

Master Plan Review

BETHESDA CBD

Approved and Adopted
July 1994



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Planning, Housing and Economic Development Committee held worksessions during the summer and sent the draft to the full Council in December 2013. The full Council held worksessions in January 2014 and adopted the text of the new code in March. Work on the proposed map amendment continues.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

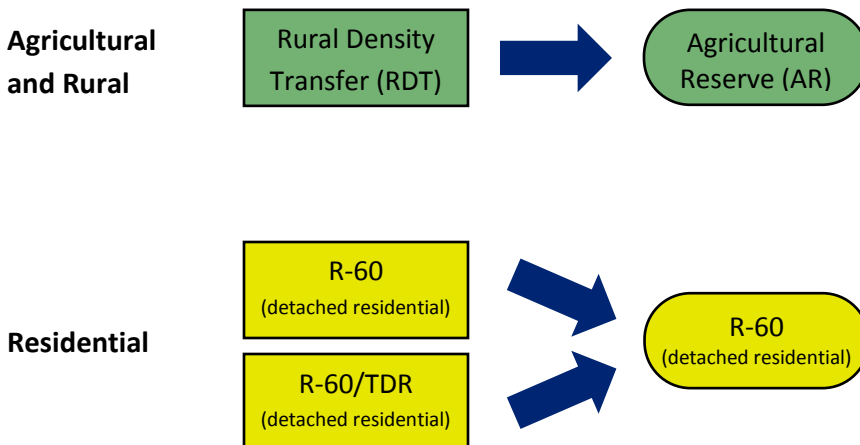
Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



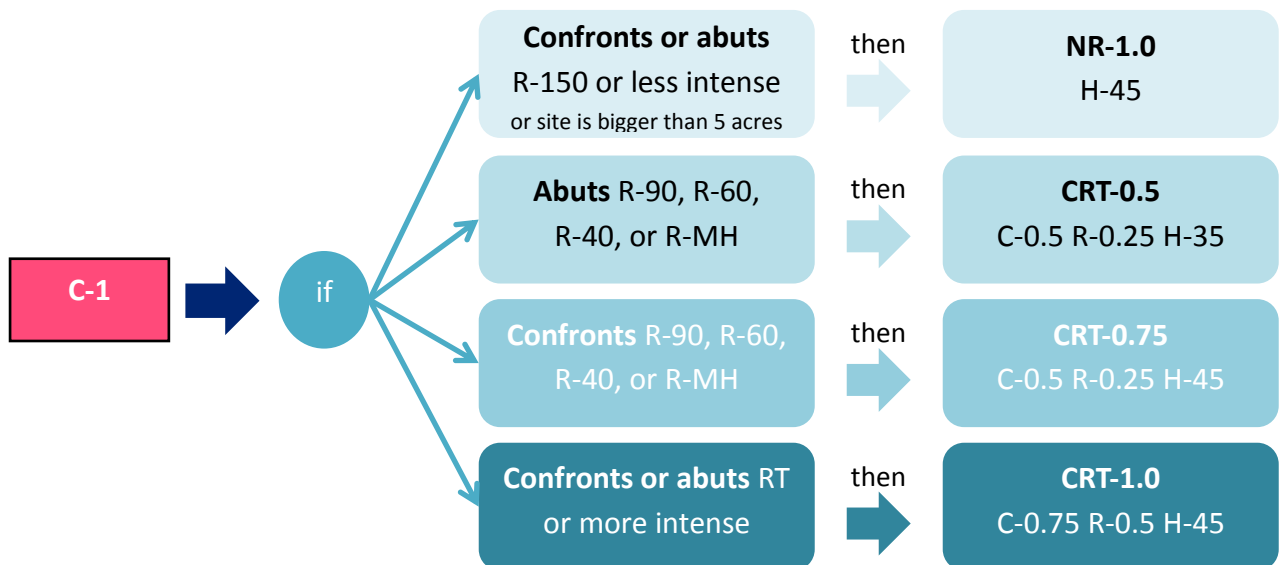
Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (*see example below*). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



PLAN HIGHLIGHTS

The Bethesda CBD Master Plan was approved and adopted in July 1994. The Plan envisions Bethesda CBD to be a bustling downtown ringed by quiet neighborhoods, where residents can enjoy all of downtown Bethesda's amenities, including access to the Bethesda Metro. The Bethesda Master Plan includes six goals that represent the milestones on the path to achieving the established vision for Bethesda.

1. **Downtown:** Continue well-designed redevelopment within the Metro Core and reinforce the physical character and varied activities of districts radiating out from the Core, so that each district has a distinct identity yet is linked into a coherent whole.
2. **Urban Form:** Encourage infill development that complements the underlying physical form of Bethesda. Create a high quality built and pedestrian environment. Enhance Bethesda's commercial and residential districts with improvements appropriate to the character of each.
3. **Housing and Neighborhoods:** Encourage and maintain a wide range of housing types and neighborhoods in and around Bethesda. Provide an adequate supply of housing, including affordable units.
4. **Employment:** Provide opportunities for additional jobs in this major employment center, and keeping with County policy to concentrate growth in the urban ring near Metro stations, while increasing the County's revenue base.
5. **Beautification:** Enhance Bethesda as an appealing environment for working, shopping, and entertainment. Strengthen its attraction as a destination for visitors, while ensuring that residents find a sense of community.
6. **Circulation:** Provide a safe and functional transportation system to serve the current and recommended land uses. Achieve a shift of travel from drive-along auto use to transit, carpooling, and other alternatives. Enhance the pleasure, safety, and convenience of walking and bicycling.



Bethesda Row

ZONE IMPLEMENTATION

The Bethesda CBD Planning Area currently has 19 zones: 5 Residential, 4 Commercial, 6 Central Business District (CBD), 2 Transit Station, and 2 Planned Development zones.

Existing Residential:

R-60: Detached Unit, Single-Family
R-60/TDR: Detached Unit, Single-Family
RT-12.5: Townhouse, Single-Family
R-10: Multi-Family, High Density
R-30: Multi-Family, Low Density

Existing Commercial:

C-T: Commercial, Transitional
O-M: Office Building, Moderate Intensity
C-O: Office Building
C-2: General Commercial

Existing CBD:

CBD-0.5: Central Business District
CBD-1: Central Business District
CBD-2: Central Business District
CBD-3: Central Business District
CBD-R1: Central Business District
CBD-R2: Central Business District

Existing Transit Station:

TS-M: Transit Station, Mixed
TS-R: Transit Station, Residential

Existing Planned Development

PD-35: Planned Development
PD-44: Planned Development

Standard Implementation:

The existing R-60 and R-60/TDR will become R-60, but the existing R-60/TDR will have a new TDR Overlay zone. The existing RT-12.5 will remain RT-12.5 (Townhouse). The R-10 and R-30 will remain.

The 6 existing CBD zones will translate to the specific proposed CR zones using both the standard translation criteria and specific Master Plan recommendations. CBD parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standard zoning translation table.

The existing C-2 will translate to CRT (Commercial Residential Town). C-T will translate to CRN (Commercial Residential Neighborhood Floating). C-O and O-M will change to EOF (Employment Office).

The decision to translate the existing C-2 zone to the proposed CRT zones is based on the specific C-2 parcel's proximity to detached residential neighborhoods. These factors were considered in the translation decision, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

The PD-35 and PD-44 zone will remain.

NON-STANDARD CONVERSIONS

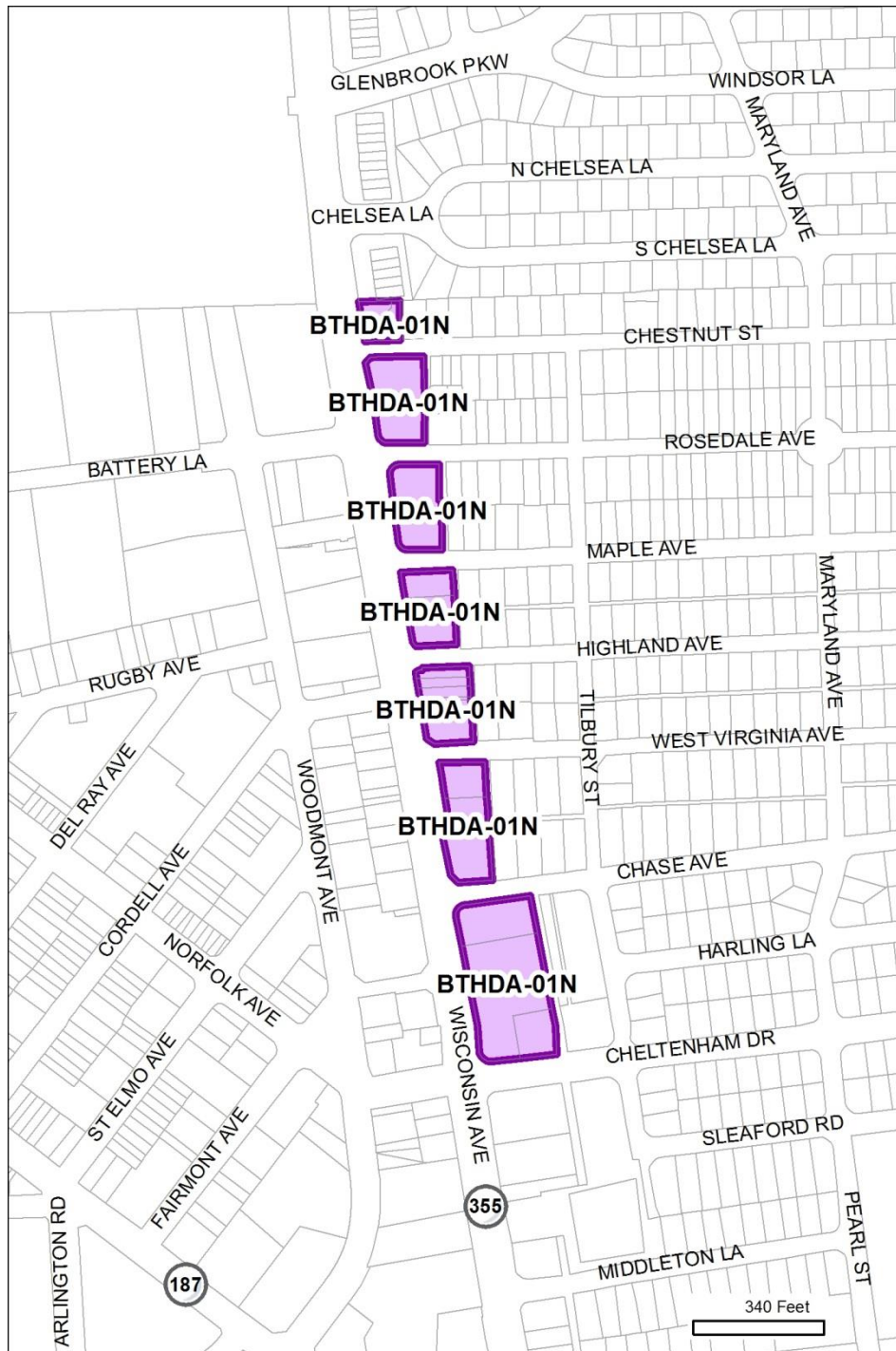
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

