

November 18, 2019

Dear Mount Rainier Property Owner or Occupant:

On October 23, 2018, the Prince George's County Council adopted a new Zoning Ordinance and new Subdivision Regulations for Prince George's County. A new Neighborhood Conservation Overlay Zone (NCOZ) is being prepared for those properties in the City of Mount Rainier currently classified in the R-55 (One-Family Detached Residential), R-35 (One-Family Semidetached, and Two-Family Detached, Residential), and R-20 (One-Family Triple-Attached Residential) Zones.

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 the existing neighborhood character. Minimum criteria for the designation of an NCOZ are established in the new Zoning Ordinance; these will be addressed in a Mount Rainier neighborhood study that specifies the development context. The Mount Rainier NCOZ will also include development standards specific to Mount Rainier's single-family residential neighborhoods. Should the Mount Rainier NCOZ be approved, the standards will regulate development, redevelopment, and building alterations in the zone.

The Prince George's County Planning Department will hold an initial community meeting on:

**MONDAY, DECEMBER 16, 2019, 6:30 to 8:00 p.m.**  
**Mount Rainier Nature and Recreation Center**  
**4701 31st Place, Mount Rainier, Maryland 20712**

**<http://www.mncppc.org/4757/MTR-NCOZ>**

The purpose of this meeting will be to discuss the NCOZ, review the schedule and background, provide a brief overview of the work to date involving collaboration with the City of Mount Rainier and obtain community comments and ideas for the potential development standards. All residents and property owners within the current R-55 (One-Family Detached Residential), R-35 (One-Family Semidetached, and Two-Family Detached, Residential), and R-20 (One-Family Triple-Attached Residential) Zones are invited to participate.

Information on the zoning rewrite and the ongoing Countywide Map Amendment 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 should have questions, please contact me at [daniel.sams@ppd.mncppc.org](mailto:daniel.sams@ppd.mncppc.org) or 301-952-3166.




Very truly yours,

A handwritten signature in black ink, appearing to read "d sams", written in a cursive style.

Daniel Sams  
Project Manager

Enclosure: Map of proposed NCO Zone

# Proposed Neighborhood Conservation Overlay (NCO) Zone Mount Rainier, MD

-  Property
-  Proposed NCO Zone (RSF-65 and RSF-A)
-  City of Mount Rainier Municipal Boundary



0.5 Miles

0.25

0

Date Map Created: 11/6/2019, Towolde M.  
Request ID: 3522



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