

IMPLEMENTATION PLAN

The final segment of this Master Plan contains the proposed actions to implement the land use recommendations of the Plan. A two-tier mixed-use zone, the Town Center (TC) Zone or a modification of a similar existing zone, is proposed for the Town Center. In the Transition Areas, zoning changes are proposed in the Town Neighborhood Area, Neighborhood Transition Area, and the Rural Transition Area. In the Rural Area, the Rural Density Transfer (RDT) Zone is retained with minor adjustments. Also in the Rural Area a new zone, the Rural Village Zone or modification to an existing zone is proposed to protect existing rural villages.

TOWN CENTER ZONING

Damascus is envisioned to remain the local market center for northern Montgomery County. Commercial activity that includes a mix of retail, service and office uses is an important component of a successful Town Center. A mixture of mutually beneficial uses within a Town Center allows residents and patrons to reach destinations and consolidate errands without driving long distances. The moderate density, multi-family residential development proposed in this Plan will reduce the burden on the roadway network, make access easier for residents of outlying neighborhoods, and bolster the market base to support a healthy retail center catering primarily to local residents.

Zoning Recommendation

The existing commercial zoning for the Town Center area encompasses approximately 112 acres and includes C-2 (General Commercial), C-T (Commercial Transitional), O-M (Office-Moderate Intensity), PD-7 (Planned Development-Medium Low Density) and I-1 (Light Industrial). The existing residential zones encompass approximately 82 acres and include RE-2C (Residential Estate, Cluster), R-200 (Residential, One-Family), R-60 (Residential, One-Family), RT-8.0 (Residential, Townhouse) and R-30 (Multiple-Family, Low Density). This Plan recommends changing all the existing zones into a new zone, or modification of an existing zone, with different levels of emphasis, and slightly different intensities.

A new mixed-use zone or a modification to an existing zone will be used for all properties in the Town Center. This mixed-use zone will establish town-scale development that emphasizes the scale, proportion, design, and architectural context of structures, rather than separation of uses. The zoning will allow a broad range of uses, but with density and review standards appropriate for this small town setting. The Town Center (TC) Zone will allow appropriately scaled development that emphasizes how structures fit into the town center context rather than focusing on the uses within the structures. It will allow a very broad range of permitted uses, but it will require site plan review for most new structures and major structural modifications. The range of uses allowed will limit certain uses now allowed that are not appropriate for a small town context, and will encourage mixed-use structures that can more easily evolve over time as market demand changes.

The area included in the TC Zone will have two levels of emphasis with slightly different intensities. The *TC-1* area will encourage, but not be limited to residential uses; and the *TC-2* area will encourage, but not be limited to commercial uses and have slightly higher intensities allowed. The zoning intensities will not exceed the potential intensity within the cumulative range of the existing zones in the Town Center. Allowing a wide variety of uses within the Town Center is critical for residential development and supporting community-oriented businesses.

IMPLEMENTATION PLAN

The final segment of this Master Plan contains the proposed actions to implement the land use recommendations of the Plan. A two-tier mixed-use zone, the Town Center (TC) Zone or a modification of a similar existing zone, is proposed for the Town Center. In the Transition Areas, zoning changes are proposed in the Town Neighborhood Area, Neighborhood Transition Area, and the Rural Transition Area. In the Rural Area, the Rural Density Transfer (RDT) Zone is retained with minor adjustments. Also in the Rural Area a new zone, the Rural Village Zone or modification to an existing zone is proposed to protect existing rural villages.

TOWN CENTER ZONING

Damascus is envisioned to remain the local market center for northern Montgomery County. Commercial activity that includes a mix of retail, service and office uses is an important component of a successful Town Center. A mixture of mutually beneficial uses within a Town Center allows residents and patrons to reach destinations and consolidate errands without driving long distances. The moderate density, multi-family residential development proposed in this Plan will reduce the burden on the roadway network, make access easier for residents of outlying neighborhoods, and bolster the market base to support a healthy retail center catering primarily to local residents.

Zoning Recommendation

The existing commercial zoning for the Town Center area encompasses approximately 112 acres and includes C-2 (General Commercial), C-T (Commercial Transitional), O-M (Office-Moderate Intensity), PD-7 (Planned Development-Medium Low Density) and I-1 (Light Industrial). The existing residential zones encompass approximately 82 acres and include RE-2C (Residential Estate, Cluster), R-200 (Residential, One-Family), R-60 (Residential, One-Family), RT-8.0 (Residential, Townhouse) and R-30 (Multiple-Family, Low Density). This Plan recommends changing all the existing zones into a new zone, or modification of an existing zone, with different levels of emphasis, and slightly different intensities.

A new mixed-use zone or a modification to an existing zone will be used for all properties in the Town Center. This mixed-use zone will establish town-scale development that emphasizes the scale, proportion, design, and architectural context of structures, rather than separation of uses. The zoning will allow a broad range of uses, but with density and review standards appropriate for this small town setting. The Town Center (TC) Zone will allow appropriately scaled development that emphasizes how structures fit into the town center context rather than focusing on the uses within the structures. It will allow a very broad range of permitted uses, but it will require site plan review for most new structures and major structural modifications. The range of uses allowed will limit certain uses now allowed that are not appropriate for a small town context, and will encourage mixed-use structures that can more easily evolve over time as market demand changes.

