MVMatters: Community Workshop Series
Meeting #2: Residential Zones

Montgomery Village Master Plan

Please silence cellphones

Montgomery Village Master Plan

Meeting Schedule

Jan 12- residential rezoning (areas not changing)

Jan 26- Follow-up of Jan 12 + Commercial Center Discussion

Feb 9- MV Open Spaces

Golf Course (Monument Site), Refinement of the Montgomery Village Overlay Zone

Feb ?? Additional dates as needed TBD

March/April ??? Preliminary Recommendations

Montgomery Village Master Plan

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- Staff presentation
  - (Question Cards)

- Break-out groups to discuss potential residential zoning options

- Reconvene to summarize group discussions and review questions that were raised

Montgomery Village Master Plan

- Why we are here (master plan work program)
- How we got here (history of Montgomery Village)
- Where we are going (schedule of MVPlan)
- Why it Matters
- Zoning Explained
- Potential Residential Zones
- Breakout Groups
- Report Out/Question & Answers
- Contact Information/Website
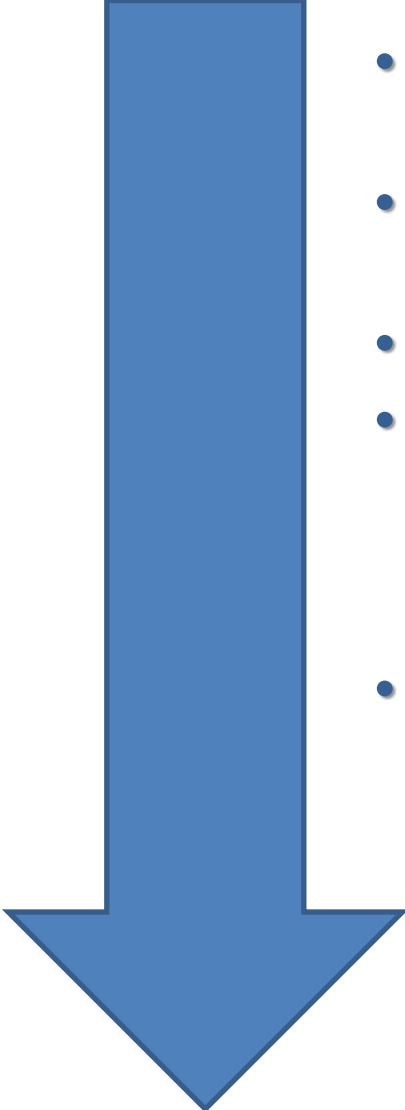
Montgomery Village Master Plan
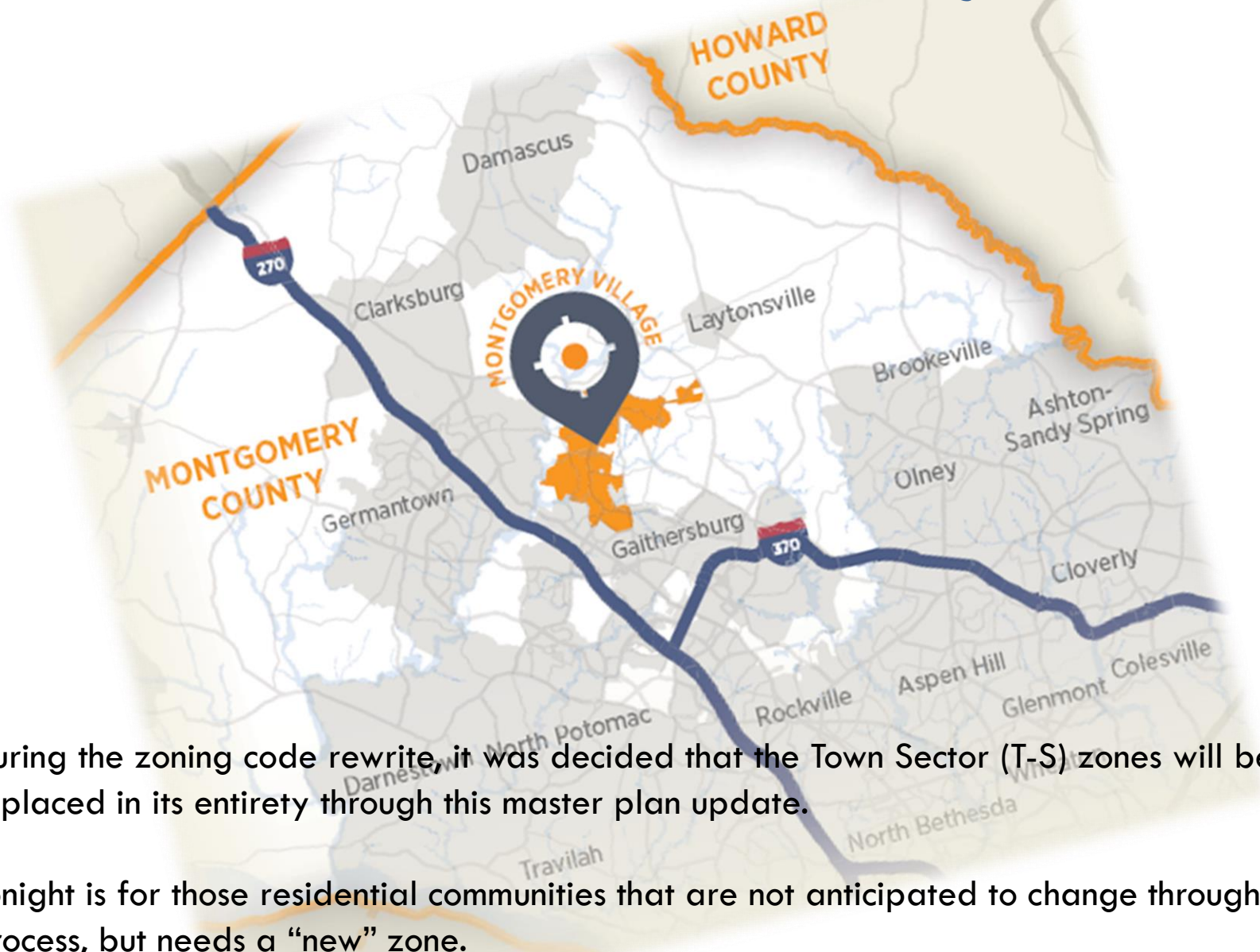
During the zoning code rewrite, it was decided that the Town Sector (T-S) zones will be replaced in its entirety through this master plan update.