Generally, this is because the relevant Master or Sector Plan made recommendations regarding the appropriate density, height, or mix of uses on a given site.

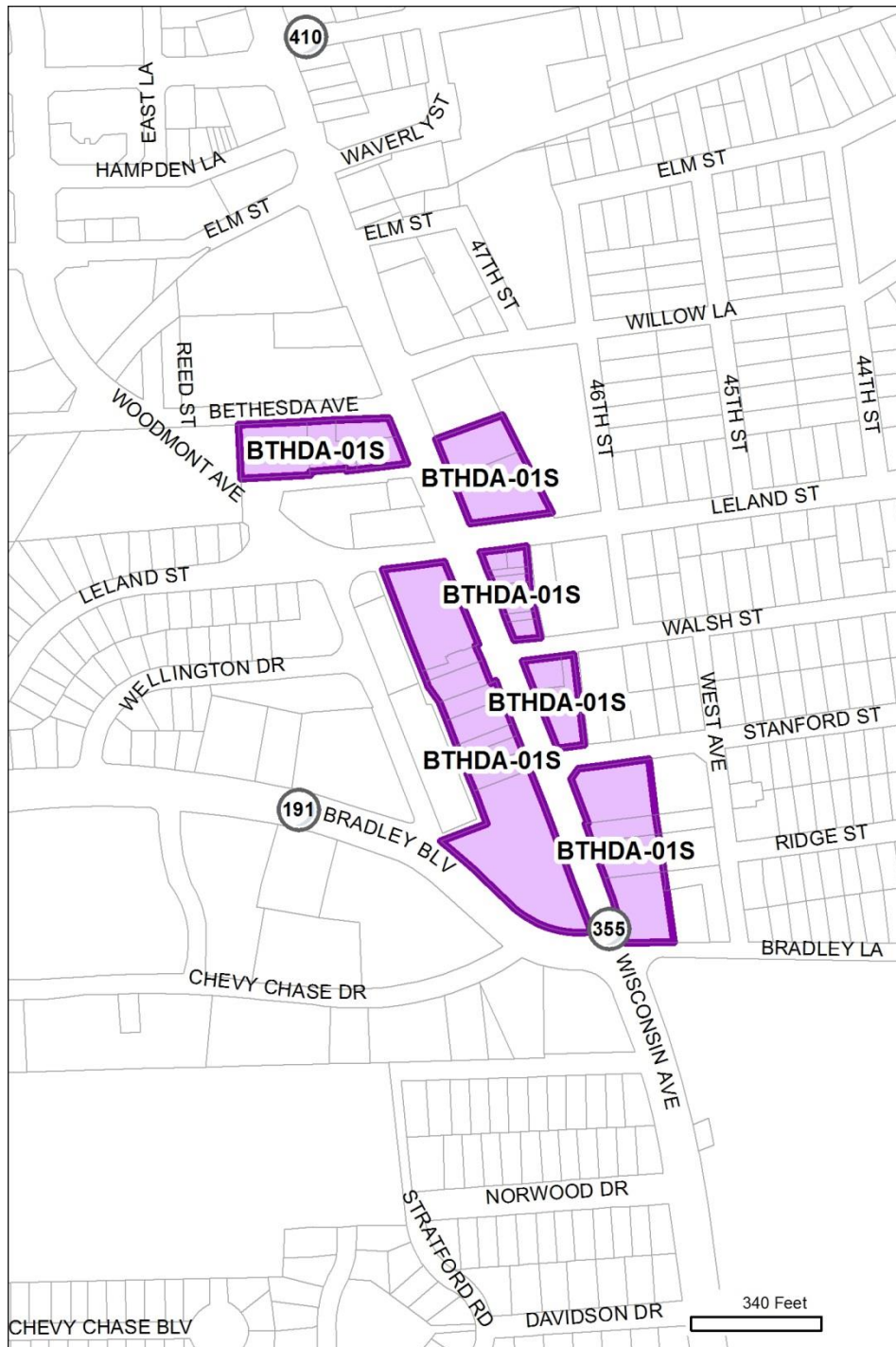
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee instructed that, when requested by a property owner, existing site approvals be reflected in the draft proposed DMA. Non-standard conversions sometimes reflect these project approvals.

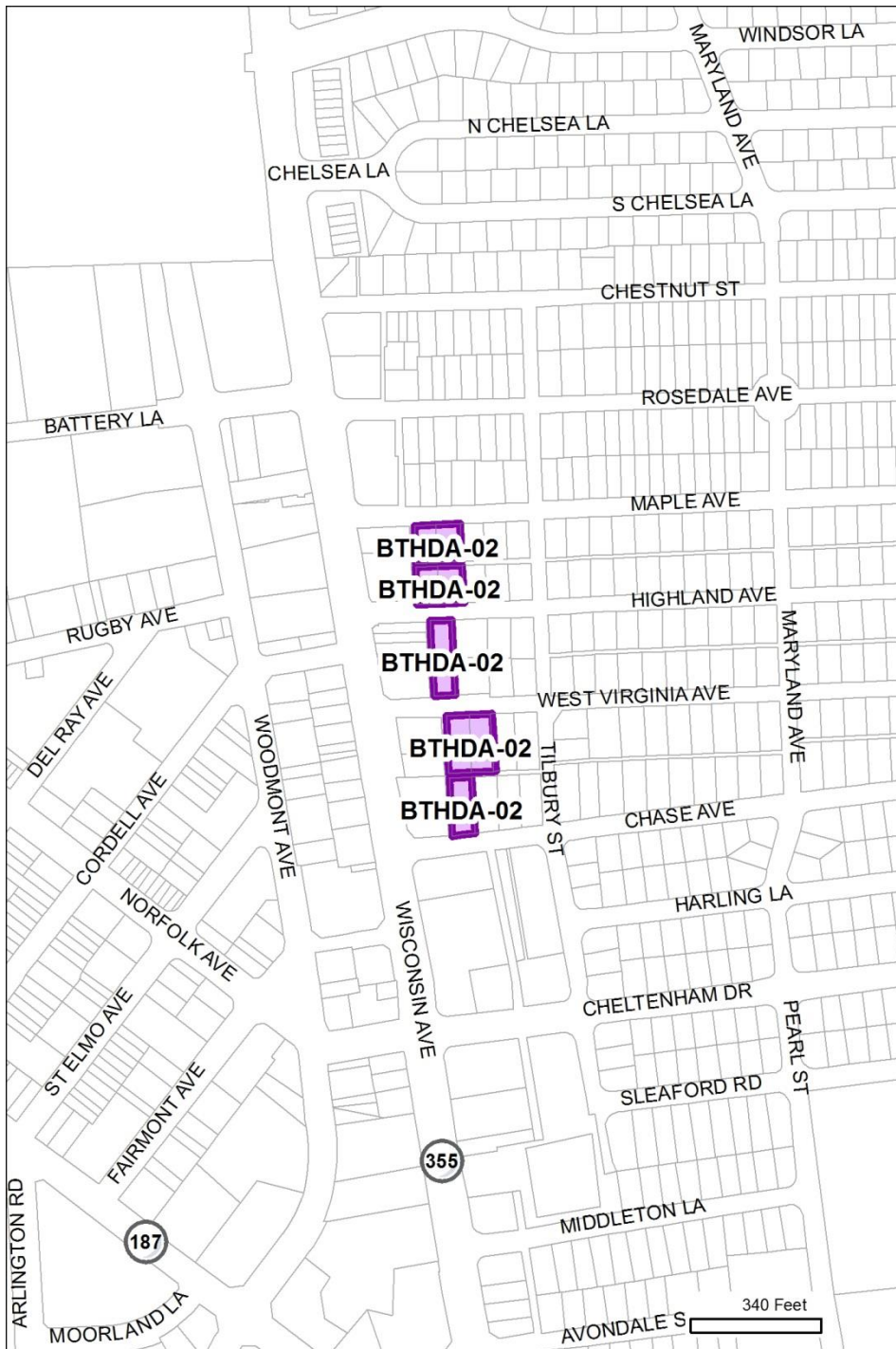
The following pages will give detail on all of the non-standard conversions in this plan area.