The area included in the TC Zone will have two levels of emphasis with slightly different intensities. The *TC-1* area will encourage, but not be limited to residential uses; and the *TC-2* area will encourage, but not be limited to commercial uses and have slightly higher intensities allowed. The zoning intensities will not exceed the potential intensity within the cumulative range of the existing zones in the Town Center. Allowing a wide variety of uses within the Town Center is critical for residential development and supporting community-oriented businesses.

The proposed TC-1 area and TC-2 area would allow approximately 992 new dwelling units (including MPDUs) that will be added to 347 existing dwelling units that will remain, totaling approximately 1,339 residential units in the Town Center. Ten other existing dwelling units are potentially redevelopable, and their potential has been incorporated into the calculation of the 992 new dwelling units. Alternately, approximately 1.6 million square feet of additional commercial uses could be proposed, for a total more than 2.1 million square feet in the Town Center. The Town Center development will include a mix of these alternatives, and mixed-use buildings will be encouraged that include commercial uses on the ground floor, and office or residential uses on upper floors. The proposed guidelines for density and bulk regulations for each of the areas are as follows:

| | TC-1 Area | TC-2 Area |
|------------------|-----------|-----------|
| Density: | | |
| Commercial | 0.5 FAR | 1.0 FAR |
| 100% Residential | 20 du/ac | 15 du/ac |
| Height: | | |
| Mixed-Use | 55' | 55' |
| Residential | 55' | 45' |

TRANSITION AREAS

This area serves as the bridge between the higher densities in the Town Center and the open spaces of the Rural Areas. The three development tiers in the Transition Area reflect gradually declining development intensity, and increased open space. Because little developable property remains in the Town Neighborhood Area, the zoning modifications only allow development that conforms to existing lot sizes in some neighborhoods.

In the Neighborhood Transition Area, development density is moderately increased through the use of TDR receiving sites, and development is clustered in small lot single-family neighborhoods that primarily ring the Town Center, offering easy pedestrian access to retail and recreational outlets. These neighborhoods will have visibility from the residential areas to the surrounding fields and forests in the Rural Transition Area and the Rural Area.

One neighborhood area in the Rural Transition Area is recommended for a modification to a lower density zone in order to reflect the guidelines for development in the Functional Master Plan for the Patuxent River Watershed. Through these recommendations, Damascus will reflect the community vision of a compact and accessible town surrounded by, and providing visual access to, the countryside.

Zoning Recommendations

A moderate increase in density is proposed for the Transition Areas, primarily in the Neighborhood Transition Area. The Plan recommendations include: modifications of zoning for conformity to existing lot sizes in four older neighborhoods, creating a new Rural Neighborhood Cluster/Transferable Development Rights (RNC/TDR) Zone, modifications to increase environmental protection, and modifications to increase potential density.

Town Neighborhood Area

Four areas, just north of the Town Center between Ridge Road and Woodfield Road, and just south of the Town Center on the west side of Ridge Road, are recommended for a change from the RE-2C Zone.

- **R-200 Zone** – For the *Ridge Road South Neighborhood*, located south of the Town Center and west of Ridge Road; and the *Ridge Road North Town Neighborhood*, located north of the Town Center along Ridge Road.
- **RE-1 Zone** – For the *Town Spring Neighborhood*, located west of Howard Chapel Drive and north of MD 108; and the *Ridge Road North Transitional Neighborhood*, located north of Ridge Road North Town Neighborhood along Ridge Road.

Neighborhood Transition Area

The Master Plan proposes the following zoning modifications in this area including:

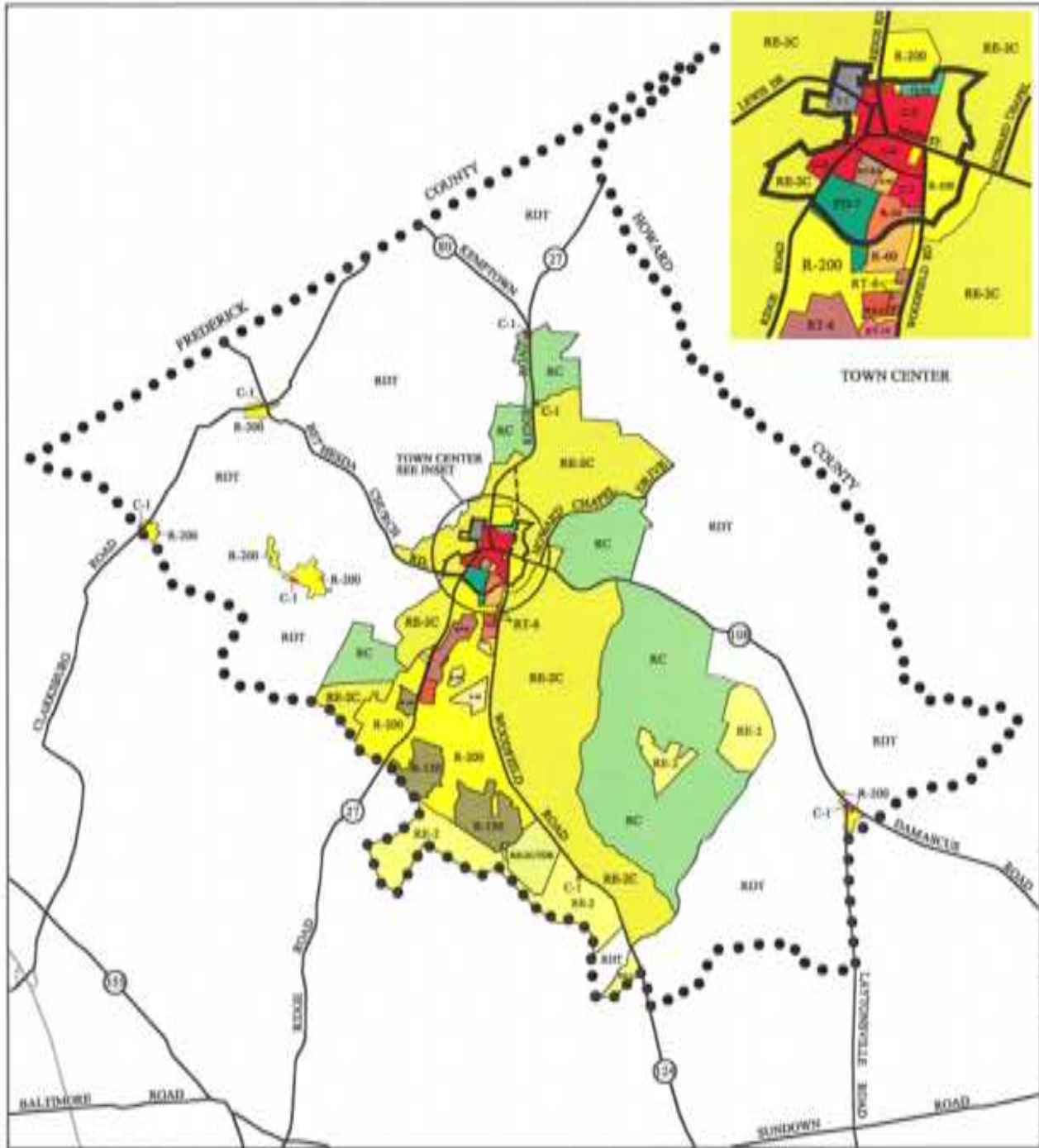
- **Create the Rural Neighborhood Cluster/Transferable Development Rights Zone**
The Plan recommends creating TDR receiving ability for the RNC Zone for five properties. All are proposed for an RNC .4/TDR 1.0 Zone at locations that have, or can be easily served by sewer. While there is conformity of zoning, actual development potential may be curtailed by other elements of this Plan, especially environmental criteria. This zone permits small lot, cluster development that will address environmental and vista protection goals, neighborhood design goals, and enhanced connectivity goals. The base yield generally reflects the existing two-acre density, and in order to address Agricultural Protection Goals, additional density yields reflect the use of Transferable Development Rights (TDR).

Densities recommended for this zone may exceed one dwelling unit per acre with MPDUs. This zone allows small lot, cluster neighborhoods that will be compatible with existing development patterns in Damascus.

Creating these new TDR receiving sites furthers the Agricultural Goals of the Plan and the County. All are subject to guidelines for cluster use and individual development guidelines in the Land Use Chapter that reflect the unique characteristics of the site. The proposed sites include:

- **Burdette Property Recommendation**
RNC .4/TDR 1.0 Zone allowing from 32 to 100 dwelling units with up to 50 TDRs
- **Warfield Property Recommendation**
RNC .4/TDR 1.0 Zone allowing from 31 to 95 dwelling units with up to 47 TDRs
- **Kingstead/Leishear Properties Recommendation**
RNC .4/TDR 1.0 Zone allowing from 55 to 168 dwelling units with up to 83 TDRs
- **Smart/Miner/Rice/Conway Properties Recommendation**
RNC .4/TDR 1.0 Zone allowing for 24-69 dwelling units with up to 36 TDRs
- **Casey/Lewis Properties Recommendation**
RNC .4/TDR 1.0 Zone allowing from 20 to 61 dwelling units with up to 30 TDRs
- **Stanley/Leishear Properties Recommendation**
RNC .4/TDR 1.0 Zone allowing from 10 to 32 dwelling units with up to 17 TDRs