Tonight is for those residential communities that are not anticipated to change through this process, but needs a "new" zone.

Montgomery Village Master Plan

- **1965** Council approved a local map amendment, creating the Montgomery Village Land Use Plan
- **1971** *Gaithersburg Vicinity Master Plan*
  - Contained minimal background on the Village
- **1970s – 1990s** building of Montgomery Village continues
- **1985** *Gaithersburg Vicinity Master Plan*
  - Maintained most of the 1971 Plan recommendations
  - Limited references to the Village, with the exception of potential school sites and open space
- **Mid-2000s** Gaithersburg Master Plan update (that became the *Great Seneca Science Corridor Master Plan*) originally included the Village, but area was too large and issues too diverse; geography was divided east and west of I-270.

Montgomery Village Master Plan

MVMatters: How we Got Here

2011 Vision 2030 adopted by MVF, identifies 4 key potential redevelopment sites.

2013 Monument Realty purchased the golf course and held community charrettes regarding its redevelopment.

2014

April County Council added the Montgomery Village Master Plan to Planning Department's work program.

October 1 Kick-off community meeting to discuss issues facing Montgomery Village.

December 8 Community meeting on Scope of Work

December 11 Planning Board approves Scope of Work

2015

Jan. 12 & 26, Feb. 9 Community Meetings on potential zoning and redevelopment opportunities to obtain feedback to be considered in staff recommendations.