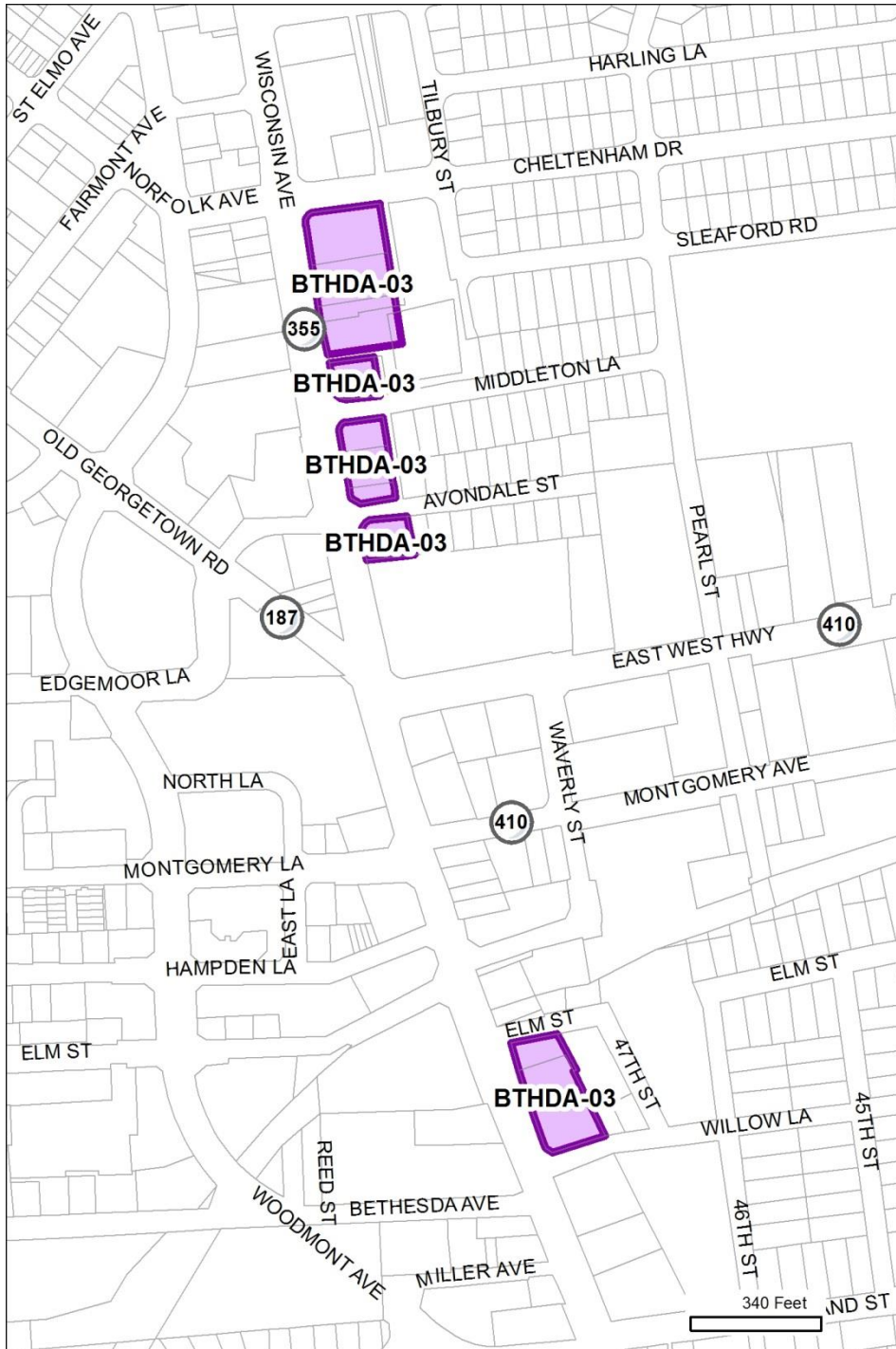
MP Number:		BTHDA-01N
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-2.0 R-2.75 H-75 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 75'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39: <i>See height map, page 39.</i>		



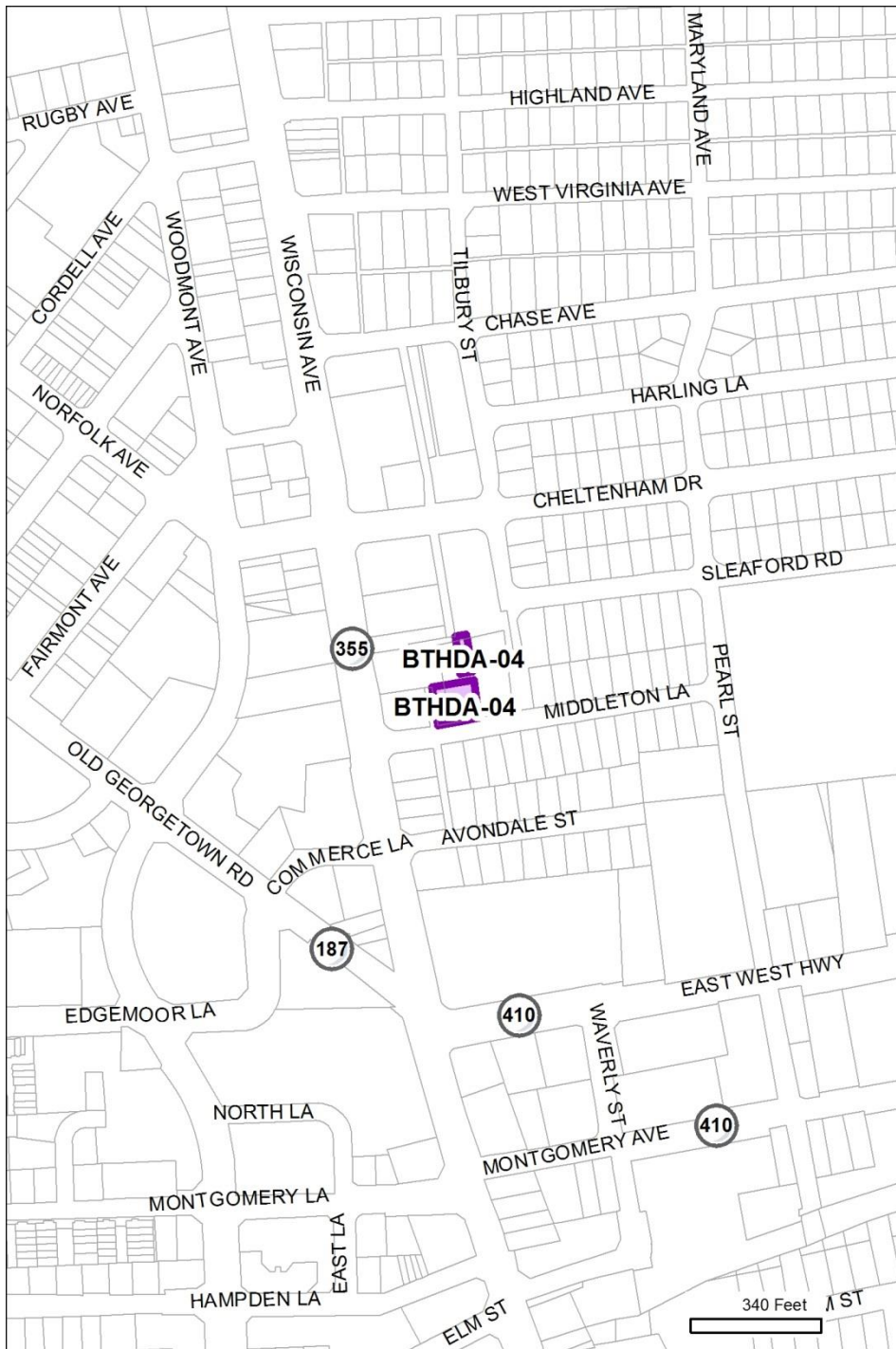
MP Number:		BTHDA-01S
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-2.0 R-2.75 H-75 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 75'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39: <i>See height map, page 39.</i>		



MP Number:		BTHDA-02
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-2.0 R-2.75 H-60 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 60'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39: <i>See height map, page 39.</i>		