Existing Zoning

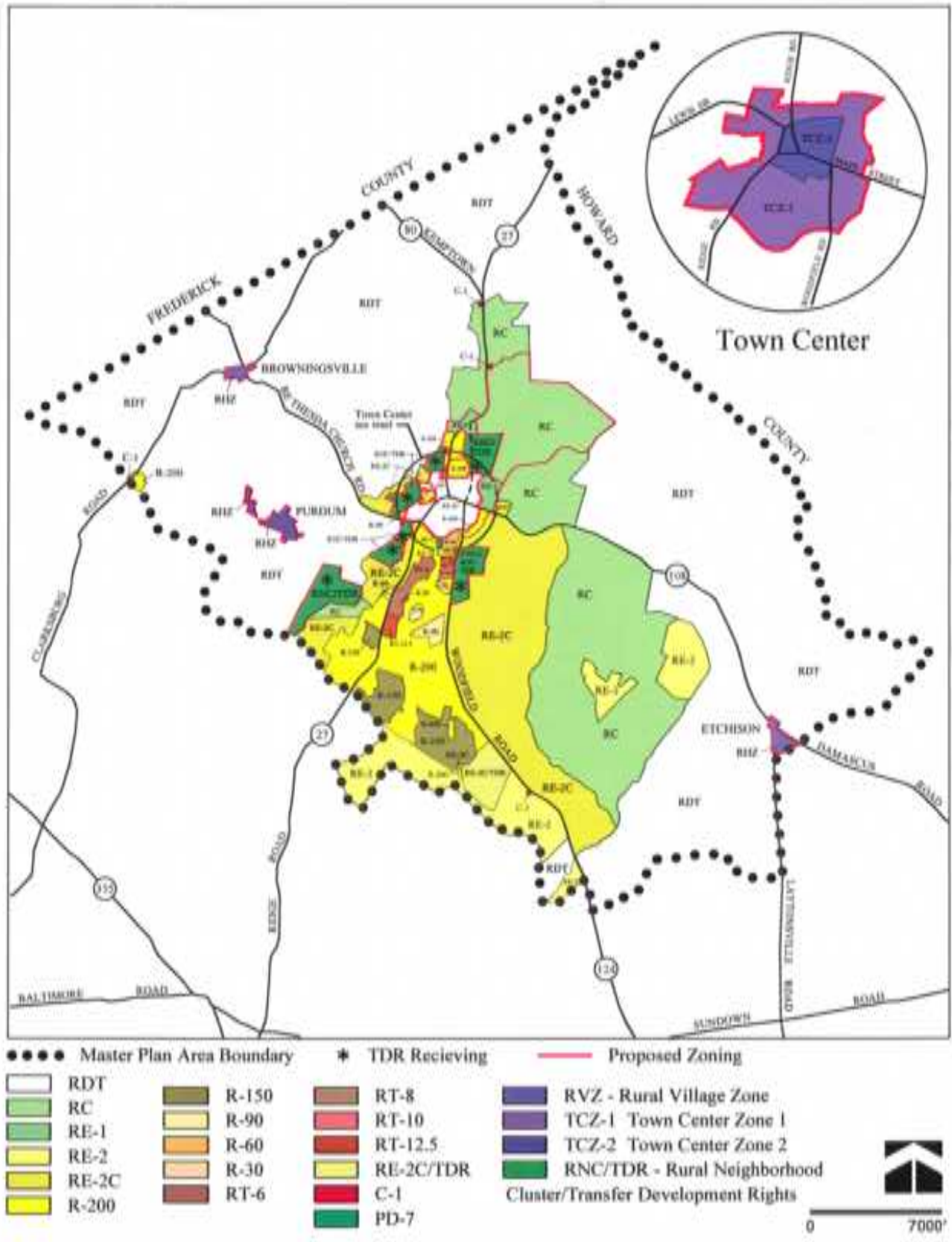


●●●● Master Plan Area Boundary

| | | | | |
|-------|----|-------|-----------|------|
| RDT | RC | R-150 | RT-8 | C-2 |
| RE-2 | RC | R-90 | RT-10 | CT |
| RE-2C | RC | R-60 | RT-12.5 | I-1 |
| R-200 | RC | R-30 | RE-2C/TDR | O-M |
| | RC | RT-6 | C-1 | PD-7 |



Proposed Zoning



The Plan recommends two other zoning changes in the *Neighborhood Transition Area*.

- **Miller Property**
RE-1 Zone yielding 10–15 lots
- **Souder and Adjoining Properties**
R-90 Zone yielding up to 14 dwelling units with assembly of properties

Rural Transition Area

The Plan proposes one zoning modification in this area:

- **Patuxent River Watershed Properties Recommendation**
Rural Cluster Zone for 260 properties totaling approximately 580 acres

Summary of Zoning Changes in the Transition Areas

These recommendations provide from 183 to 491 additional dwelling units, with 227 of those only allowed through the use of TDRs. As noted earlier, the Town Center is to be the primary area of additional growth for this Master Plan, with a moderate increase in density in the Transition Areas near the Town Center, but not the outlying Transition or Rural areas where there is limited or no access to community sewer.