Montgomery Village Master Plan

MVMatters: Where are We Going

Approved Plan Schedule

2015

January-March Ongoing Outreach, Plan Development

April Staff Draft to the Planning Board (tentative)

May Planning Board Public Hearing on Draft Plan (tentative)

June-July Planning Board Worksessions

September Planning Board Draft prepared

October Plan transmitted to Council and Executive

December Council Public Hearing

2016

January-March Council Worksessions

March Approval and Adoption of Master Plan

April-June Sectional Map Amendment (Zoning Process; includes Public Hearing)

Montgomery Village Master Plan

Master Plans address **physical** planning issues: land uses, zoning, urban design, transportation, environment, parks, trails, bikeways

What can a **Master Plan** do?

- **Engage** the community

- Bring stakeholders together and foster **discussion** about the future

- Define a **community vision**

- **Encourage** cooperation among stakeholders

- **Analyze** and **prepare** land use and zoning recommendations

- **Analyze** and **prepare** recommendations on transportation infrastructure, environmental assets, community facilities

- Serve as a **guide** when **development** projects are submitted to the Planning Department

Montgomery Village Master Plan

What **can't** a Master Plan do?

- Ensure redevelopment or reinvestment occurs
- Bring specific retailers/commercial uses to an area
- Require adjacent property owners to consolidate land
- Fund capital improvement projects
- Address roadway operational issues (stop lights, stop signs, etc.)
- Address code enforcement/crime/foreclosures

"I want [blank] in my Village"

PRESERVE the character of the Village

MAINTAIN the recreation and open spaces

ENCOURAGE reinvestment in commercial centers

Montgomery Village Master Plan

Please click here for "What is Zoning" Video

Montgomery Village Master Plan

What is **Zoning**?

Montgomery County **zoning laws** tell property owners:

1. How much can be **built** (how high, how big, how many stories, how much land can be covered)
2. How property can be **used** (e.g., residential, office, gas station, daycare, etc.)

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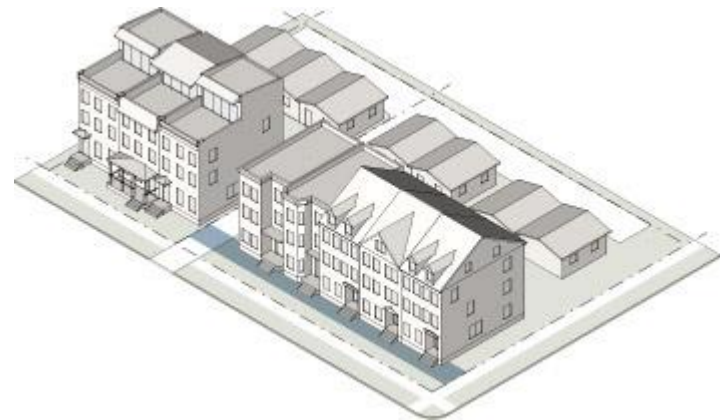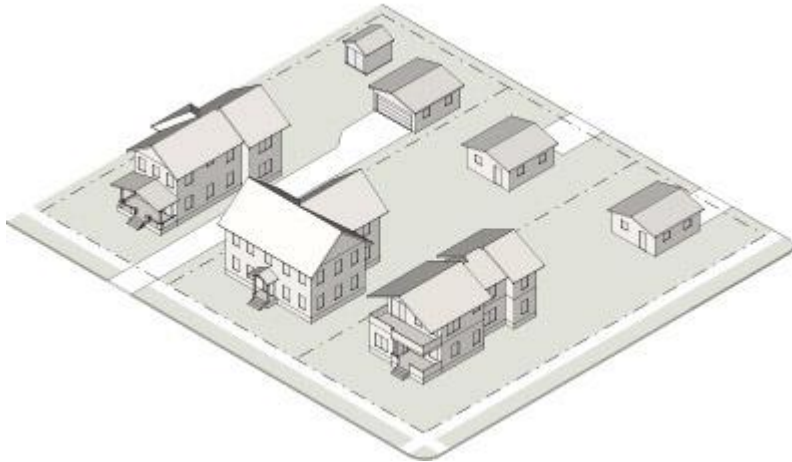
How Does **Zoning Work**?