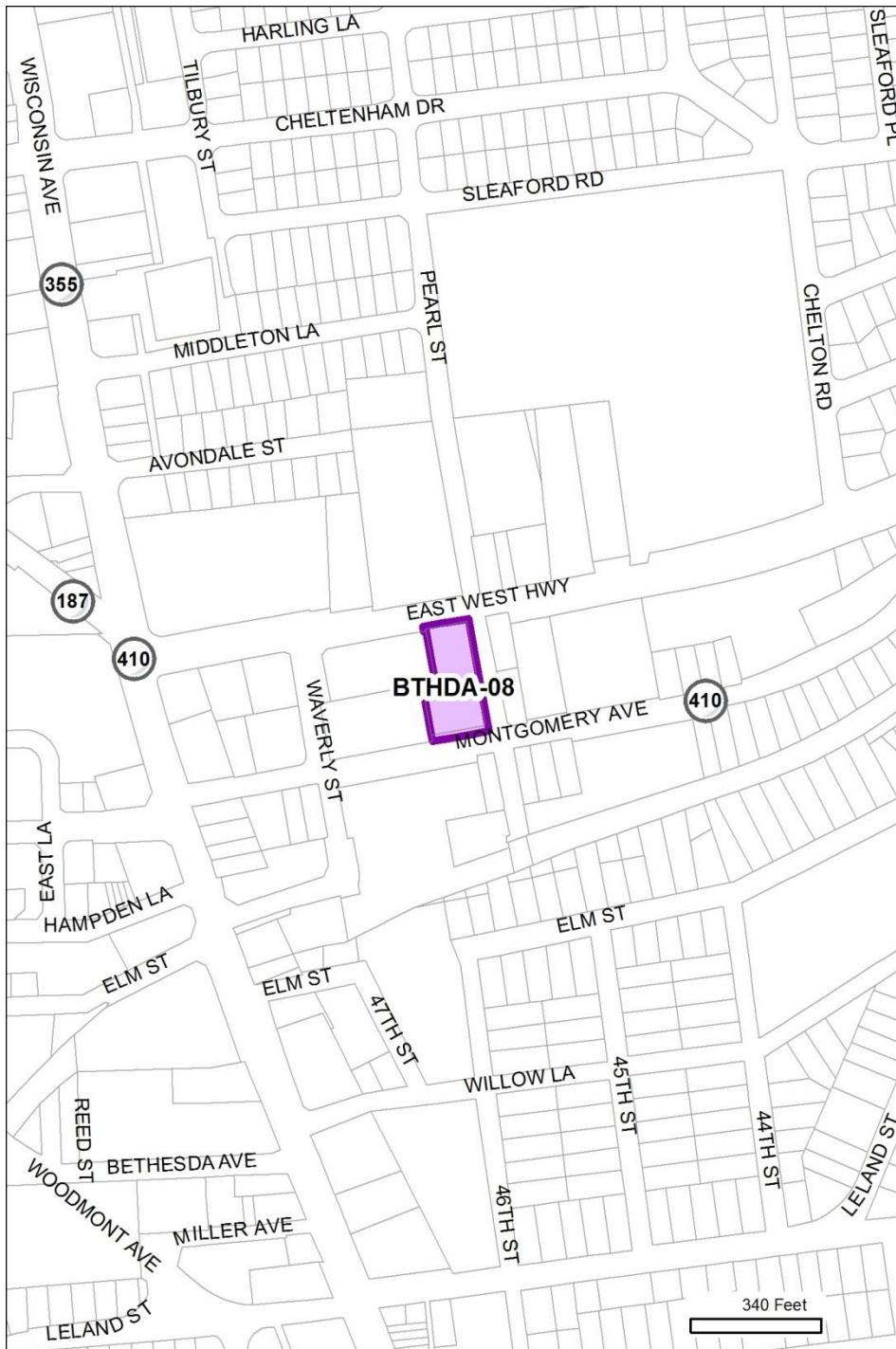
MP Number:		BTHDA-03
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-4.0 R-4.75 H-90 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 90'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39: <i>See height map, page 39.</i>		



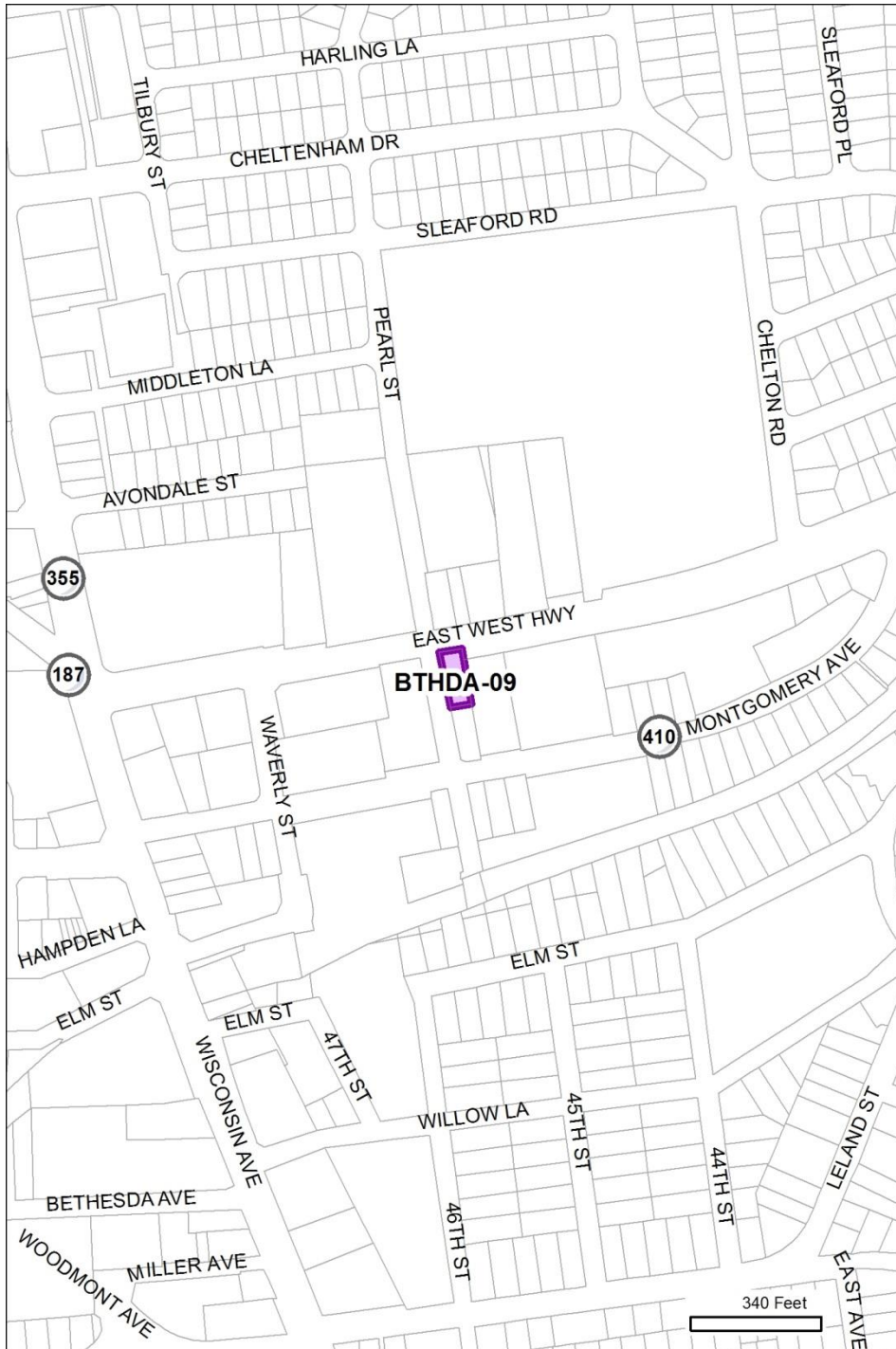
MP Number:		BTHDA-04
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-4.0 R-4.75 H-60 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 60'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39.</i>		



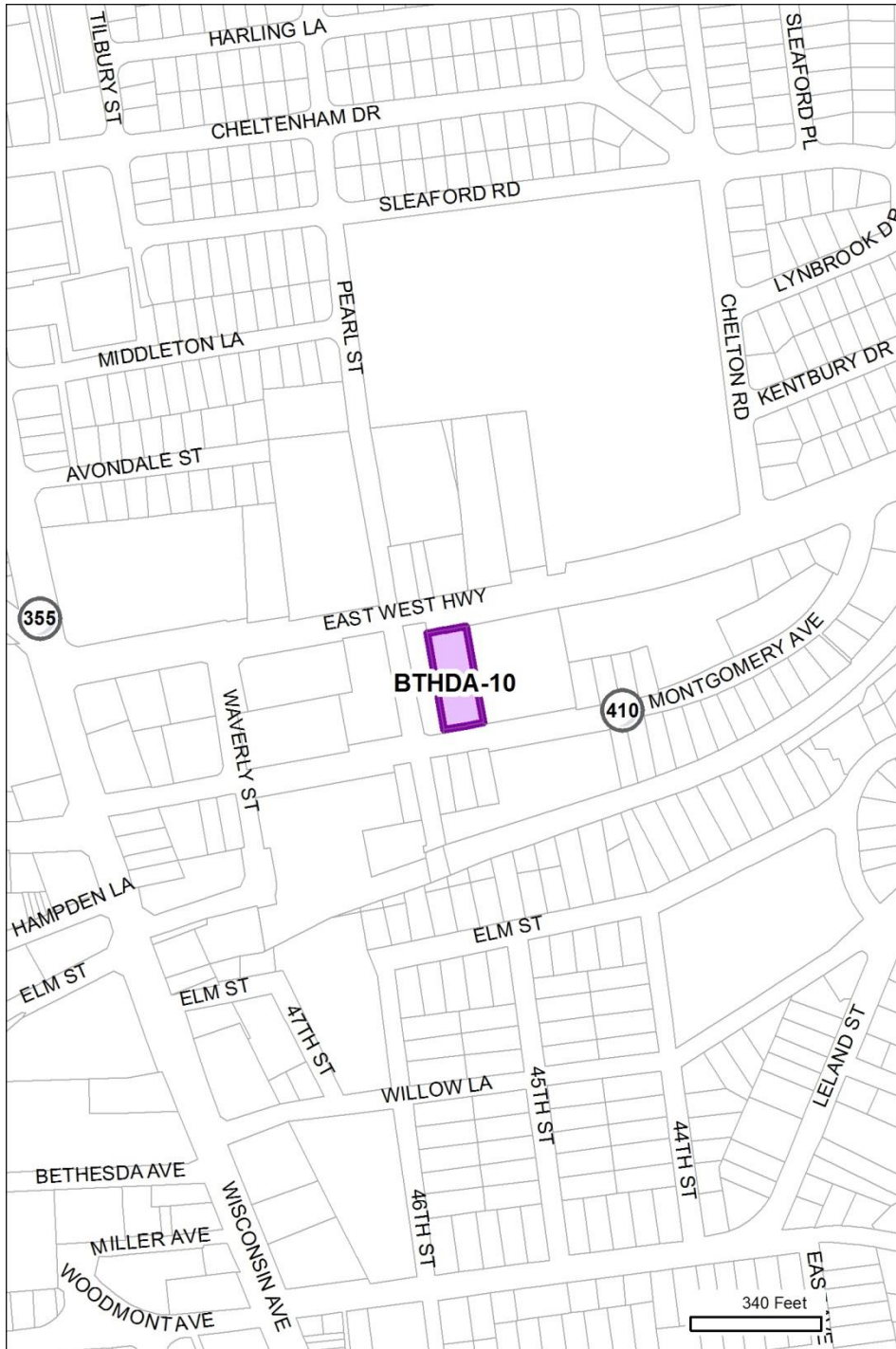
MP Number:		BTHDA-05
Master Plan:		Bethesda CBD
Location:		Wisconsin Ave & East-West Hwy
Existing Zone:		CBD-3
Standard Conv:		CR-8.0 C-6.0 R-6.0 H-200 T
Proposed Conv:		CR-5.0 C-5.0 R-4.0 H-200 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 5.0
	Comm'l FAR:	Reduced to 5.0
	Resid'l FAR:	Reduced to 4.0
	Height:	Standard
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 64-66:		
<p><i>"The following specific requirements for the optional method of development apply to the Hot Shoppes site: (a) Limit the density to 615,000 square feet of gross floor area (4 FAR). This density can be increased to 750,000 square feet (approximately 4.9 FAR) of retail and office uses with the provision of a professional theater as the preferred, substantial benefit. The gross floor area of the professional theater is not included in the limitations on density and would be in addition to the 750,000 square feet."</i></p>		