Summary of Proposed Zoning Changes in the Transition Areas

| Name | Zoning Modification | Potential Yield I | Potential Yield II | Potential TDRs |
|---|-------------------------|-------------------|--------------------|----------------|
| Town Neighborhood Area – Conformance to Existing Lot Size | | | | |
| Ridge Road South Neighborhood | RE-2C | 28 | 33 | NA |
| Ridge Road North Town Neighborhood | to R-200 | 49 | 53 | NA |
| Town Spring Neighborhood | RE-2C | 28 | 33 | NA |
| Ridge Road North Transitional Neighborhood | to RE-1 | 18 | 23 | NA |
| Neighborhood Transition Area – Increased Development Potential | | | | |
| Burdette* | RE-2C to RNC .4/TDR 1.0 | 32 | 100 | 50 |
| Warfield* | | 31 | 95 | 47 |
| Kingstead/Leishear* | | 55 | 168 | 83 |
| Casey/Lewis* | | 20 | 61 | 30 |
| Smart/Miner/Rice/Conway* | | 24 | 69 | 36 |
| Stanley/Leishear* | | 10 | 32 | 17 |
| Souder* | RE-2C to R-90 | 14 | 14 | NA |
| Miller | RE-2C to RE-1 | 15 | 15 | NA |
| Rural Transition Area – Patuxent Watershed Protection | | | | |
| Patuxent Area Properties | RE-2C to RC | 362 | 316 | NA |
| TOTAL | | 686 | 1012 | 263 |

* Potential Yield II includes TDR and MPDU potential

Transition Properties Proposed for Zoning Change



- ● ● Master Plan Area Boundary
- * TDR Receiving
- ① Ridge Road South Neighborhood - RE-2C to R-200
- ② Ridge Road North Town Neighborhood - RE-2C to R-200
- ③ Town Spring Neighborhood - RE-2C to RE-1
- ④ Ridge Road North Neighborhood Transition - RE-2C to RE-1
- ⑤ Burdette - RE-2C to RNC.4/TDR 1.0
- ⑥ Warfield - RE-2C to RNC.4/TDR 1.0
- ⑦ Kingstead/ Leishear - RE-2C, RC, RDT to RNC.4/TDR 1.0
- ⑧ Casey/ Lewis - RE-2C to RNC.4/TDR 1.0
- ⑨ Stanley/ Leishear/ Day - RE-2C to RNC.4/TDR 1.0
- ⑩ Smart/ Miner - RE-2C to RNC.4/TDR 1.0
- ⑪ Rice/ Conway - RE-2C to RNC.4/TDR 1.0
- ⑫ Souder and Vicinity - RE-2C to R-90
- ⑬ Miller - RE-2C/ PD-5 to RE-1
- ⑭ Patuxent River Watershed Properties - RE-2C to RC



NOT TO SCALE

RURAL AREAS

Zoning Recommendations

With the exception of the areas proposed within the Rural Village Zone discussed below, the Plan recommends maintaining the existing zoning in the Rural Areas of Damascus.