1. Places all MoCo land into "**zones**"
2. Defines what **can** and **cannot** be **built**; and
3. Defines what kind of **businesses** are **acceptable***.

** Each Zoning classification **defines** what development is provided "**by right**." Some uses are allowed **only** by special **permission** from the government (e.g., gas stations).*

Montgomery Village Master Plan

Why do we have **Zoning** and what does it do?

- Protects the look and feel of an area
- Provides specific guidance for the use of land and for future development of land
- Protects and creates adequate recreation/open space and other amenities
- Provides standards for lighting, landscaping
- Protects existing residences and business from incompatible neighbors
- Promotes certain business or industry
- Prevents overcrowding of land or people

Montgomery Village Master Plan

What are **Zoning Classifications**?

- Identifies what kinds of **uses** and **development** are allowed in a geographic area
- Informs property owners what **building types, size, and density*** can be built on their property, as well as what uses can be permitted.
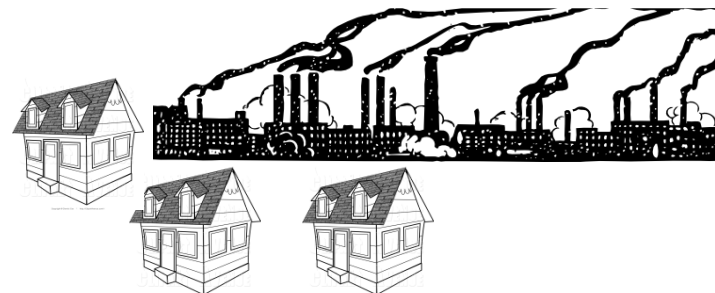
*Density is the amount of development within a certain area. Density can be people per acre or floor area ratio (total floor area of buildings on a lot divided by the total square footage of said lot).

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What are the purpose of **Zoning Classifications**?

- Keeps buildings of like sizes and use together
- Allows for transition from one kind of use or building type to another