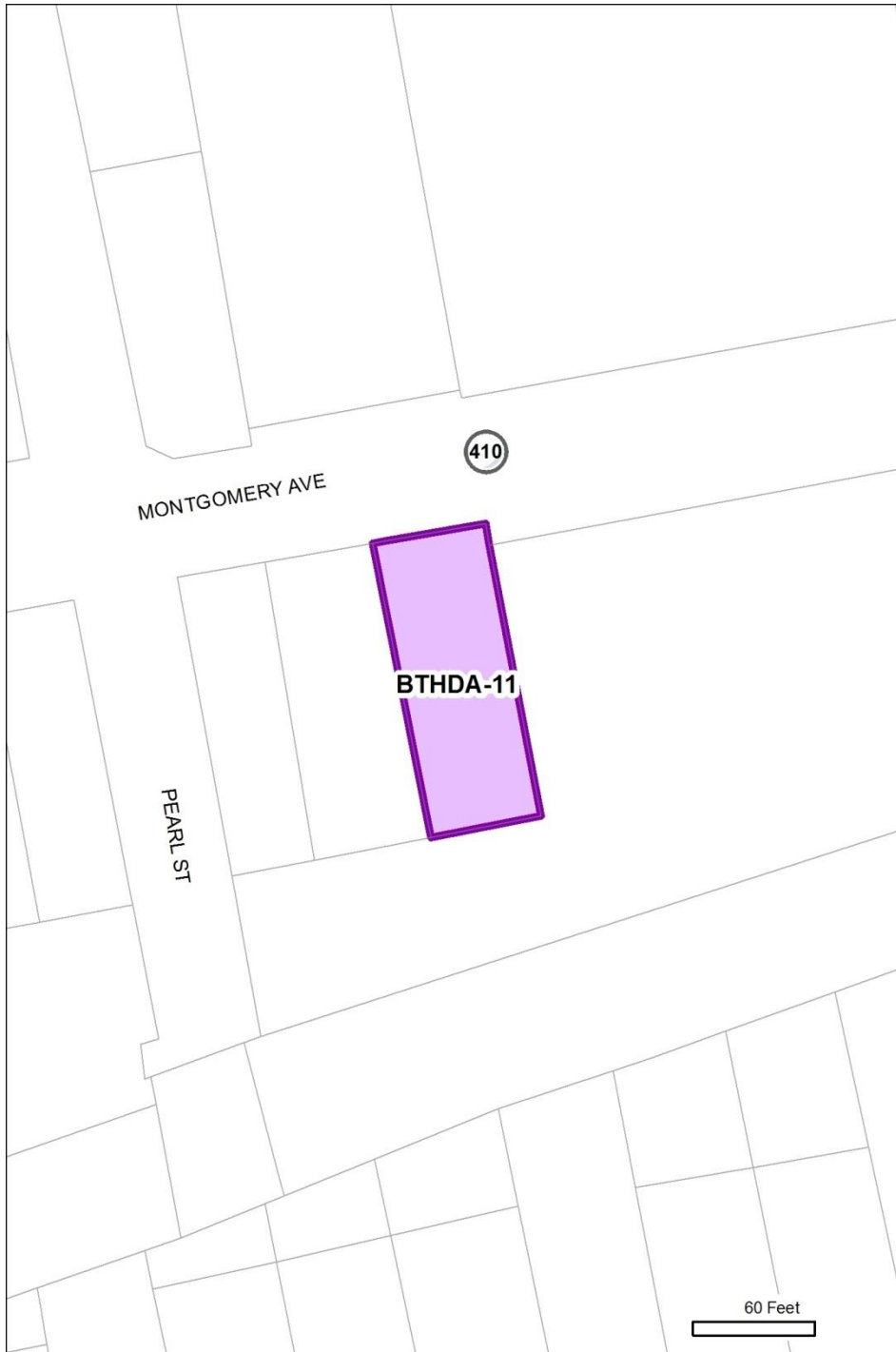
MP Number:		BTHDA-08
Master Plan:		Bethesda CBD
Location:		Montgomery Ave & Pearl Street
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-4.0 R-4.75 H-100 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 100'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39, which calls for 90 feet in height on this site.</i>		
Match Development Approvals.		
<i>This site is approved for development under site plan 820090150.</i>		
<i>The site is approved for heights up to 98 feet.</i>		
<i>The property owner has requested that the conversion be changed to reflect the densities and heights for which the project has been approved.</i>		
SEE ALSO: Change log document MAP-R-227.		



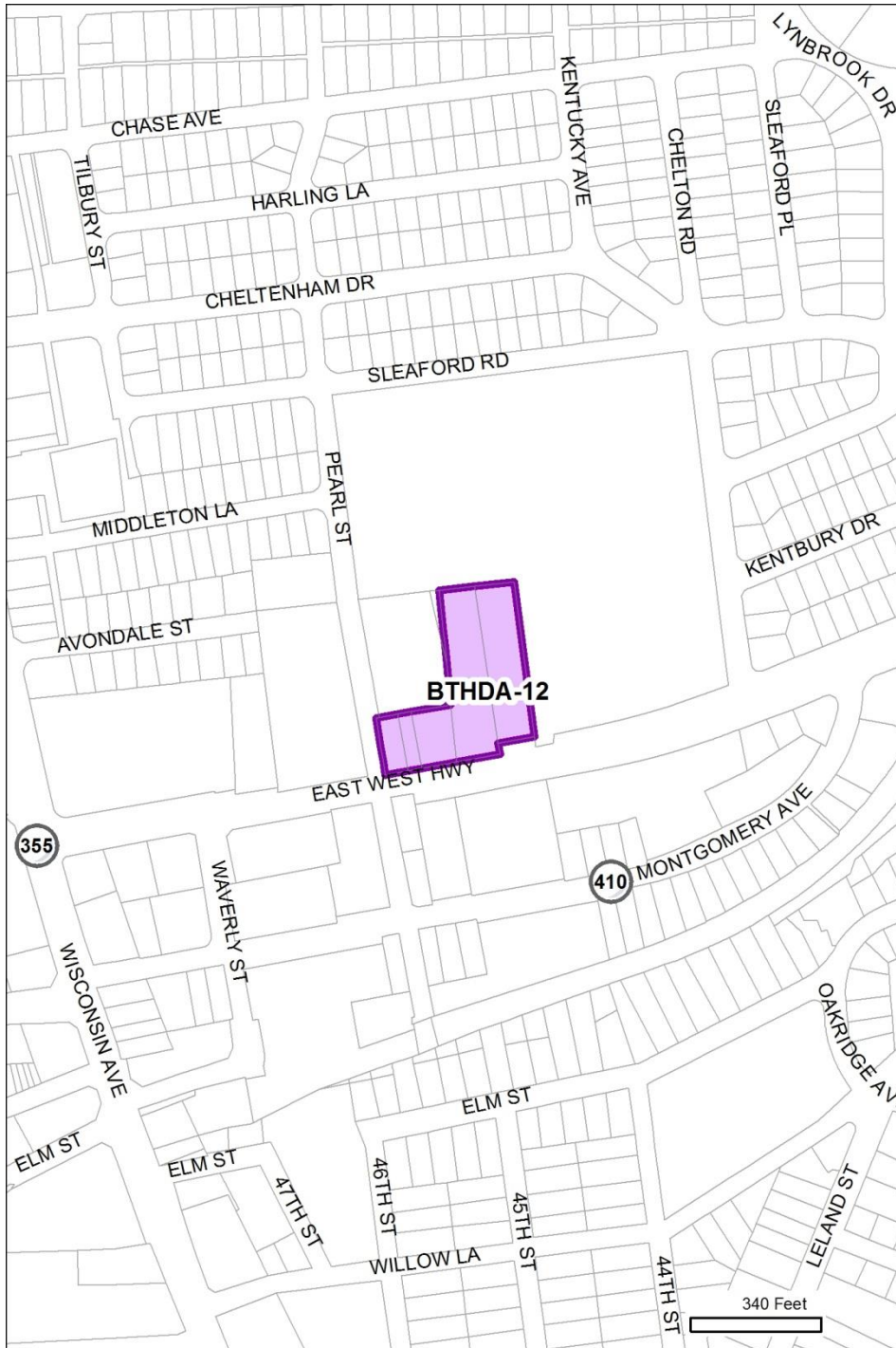
MP Number:		BTHDA-09
Master Plan:		Bethesda CBD
Location:		East-West Hwy & Pearl St
Existing Zone:		C-O
Standard Conv:		EOF-3.0 H-100
Proposed Conv:		EOF-1.5 H-60
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 60'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39:		
And		
Bethesda CBD Sector Plan, page 116:		
<i>"Office uses at East-West Highway and Pearl Street (north-east) would continue, but a density limit of 1.5 FAR is recommended on properties in the current C-O zone."</i>		