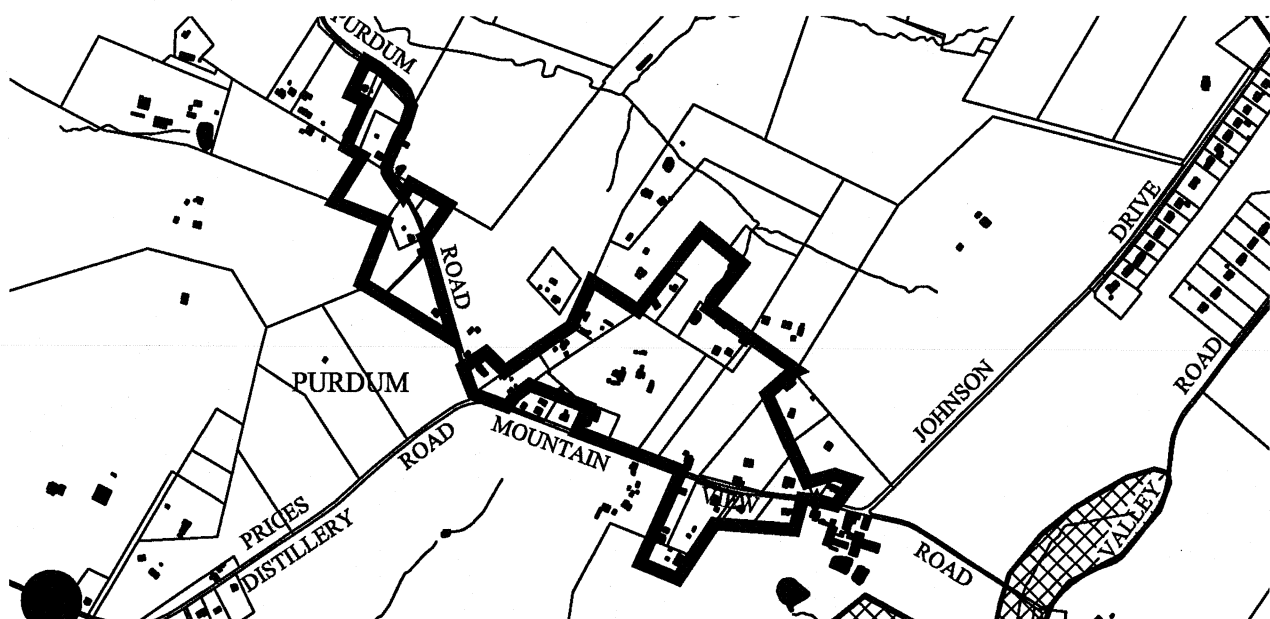
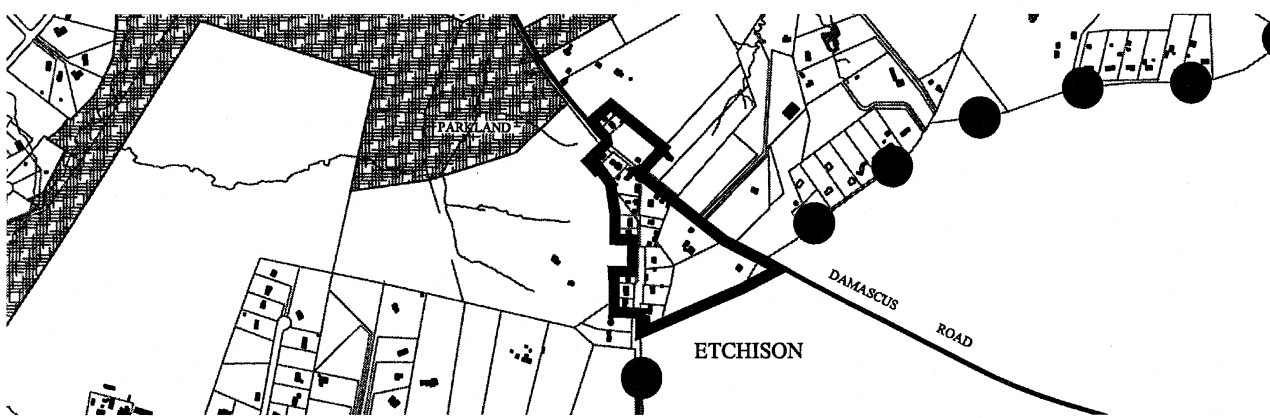
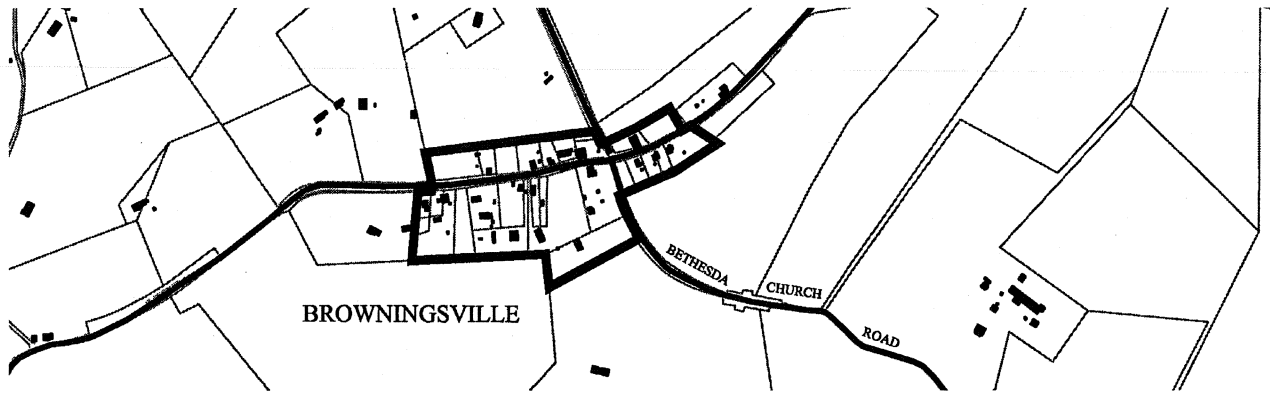
Implement the Rural Village Overlay Zone – A modified version of the Rural Village Overlay Zone, with appropriate types of uses and levels of intensity is recommended for Etchison, Browningsville, and Purdum. A zone of this type was initially recommended in the Preservation of Agriculture and Rural Open Space Master Plan (1980). This zone will protect these village areas from inappropriate uses that are allowed in the commercial, residential, and industrial zones found in some of these villages in the County. The zone will limit development potential, yet allow a wide variety of uses at a scale appropriate in a rural setting. The rehabilitation or replacement of dilapidated structures in these communities should be encouraged, and they should be allowed to evolve with some additional residential, institutional, and commercial uses.

Public sewer and water is not recommended for these communities except as needed by public health concerns, although innovative wastewater treatment systems are appropriate to consider. Larger auto-oriented commercial uses will not be allowed in the villages. Since many of these villages face problems with aging septic systems or water quality, the use of innovative individual or community sewage disposal systems should be encouraged. This concern was also the subject of one of the goals of the Preservation of Agriculture and Rural Open Space Master Plan (1980). This Plan supports the use of such systems to address community health problems in rural villages.


Summary of Zoning Change Recommendations


| Location | Existing Zone | Proposed Zone |
|----------------------------------|---|--|
| Town Center | | |
| | Mixed Commercial, Industrial, Residential Zones | Town Center |
| Transition Areas | | |
| Town Neighborhood Area | RE-2C | R-200 RE-1 |
| Neighborhood Transition Area | RE-2C | R-200 RE-1 RNC .4/TDR 1.0 Rural Cluster R-90 |
| Rural Transition Area | RE-2C | Rural Cluster |
| Rural Areas | | |
| Etchison, Browningsville, Purdum | R-200, C-1, RDT | Rural Village |


Rural Villages – Browningsville, Etchison, and Purdum



● ● ● Master Plan Area Boundary

 Existing Parkland

 Purdum Rural Village

 Proposed Parkland



COMMUNITY WATER AND SEWER SERVICE RECOMMENDATIONS

Community Sewer Service

The provision of community sewer service in the Damascus planning area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and prior Master Plans; as well as regional environmental policies, such as the Chesapeake Bay Initiatives and the Maryland Smart Growth policies.