8913 Fairview Rd
Silver Spring, Maryland
Street View - Jul 2014

Montgomery Village Master Plan
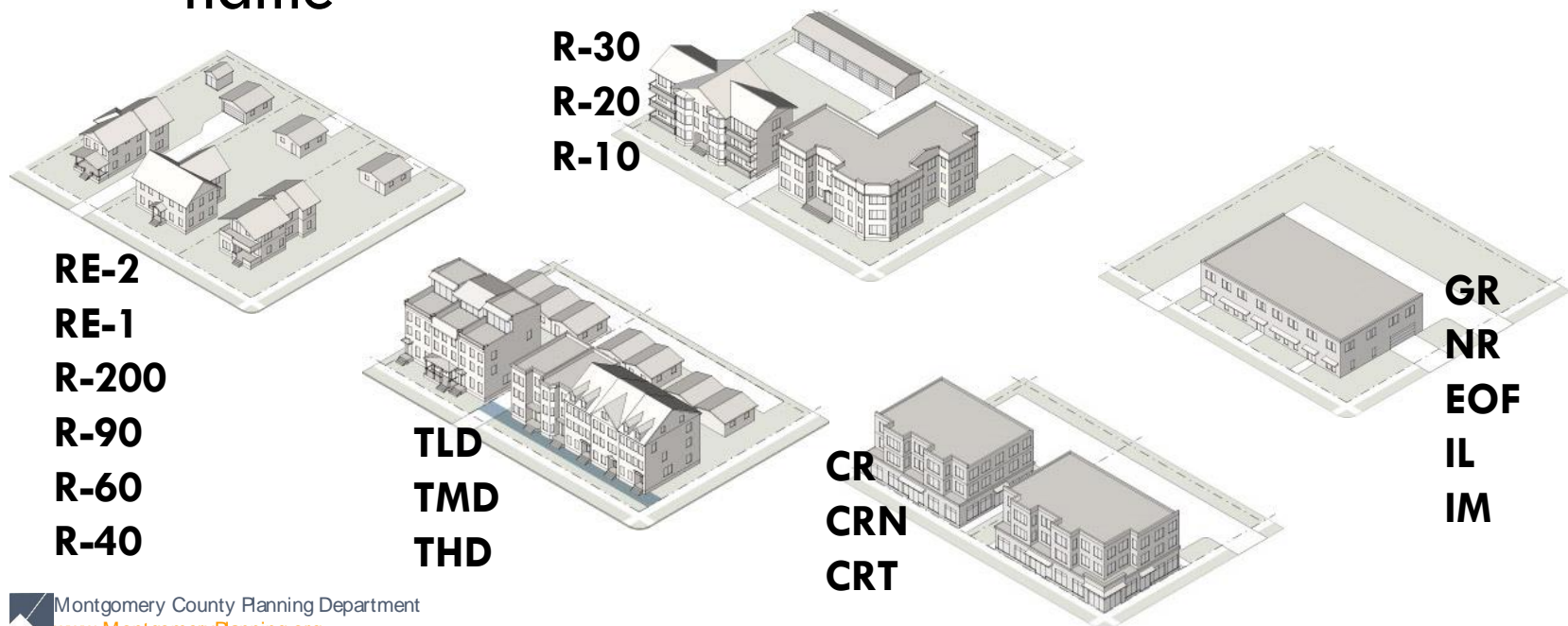
What are the types of **Zoning Classifications** in Montgomery County**?**

- There are **4** key Zoning Classifications named for their **predominate** use:
  - Agricultural
  - Residential
  - Commercial/Employment
  - Industrial
- Some zoning classifications are named for their combination of uses and are therefore "**mixed use**" (e.g., CR, CRT, CRN)

Montgomery Village Master Plan

What is in a name of **Zoning Classification**?

- The Zoning Classifications are categorized by their level of density and intensity of use

- They can range from low to medium to high, which is shown by the numbers and letters of the Zone's name

R-30
R-20
R-10

RE-2
RE-1
R-200
R-90
R-60
R-40

TLD
TMD
THD

CR
CRN
CRT

GR
NR
EOF
IL
IM

Montgomery Village Master Plan

What is the **T-S Zone**?

- It is a **planned unit development** zone, applied by local map amendment. It pre-dated mixed-use zoning (such as the CR, CRN or CRT).

- There is a maximum density of **15** people per acre, which is **not** related to Census calculations (and does not include affordable housing).

- **Any use** is **permitted** in the T-S Zone, if such use is indicated on the development plan or site plan.

- There are no specific setbacks, heights, or FAR requirements.

Note: A **development plan** is a document that describes in what geographical area a certain general land use is permitted, such as residential, commercial or mixed-use.

Montgomery Village Master Plan

Are there **benefits** to rezoning lands designated **T-S Zone**?

- Specifies the uses either permitted **by-right** or by **conditional use** without the need to amend a map
- Maintains the **intended density** of the individual neighborhoods, but can allow **targeted redevelopment** of underutilized parcels
- Allows more certainty of development patterns