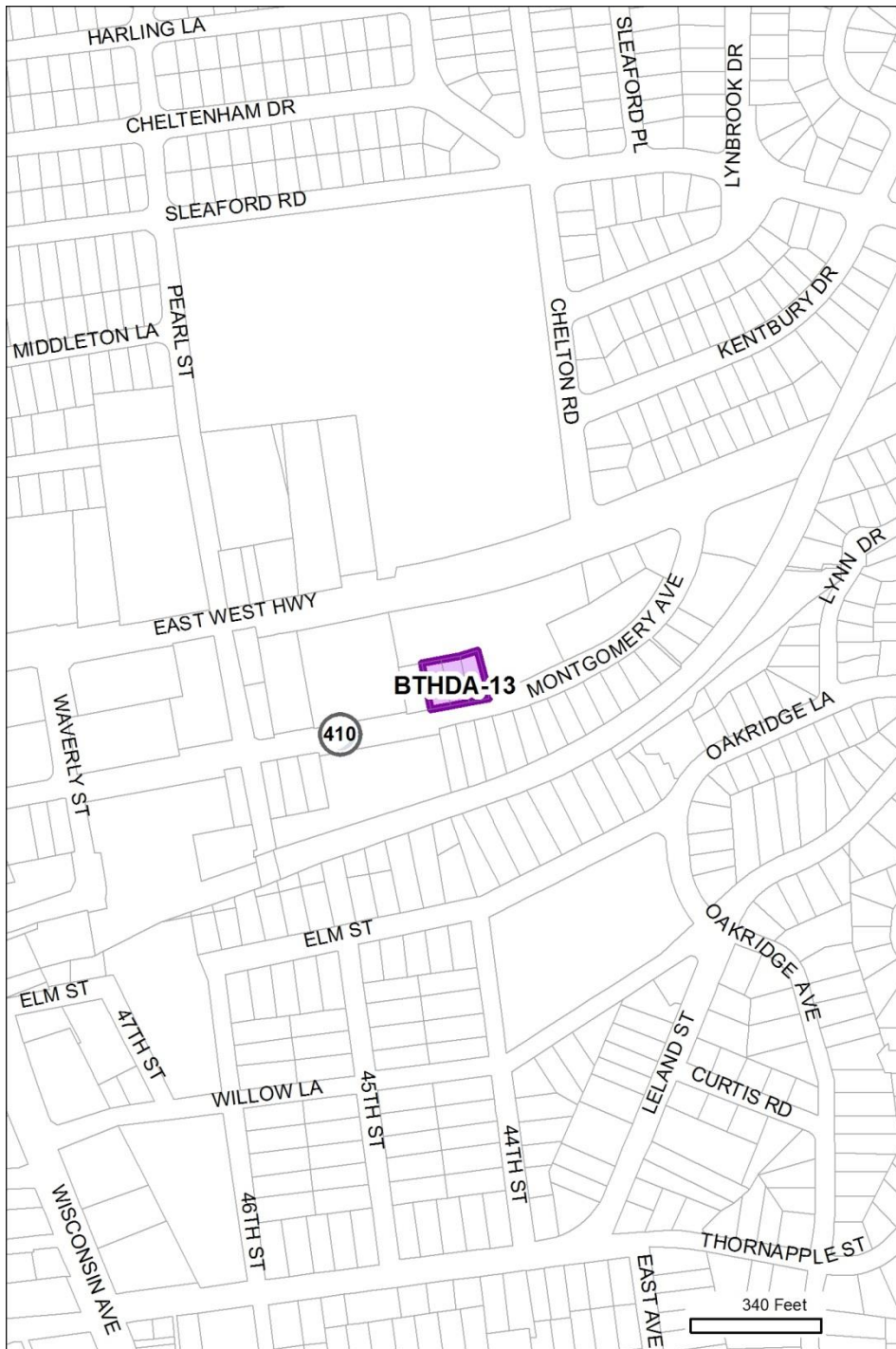
MP Number:		BTHDA-10
Master Plan:		Bethesda CBD
Location:		East-West Hwy & Pearl St
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-75
Proposed Conv:		EOF-1.5 H-60
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 60'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39:		



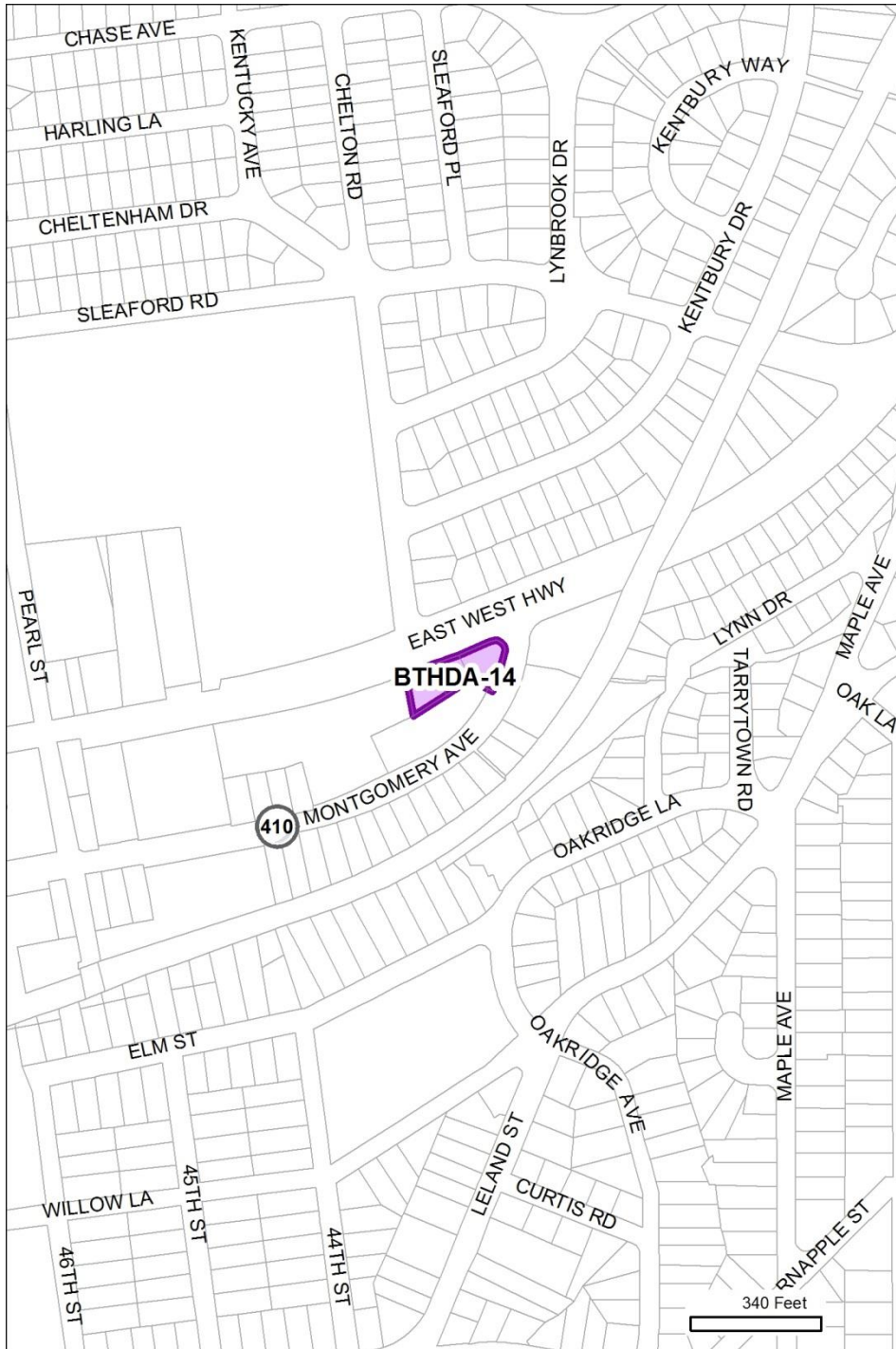
MP Number:		BTHDA-11
Master Plan:		Bethesda CBD
Location:		Montgomery Ave & Pearl St
Existing Zone:		C-O
Standard Conv:		EOF-3.0 H-100
Proposed Conv:		EOF-1.5 H-100
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 116:		
<p><i>"The southeast corner of Pearl Street and Montgomery Avenue is occupied by the three-story Potomac Valley Bank and its parking lot directly to the east. The bank's C-O zoning should be extended to the parking lot, which is zoned R-60, with a density limit of 1.5 FAR. These properties are under single ownership. Rezoning will create a unified redevelopment opportunity and reflect the existing use."</i></p>		



