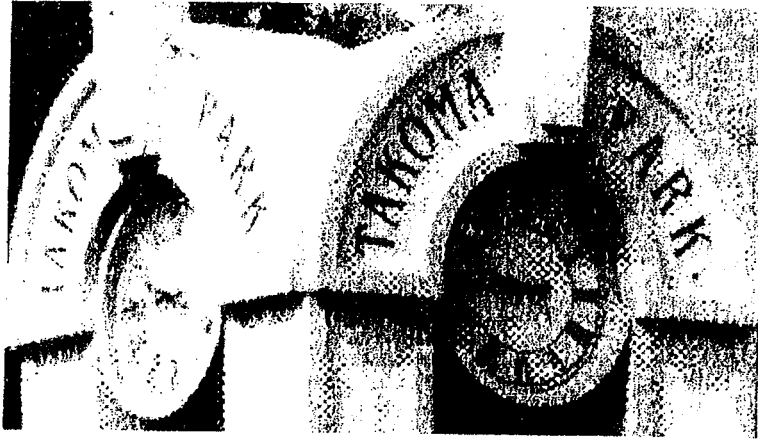


Plan Implementation



ZONING

A variety of parties must work together to implement the recommendations of this Plan. This section provides implementation strategies relating to zoning, interjurisdictional 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. In this case, it will include the entire City of Takoma Park and will be the first time that all of Takoma Park has been comprehensively rezoned in one county. A two-thirds majority vote of the County Council is required to change a zone classification for a property in any municipality that is contrary to the recommendation of the municipality.

ZONING ORDINANCE TEXT AMENDMENTS

Zoning Ordinance text amendments change the language pertaining to the uses and standards for development in the various zones. This Plan recommends zoning text amendments to several residential zones to address conformity issues that resulted from rezoning land that was in Prince George's County prior to the unification of Takoma Park in Montgomery County. This Plan also 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. 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 Takoma Park and a Neighborhood Retail Overlay Zone for the Maple Avenue area.

INTERJURISDICTIONAL COORDINATION

The City of Takoma Park shares boundaries with both the District of Columbia and Prince George's County. Commercial areas, institutional areas, and residential neighborhoods in Takoma Park bisected by or close to jurisdictional boundaries--such as the Takoma Old Town/Metro area, the New Hampshire/Eastern Avenues area, the East-West Highway/New Hampshire Avenue area, Columbia Union College/Washington Adventist Hospital, and others-- 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 (HPC) 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. All existing and potential sites within the City of Takoma Park now fall under this review and designation process. 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 role in limiting or encouraging growth and development in the County within the limits of master plan and zoning. 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 one of the means that could be used to address issues referred to in the "Traffic Circulation" section of the Neighborhood-Friendly Circulation Chapter of the Plan.

FRAMEWORK FOR ACTION

Achieving the Takoma Park 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 in this Plan. A range of projects may include concept studies of commercial centers and the Municipal Center, as well as community plans for local neighborhood pedestrian and on-road bicycle routes.

The Framework 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 sector. Non-government organizations, such as not-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.