowable building envelope</li> <li>Non-conforming uses to discontinue the use if the use has been intentionally abandoned for a period of 6 months</li> </ul>
Zoning Compliance Standards	<ul style="list-style-type: none"> <li>Standards for zoning compliance letters incorporated</li> </ul>	<ul style="list-style-type: none"> <li>Standards for zoning compliance letters incorporated</li> </ul>



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New Policies		
Standard	Existing Zoning Ordinance	Proposed Zoning Ordinance
Tree Preservation Standards	<ul style="list-style-type: none"> <li>Standards for tree removal/ protection permit issued by Building Official</li> </ul>	<ul style="list-style-type: none"> <li>Tree protection and replacement standards created and reviewed/ issued by City Planner</li> <li>List of trees and shrubs to be considered for planting</li> <li>Landscaping and Reforestation Fund created</li> </ul>