Clarion Associates proposed NCOZ, incorporating standards requested by City of Mount Rainier in March 2017; revised December 2019 to incorporate changes requested by city in December 2017.

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windows, flat roofs, open porches, glass block walls, exterior doors, exterior lighting, and decorative brick coursing. Paint colors shall be selected to blend with historic paint schemes used for the multifamily dwellings. Awnings are prohibited.

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. The Mount Rainier Neighborhood Conservation Overlay (NCO) Zone

The Mount Rainier Neighborhood Conservation Overlay (Mount Rainer NCO) Zone is established in accordance with the procedures and standards of this Subsection.

i. The purpose of the Mount Rainier NCO Zone is to aid in preserving the character of Mount Rainier’s existing residential neighborhoods and buildings. This is accomplished by establishing standards for form, massing and composition, lot area, height, fenestration, porches, materials, and accessory structures associated with the following principal use types: Dwelling, single-family detached; Dwelling, three-family; Dwelling, townhouse, and Dwelling, two-family
within the city to ensure building patterns that are consistent and compatible with existing development.

ii. The boundaries of the Mount Rainier NCO Zone are identified on the Official Zoning Map.

iii. Applicability

(A) The following development is prohibited:

(1) Enclosure of existing front porches, wraparound porches or porches connected to a front porch.

(B) Unless exempted in accordance with iii (C), below, no permit shall be issued for new construction or for expansion of an existing structure resulting in an increase in gross floor area of 15 percent or more within the Mount Rainier NCO Zone, until the Planning Director determines that the proposal complies with the standards established in this Subsection.

(C) The following development shall be exempt from the standards of this Subsection:

(1) Development subject to Subtitle 29: Historic Preservation Ordinance, of the County Code;

(2) Nonresidential development otherwise allowed in the underlying zones;

(3) Routine repair and maintenance; and

(3) Development located in an exemption zone that is no higher or wider than an existing dwelling located in an exemption zone, except accessory structures shall comply with the side and rear setback standards of Subsection (b)(iv)(C). For the purposes of this Subsection, the exemption zone constitutes an imaginary cube extending from the rear façade of a dwelling to the rear lot line on all but corner lots. See Figure 27-4.403.A.5.b.iii(B)(4): Exemption Zone.
iv. The following principal use types: Dwelling, single-family detached; Dwelling, three-family; Dwelling, townhouse, and Dwelling, two-family subject to the Mount Rainier NCO Zone shall comply with the following standards:

(A) Siting, Massing, and Composition

(1) Maximum lot coverage shall be 30 percent of the net lot area;

(2) Front setbacks for all new dwellings shall be located in accordance with Sec. 27-2.202.B, Reduction of Minimum Front Setbacks to Block Face Average.

(3) The maximum area of impervious surface in the front yard shall not exceed 20 percent of the front yard area. Under no circumstances may impervious or pervious surfaces intended for vehicle parking be located between the front façade of the dwelling and the street.

(4) Maximum driveway width shall not exceed 12 feet.

(5) Pedestrian paths providing access from the sidewalk or street to the front door of a dwelling shall not exceed four feet in width.

(6) Additions located on the side or rear of the dwelling shall be smaller than the existing dwelling in terms of massing and height.

(7) Front additions that increase the gross floor area of the dwelling are not allowed except for the addition of an open, covered front porch in accordance with Sec. 27-4.403.A.5.b.iv(B)(5), Porches.

(B) Design

(1) Roofs and Dormers

a. The existing roof pitch on main roofs and dormers visible from a public right-of-way may only be altered within a range of 6:12 and 12:12.

b. Dormers visible from a public right-of-way shall present a face of no more than 50 square feet.

c. Distinctive and/or decorative roof and eave elements shall be maintained.

(2) Cladding

a. Existing shingles shall not be replaced with horizontal siding or covered in any way.

b. Formstone, manufactured brick veneer, tile veneer, asphalt shingles, tar paper, and plywood siding are prohibited as cladding materials.
(3) Height
Notwithstanding the height regulations of “Part 4, Zones and Zone Regulations” of this ordinance, the height of additions or new construction shall be compatible with other structures on the same block, but shall not exceed 35 feet.

(4) Windows and Doors

a. An entry door and at least two windows are required on the front façade of all new and renovated buildings. Where door and window openings already exist on the front façade, new openings shall not be permitted unless it can be demonstrated through physical or documentary evidence that the original features and/or style of the building is being restored.

b. Altering the style, changing the type, reducing the size, or removing any windows on the front façade is prohibited, unless it can be demonstrated through physical or documentary evidence that the original features and/or style of the building is being restored.

c. Existing stylistic elements, such as the casing, sills, and headers of windows and doors shall be retained or reconstructed.

(5) Porches

a. Existing front porches shall be retained. In addition, the style and design of an existing porch shall be retained and preserved, including the style and design of railings, posts, stairs, piers, and any decorative details, unless it can be demonstrated through physical or documentary evidence that such an alteration will restore the porch’s original style. (For example, the restoration of an enclosed front porch to its original open configuration.)

b. Front porches shall not be added to an existing dwelling if none exists, unless it can be demonstrated through physical or documentary evidence that such an addition will restore the dwelling’s original features and/or style.
c. Enclosure of rear porches is permitted.

d. Porches shall only be screened against insects with metal or vinyl-coated fiberglass screens.

e. Front porches are prohibited in the front yard setback unless it would be compatible with the front façade setback of the existing blockface.

(6) Sidewalks
Sidewalks shall not be paved with asphalt surfacing.

(C) Accessory Structures

(1) General setbacks for accessory structures shall comply with the following:

a. Side yard: two feet minimum on each side.

b. Rear yard: two feet minimum from the rear property line. See Figure 4.403.A.5.a.iv(C): Setbacks for Accessory Structures.

(2) Accessory structures shall not cover more than 25 percent of the rear yard. See Figure 4.403.A.5.a.iv(C): Setbacks for Accessory Structures.

(3) Accessory structures shall not exceed one story in height. Under no circumstance shall an accessory building exceed the size or height of the principal building on the lot.

(4) The roof pitch of accessory structures shall not exceed the 12:12 pitch allowed for primary structures.

Figure 27-4.403.A.5.b.iv(C): Setbacks for Accessory Structures