

TABLE OF CONTENTS

	Page No.
PLAN HIGHLIGHTS	xii
Rural Character	xii
Transportation	xiv
Environment and Community Resources	xvi
Chapter 1 - Introduction	1
Overview	1
Coordination with Neighboring Community Master Plans	2
Master Plan Process	2
Implementation of the Maryland Planning Act of 1992 and the General Plan for Montgomery County	2
Rationale for Chosen Priorities	8
Chapter 2 - Plan Framework	9
The Elements of Rural Character	9
Chapter 3 - Land Use, Design and Zoning	13
Overview	13
Rural Legacy Area	16
Village Centers	29
Sandy Spring Village Center	32
Ashton Village Center	38
Rural/Open Space Area	39
Brooke Road/Chandlee Mill Road Area	40
New Hampshire Avenue Area	43
Chapter 4 - Transportation Plan	47
Overview	47
Road Network	48
Roadway Character and Design Guidelines	52
Intersections	53
Rustic Roads	54
Pedestrian Paths and Bikeway Plans	58
Chapter 5 - Environmental Resources Plan	63
Overview	63
Watershed Protection	63
The Patuxent River Watershed	63
The Northwest Branch Watershed	66
Forest Protection	67
Greenways Plan	68

TABLE OF CONTENTS (Cont'd.)

	Page No.
Chapter 6 - Community Resources	71
Overview	71
Park and Recreation Facilities	71
Other Public Uses	75
Historic Resources	75
Chapter 7 - Implementation	79
Overview	79
Zoning	79
Rural Neighborhood Cluster Zone	70
Sandy Spring/Ashton Rural Village Overlay Zone	80
Preserving Rural Open Space	82
Comprehensive Water Supply and Sewerage Systems Plan	83
APPENDIX	87
A. Property Ownership Maps	88
B. Comparison: End State Development of the 1980 Plan and the 1998 Plan	90
C. Key Parcels: Maximum Yield	91
REFERENCE MATERIALS	92