

# PLAN IMPLEMENTATION



# ZONING

A variety of parties must work together to implement the recommendations of this Plan. This section provides implementation strategies relating to zoning, jurisdictional coordination, historic preservation, the County's Annual Growth Policy, and a framework for action.

Zoning is the process by which a locality divides itself into districts for the purpose of regulating the use of private property. All land in Montgomery County is zoned. Within each zone, the Zoning Ordinance permits certain uses by right and allows others conditionally through special exception. The County Council, acting as the District Council, makes final decisions on the application of both Euclidean and floating zones.

## SECTIONAL MAP AMENDMENT

Zoning recommendations in this Plan will be implemented through the Sectional Map Amendment process following the adoption of this Plan. A Sectional Map Amendment is the comprehensive rezoning of a planning area, initiated by the Planning Board or County Council.

## ZONING ORDINANCE TEXT AMENDMENTS

Zoning text amendments change the language pertaining to the uses and standards for development in the various zones. This Plan recommends text amendments to create two new overlay zones. An overlay zone imposes a set of requirements or restrictions in addition to those of the underlying zoning district. Land is developed under the conditions and requirements of both zones. This Plan recommends a Commercial Revitalization Overlay Zone that will be applied to some of the commercially zoned land in East Silver Spring.

# INTERJURISDICTIONAL COORDINATION

East Silver Spring shares boundaries with the City of Takoma Park and with Prince George's County. Commercial and residential neighborhoods in East Silver Spring bisected by or close to a jurisdictional boundary will benefit from coordination to address common concerns. Among the areas of concern are revitalization strategies, marketing, landscaping, transportation improvements, long-range transit serviceability, public safety, and shared community facilities.

# HISTORIC PRESERVATION

In Montgomery County, historic preservation activities are directed by the *Master Plan for Historic Preservation* and the Historic Preservation Ordinance, Chapter 24A, of the Montgomery County Code. Under Chapter 24A, the Historic Preservation Commission is charged with evaluating properties that are listed in the *Locational Atlas and Index of Historic Sites* for designation in the *Master Plan*, while the Planning Board makes the final determination. Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance.

# ANNUAL GROWTH POLICY

The Annual Growth Policy (AGP) is a resolution adopted annually by the County Council. It is intended to facilitate and coordinate government's powers in limiting or encouraging growth and development in the County within master plan and zoning limits. Its overall purpose is to match the timing of private development with the availability of public services. The AGP must be consistent with the approved and adopted master plan. The AGP is the process that will be used to address the issues referred to in the "Traffic Circulation" section of the Neighborhood-Friendly Circulation Chapter of the Plan.

## FRAMEWORK FOR ACTION

Achieving the East Silver Spring Master Plan recommendations will require the ongoing and coordinated efforts of a variety of participants. The Framework for Action summarizes the steps and projects that must be undertaken to implement the recommendations of this Plan. It also identifies the major organizations that will be responsible for implementing other actions and the anticipated time frames for implementation. There are usually five groups that play key roles in revitalization efforts such as those recommended by this Plan: land owners, developers and investors; local business owners; residential communities; local, state and federal governments; and non-governmental organizations. Implementing this Plan's recommendations will require involvement by both the public and the private sectors. Non-government organizations, such as non-for-profit groups, reflect a community's desires and priorities and give it a unique character. These organizations can focus on specific needs quickly and efficiently by, for example, promoting local businesses, meeting human service needs, or other community-related programs.