Montgomery Village Master Plan
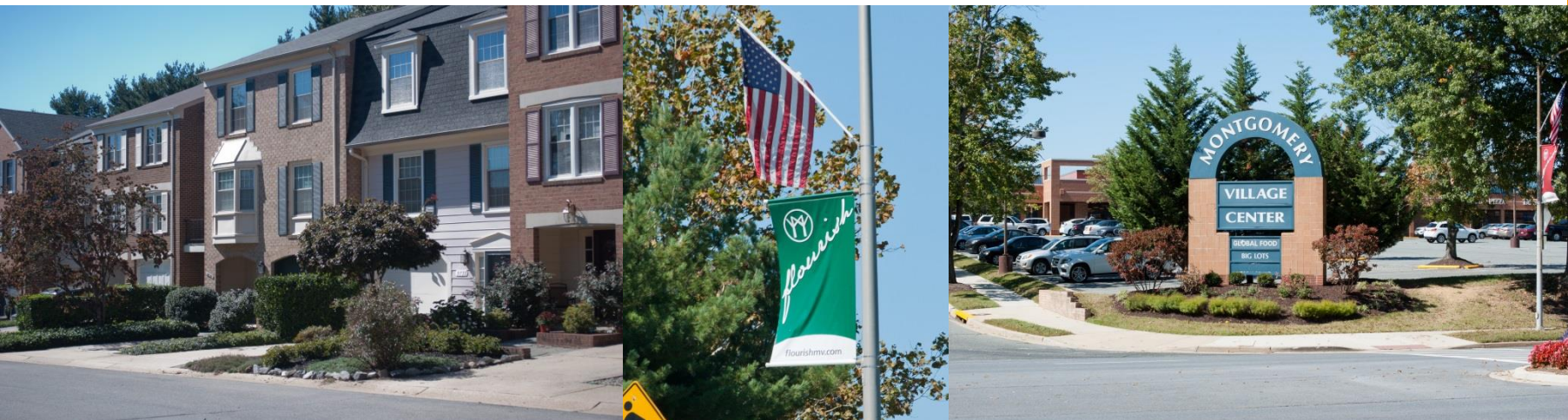
What are the **implications** to the residents when **rezoning** the T-S Zone to another Zone?

- **Does not** impact MVF Declaration of Covenants, Conditions and Restrictions or deed/title, recorded in the land records
- **Does not** impact MVF authority to collect assessments used for the maintenance of common ownership lands (like pools or trails)
- **Does not** impact HOAs authority to collect assessments used for the maintenance of common ownership lands (like trails)
- **Does not** affect property taxes

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What is an **Overlay Zone**?

- It is a **zone** that provides "extra" requirements and standards that are necessary to achieve the planning goals and objectives for development or redevelopment of an area in addition to the underlying zoning district.

- They are **created** in areas of **critical public interest** and can provide uniform **comprehensive** development regulations for an area.

Garrett Park Overlay Zone

Montgomery Village Master Plan

Why do we use **Overlay Zones**?

- They address specific development concerns in an area, including transportation, open space, compatibility and land use.

- They provide specific development standards not otherwise found in the traditional zones provided in the code.

- They can require site plan review or architectural review, if not provided in the underlying zone.

Montgomery Village Master Plan

How would an **Overlay Zone** work for Montgomery Village?

- It can address specific concerns over setbacks, heights, buildable area if rebuilding after a fire or other act of nature needs to occur (or to build an addition)

- It can address specific uses allowed (or not allowed) in the underlying zone

- It can require architectural review by the Montgomery Village Foundation prior to approval of a building permit

Montgomery Village Master Plan

What does **zoning translation** mean?

It means finding the closest related zoning classification that supports the existing development without adding too many "nonconforming*" structures or uses.

Nonconforming means a building/structure or use that was lawful when established (or built) that no longer conforms to the requirements of the zone in which it is located.

How we determined the **residential zoning** classification:

Step 1: Define the **existing use** based on verifying property data, maintained by the Tax Assessor land use code, plus existing zone designation on approved development plan and site visits (as necessary).