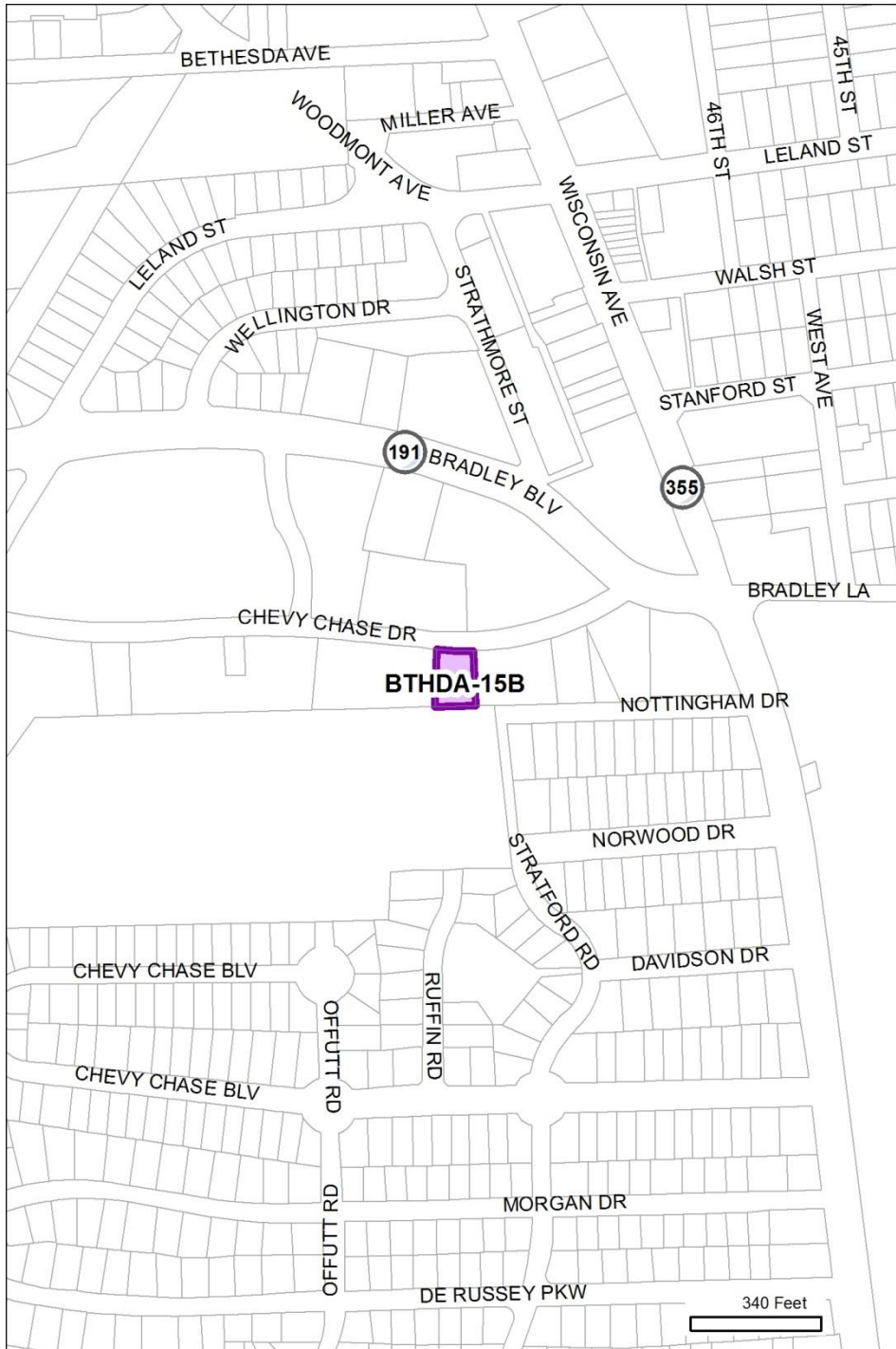
MP Number:		BTHDA-12
Master Plan:		Bethesda CBD
Location:		East-West Hwy & Pearl St
Existing Zone:		C-O
Standard Conv:		EOF-3.0 H-100
Proposed Conv:		EOF-1.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 1.5
	Comm'I FAR:	-
	Resid'I FAR:	-
	Height:	Reduced to 50'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39: and Bethesda CBD Sector Plan, page 116: <i>"The small lots at the northeast corner of East-West Highway and Pearl Street currently have commercial uses in a mix of small office buildings and single-family houses. The Plan recommends O-M zoning, which would allow up to 1.4 FAR and enable the owners to proceed individually to assemble."</i>		



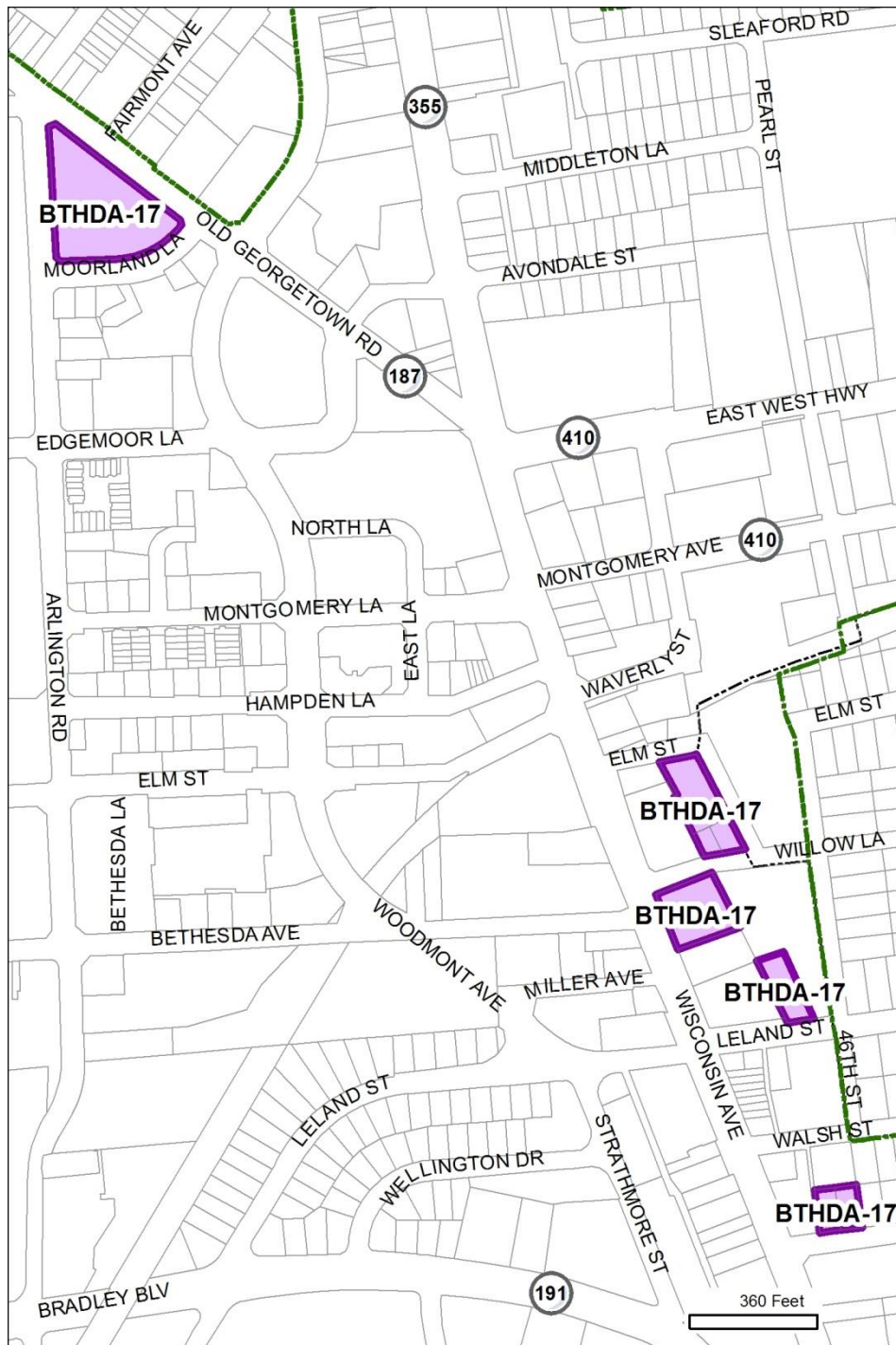
MP Number:		BTHDA-13
Master Plan:		Bethesda CBD
Location:		Montgomery Ave
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-60
Proposed Conv:		EOF-1.5 H-45
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



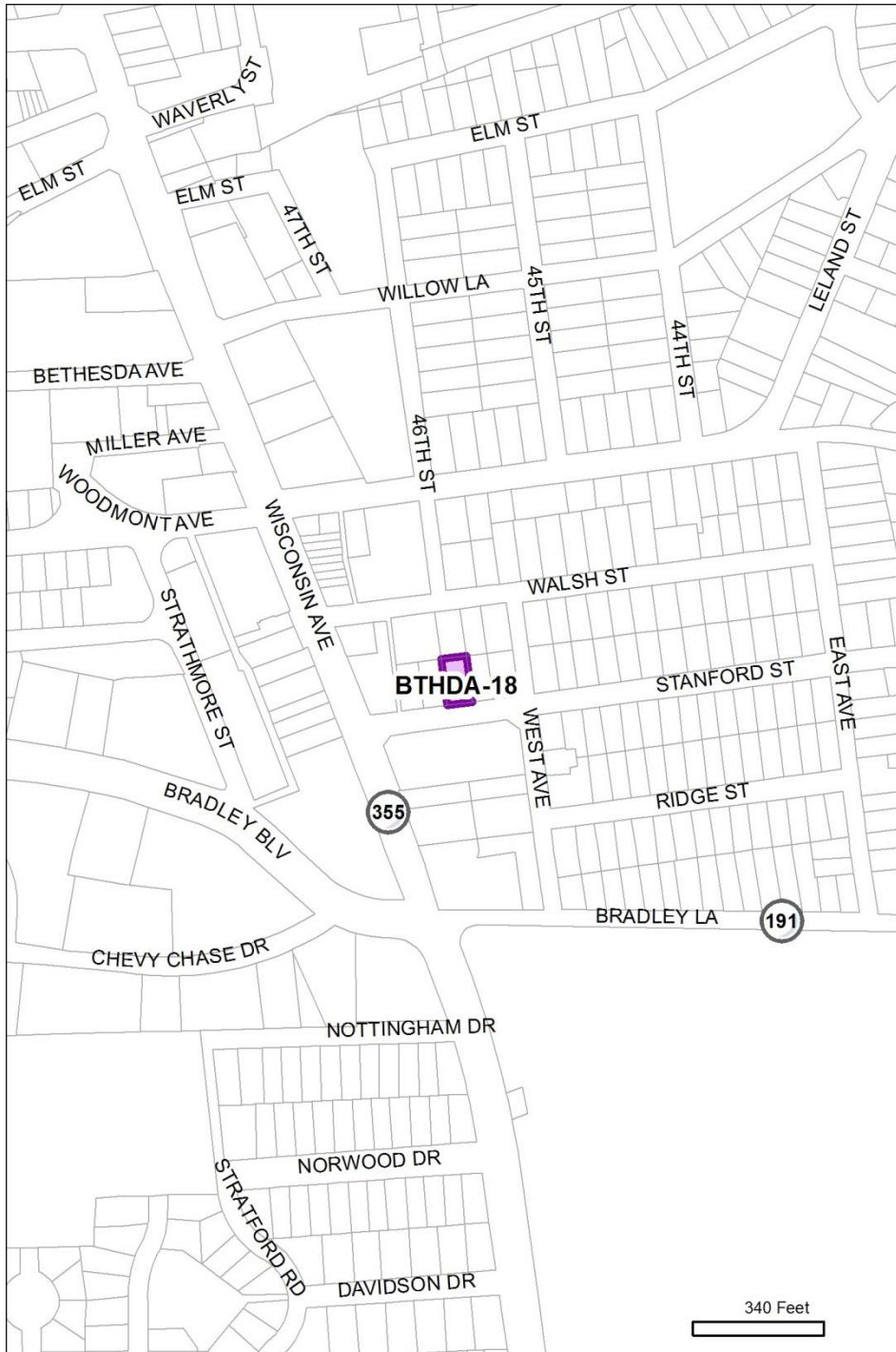
MP Number:		BTHDA-14
Master Plan:		Bethesda CBD
Location:		Montgomery Ave
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-60
Proposed Conv:		EOF-1.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 50'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