Community sewer service in the Damascus planning area is provided by the Washington Suburban Sanitary Commission (WSSC) through trunk lines that run the length of the Magruder Branch Stream Valley Park to the Damascus Wastewater Treatment Plant located near Log House Road. The sewerage system serving the Damascus Master Plan area is completely independent of WSSC's other sewerage systems in the County. The severe topography in Damascus has historically worked against the ability to make sewer extensions beyond the Magruder Valley. Two wastewater pumping stations, Spring Garden and Damascus Center, deliver sewage flows from areas within the Little Bennett Creek and Upper Patuxent watersheds back into the Magruder Valley. Additional extensions of community sewer service into other watersheds, or expansion of service in these watersheds, will require significant capital improvements.

The Little Bennett Creek Watershed is a unique situation in the sewer service system. The Spring Garden pumping station was built to provide sewer service for development to a limited area in the Little Bennett Stream Valley east of Kings Valley Road. This pump station is small, and it is now near capacity. Installing infrastructure within the environmental buffers of this sensitive Use III stream can permanently damage critical resources and invite further development. For Little Bennett Creek, this Plan recommends that sewer extensions be limited to areas that can be served either by existing or new infrastructure that does not require forest disturbance or stream crossings.

This Plan recommends:

- Maintain the existing sewer envelope with a few limited changes discussed in the Land Use Chapter.
- Provide community sewer service in the planning area in conformance with Water and Sewer Plan service policies. This excludes areas zoned for low-density development (RE-1, RE-2, and RC) that are not already approved for service from further extension of community service.
- Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines.

If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley Leishear properties. Sewer is recommended for the Burdette and Kingstead properties, only for those areas that can be served by gravity sewer outside environmental buffers. The proposed relocation of the pump station that would serve the Burdette property may modify or expand the areas that can be accessed.

Sewer service for the Warfield and Casey/Lewis properties should utilize gravity sewer where available but may use small pressure systems where necessary, subject to WSSC feasibility analysis.

New pump stations are anticipated to serve the Stanley/Leishear property and the Smart/Miner/Rice/Conway properties.

- Use existing sewer lines to provide service to cluster development in areas already cleared of forest and relatively accessible to existing sewer mains in order to avoid disturbance to large areas of existing forest along streams and in the headwaters.
- Avoid the extension of new sewer lines along, across, or parallel to stream tributaries.
- All development seeking community sewer service outside the proposed sewer envelope, under the provision of Private Institutional Facility policy, should minimize their level of imperviousness so that it does not exceed the level anticipated under the base zone, or as required within the Patuxent River Watershed.
- Comprehensively analyze designated neighborhoods for alternative ways to address failing septic systems including, but not limited to, the provision of community sewer service.

Aging Septic Systems

Most of the planning area is served by individual septic systems with the exception of the sewer envelope in the Magruder Valley. Older areas of Damascus were built under now outdated septic system regulations. If these systems fail, unfavorable soil conditions and relatively small lot sizes could make it impossible for the Department of Permitting Services to grant new permits for replacing them with traditional septic systems that satisfy current regulations. This Plan recommends a comprehensive analysis for an alternative mode of service to address this situation. This analysis should consider how service could be provided in a way that will benefit the entire neighborhood that is subject to the same conditions without expanding services to areas not recommended for sewer in this Plan.

This Plan recommends:

- Where the recommendations of the Plan do not support the provision of community sewer service, development should occur, as feasible, using private, on-site sewerage systems.
- Where new individual systems are planned for residential zones due to public health concerns, this Plan encourages the use of innovative systems to reduce nutrient loads.
- The Department of Permitting Services modify existing regulations to allow innovative septic systems in residential areas to reduce nutrient loads to the Chesapeake Bay.