Step 2: Find the overall **tract** of land to define "total acreage"

Step 3: Count the number of dwellings

Step 4: Divide the total number of dwellings by total acreage = **average density.**

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Example Location -- Meadowbrook

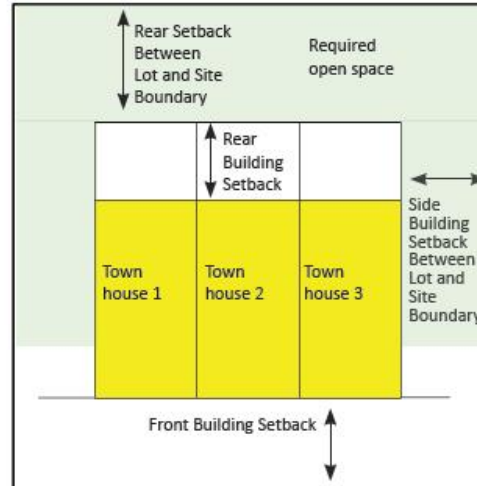|	
Total Acres:	10.82
Total # of Units:	96
Avg Lot Size:	2,601 sf
Avg Density:	8.87
Use: single-family detached	
Comparable Zone: TLD	

Montgomery Village Master Plan

TLD
Townhouse Low Density Zone

The intent of the TLD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the TLD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

Existing development with a similar density

Illustrative Depiction of Standards for Townhouse Building Type

Rear Setback Between Lot and Site Boundary

Required open space

Rear Building Setback

Side Building Setback Between Lot and Site Boundary

Town house 1 | Town house 2 | Town house 3

Front Building Setback

Side Section of Structure (Main Building)

Height is measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.

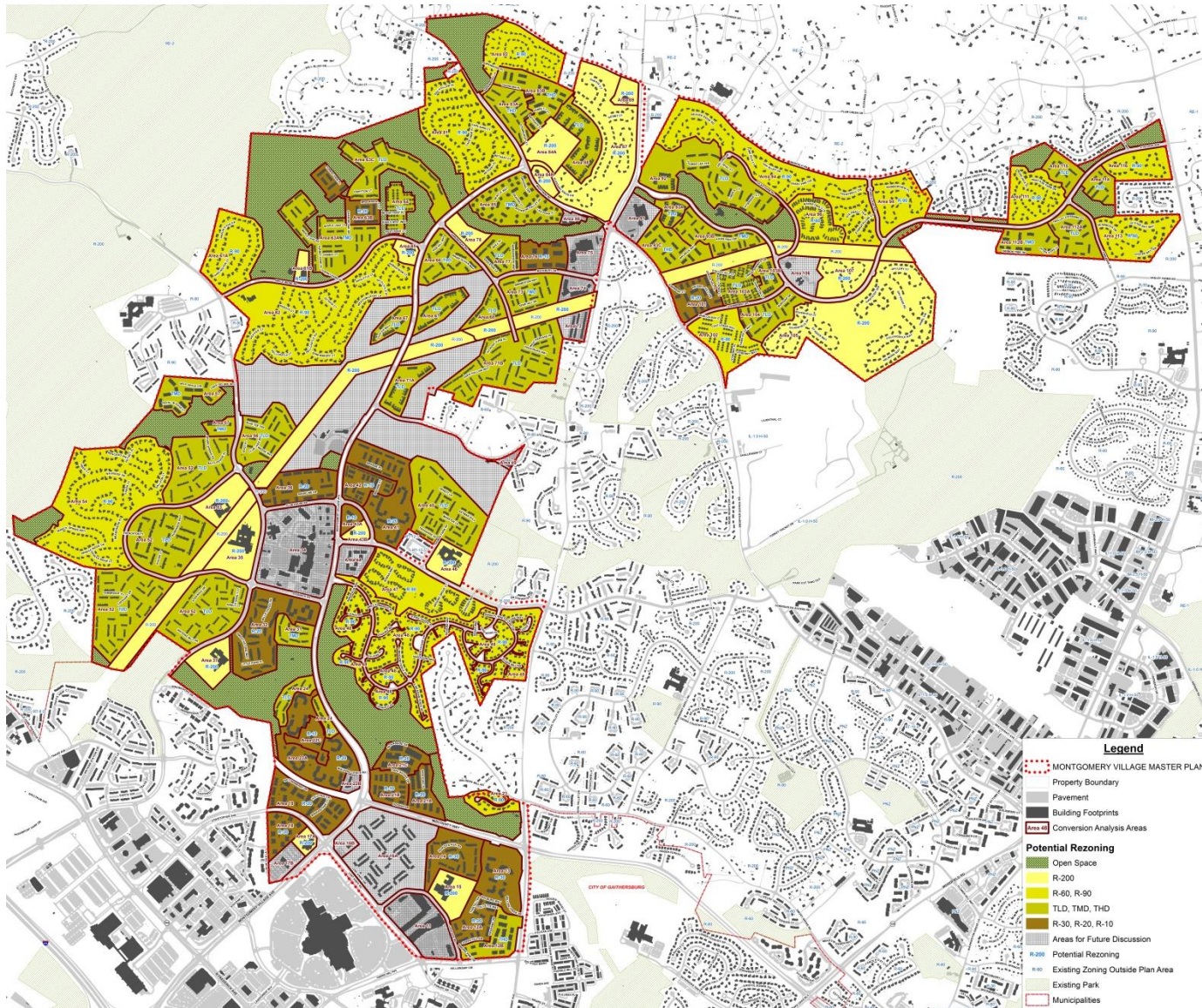Max Height
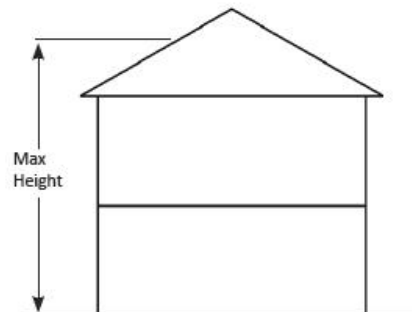
Standard Method of Development for Townhouse Building Type