Community Water Service

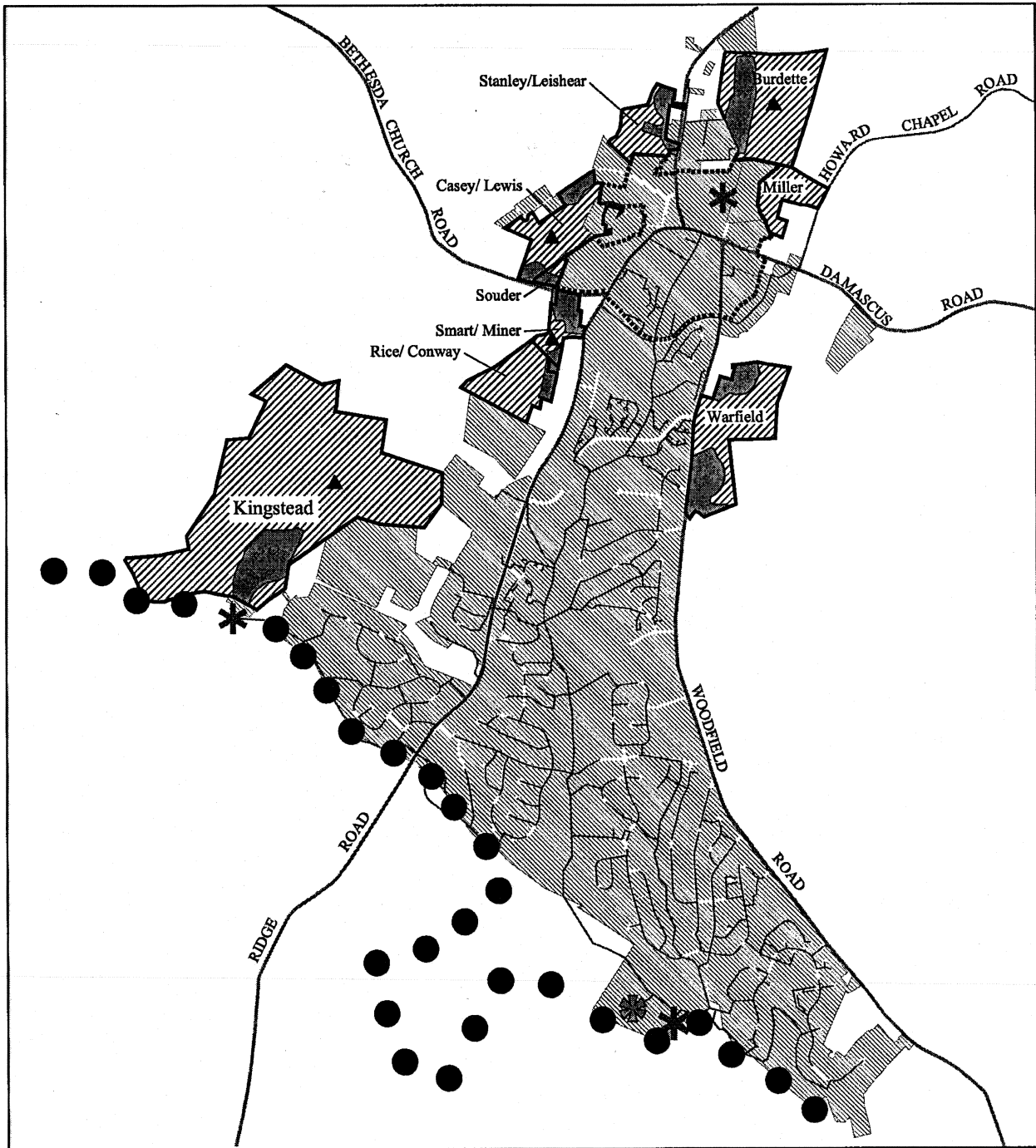
The County's water and sewer policy allows for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT. Community water service, where available in the Master Plan area, is provided by the WSSC. Previous policies allowed community water service to be extended to several neighborhoods now zoned RDT that pre-date the RDT Zone. The County's water and sewer policy generally advocates community water service for areas zoned for moderate to high-density development only. In addition, areas zoned for one- and two-acre development and five-acre cluster development can be considered for community water service on a case-by-case basis if factors such as maintenance of drinking water quality, the need to reduce fire hazard, and economic feasibility are present. One property is recommended for community water service as discussed in the Land Use Chapter.

**Summary of Public Water and Sewer Category Change Recommendations
(at time of development)**







| Property | Water | Sewer |
|---------------------------------------|--------------|--------------|
| <i>Water and Sewer Access</i> | | |
| Burdette Property | W3 | S3 |
| Warfield Property | W3 | S3 |
| Kingstead/Leishear Properties | W3 | S3 gravity |
| Casey/Lewis Properties | W3 | S3 |
| Stanley/Leishear Properties | W3 | S3 |
| Smart/Miner/Rice/Conway Properties | W3 | S3 |
| Souder Property | W3 | S3 |
| <i>Water Access Only</i> | | |
| Miller Property - Howard Chapel Drive | W3 | S6 |

- Well Contamination Concerns** – Some older subdivisions in the Plan area are reported to have well contamination. If confirmed by the Department of Permitting Services, this Plan recommends providing community service according to the County’s water and sewer policy. They are unlikely to receive community water service for the foreseeable future unless the Master Plan recommends water service. Because of the concentration of homes in older subdivisions along Howard Chapel Drive near its intersection with Gue Road, this Plan recommends that community water be extended along Gue Road or Howard Chapel Drive if WSSC determines that this is technically feasible.

Public Sewer Envelope



X:\A7\DAMASCUS\PLAN-DRAFT\SEWER2.DWG

- | | | | | | |
|---|---------------------------|--------------|----------------------------|---|---|
| ● ● ● | Master Plan Area Boundary | — | Sewer Line |  | Town Center is included in the Sewer Envelope |
|  | Existing Sewer Service | * (asterisk) | Pumping Station |  | Waste Water Treatment |
|  | Proposed Sewer Service | ▲ (triangle) | Proposed New Water Service |  | |
|  | Developable Sites | | | | |

NOT TO SCALE