A.	Site	TLD
	Site area per unit (min)	4,800 sf
	Density (max) (units/acre)	9.07 u/a
	Open space (min) (% of site)	50%
B.	Lot	
	Lot area (min)	1,600 sf
C.	Placement	
	Building & Structure Setbacks (min)	
	Front setback (public street)	20'
	Side street setback	15'
	Side setback, end unit	4'
	Side setback between lot and site boundary	8'
	Rear setback	20'
	Rear setback between lot and site boundary	20'
	Site Coverage (max)	
	All roofed buildings and structures (including accessory structures)	35%
D.	Height	
	Principal Building (max)	
	Overall building height	40'

Standard Method of Development for Detached Accessory Structure

A.	Placement	
	Building & Structure Setbacks (min)	
	Front setback, behind front building line	10'
	Side street setback	15'
	Side setback	4'
	Rear setback	0'
B.	Height	
	Detached Accessory Structure (max)	
	Overall building height	25'

Legend

MONTGOMERY VILLAGE MASTER PLAN
Property Boundary
Pavement
Building Footprints
Conversion Analysis Areas

Potential Rezoning

Open Space
R-200
R-60, R-90
TLD, TMD, THD
R-30, R-20, R-10
Areas for Future Discussion
R-200 Potential Rezoning
R-90 Existing Zoning Outside Plan Area
Existing Park
Municipalities

Montgomery Village Master Plan

MVMatters: Break Out Group

Goals:

- Review proposed residential rezoning
- Discuss pros and cons of proposed zone
- Recommend changes to proposed zones (if any)
- Discuss overlay zone and any recommendations regarding its purpose, uses allowed, or development standards

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Montgomery Village Master Plan

Remaining Questions from tonight's meeting
Commercial Centers (not identified in Vision 2030)
Village Center

Montgomery Village Master Plan

Meeting Schedule

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March/April ??? Preliminary Recommendations

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MVMatters: Questions/Preguntas

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Montgomery Village Master Plan

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