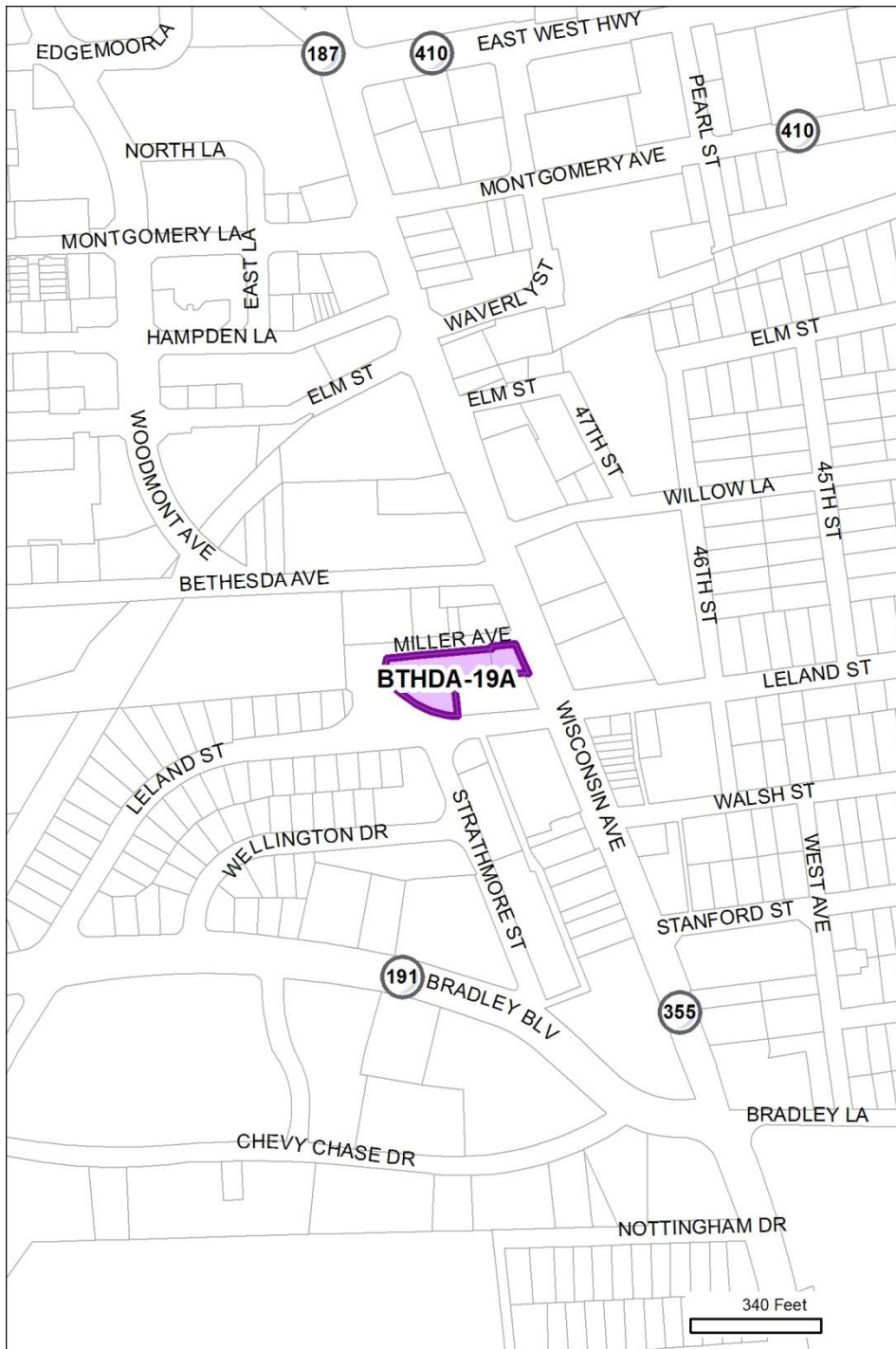
MP Number:		BTHDA-15B
Master Plan:		Bethesda CBD
Location:		Chevy Chase Dr
Existing Zone:		C-O
Standard Conv:		EOF-3.0 H-100
Proposed Conv:		EOF-3.0 H-35
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



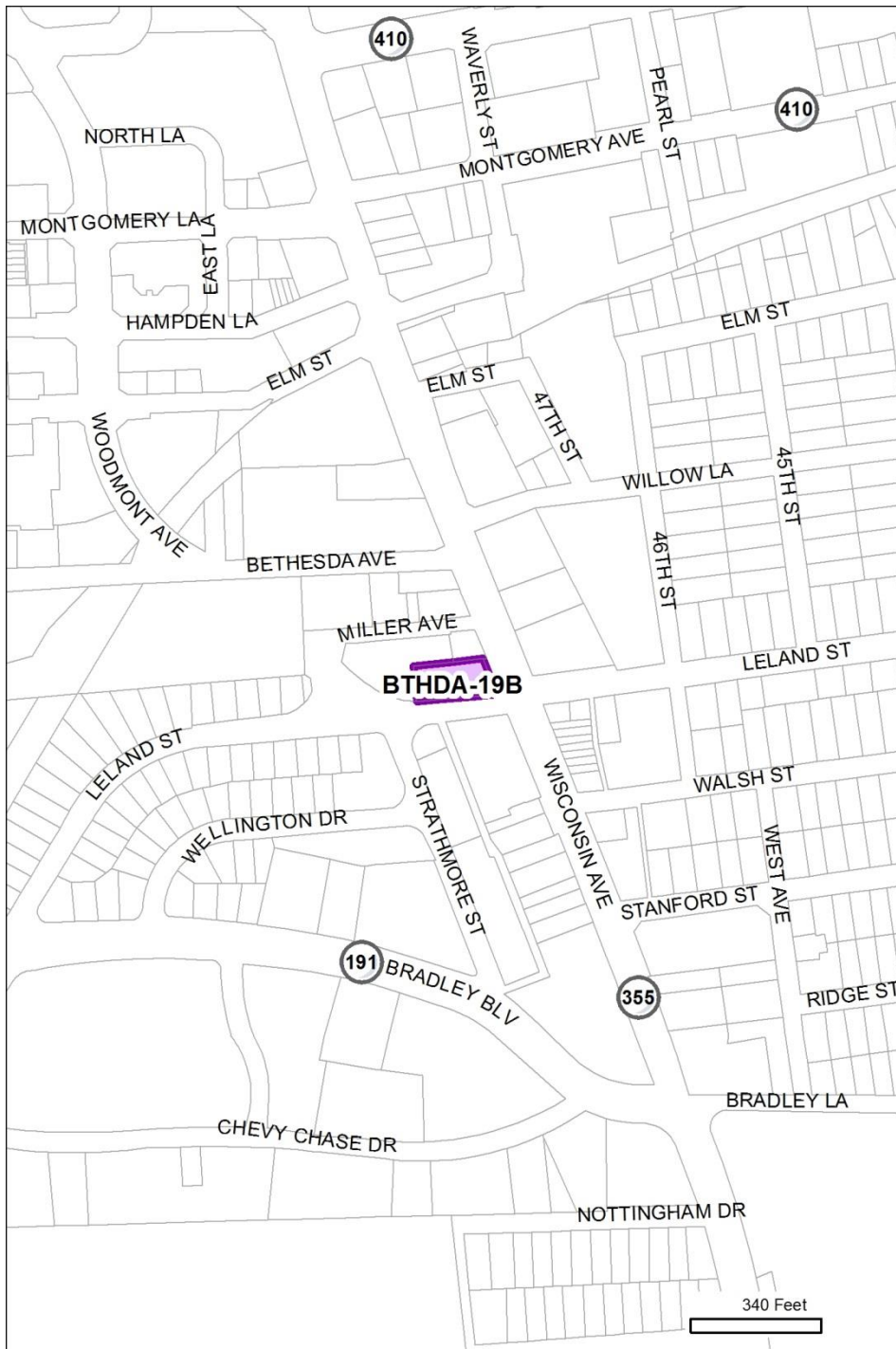
MP Number:		BTHDA-17
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-2.0 R-2.75 H-35 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 35'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39.</i>		



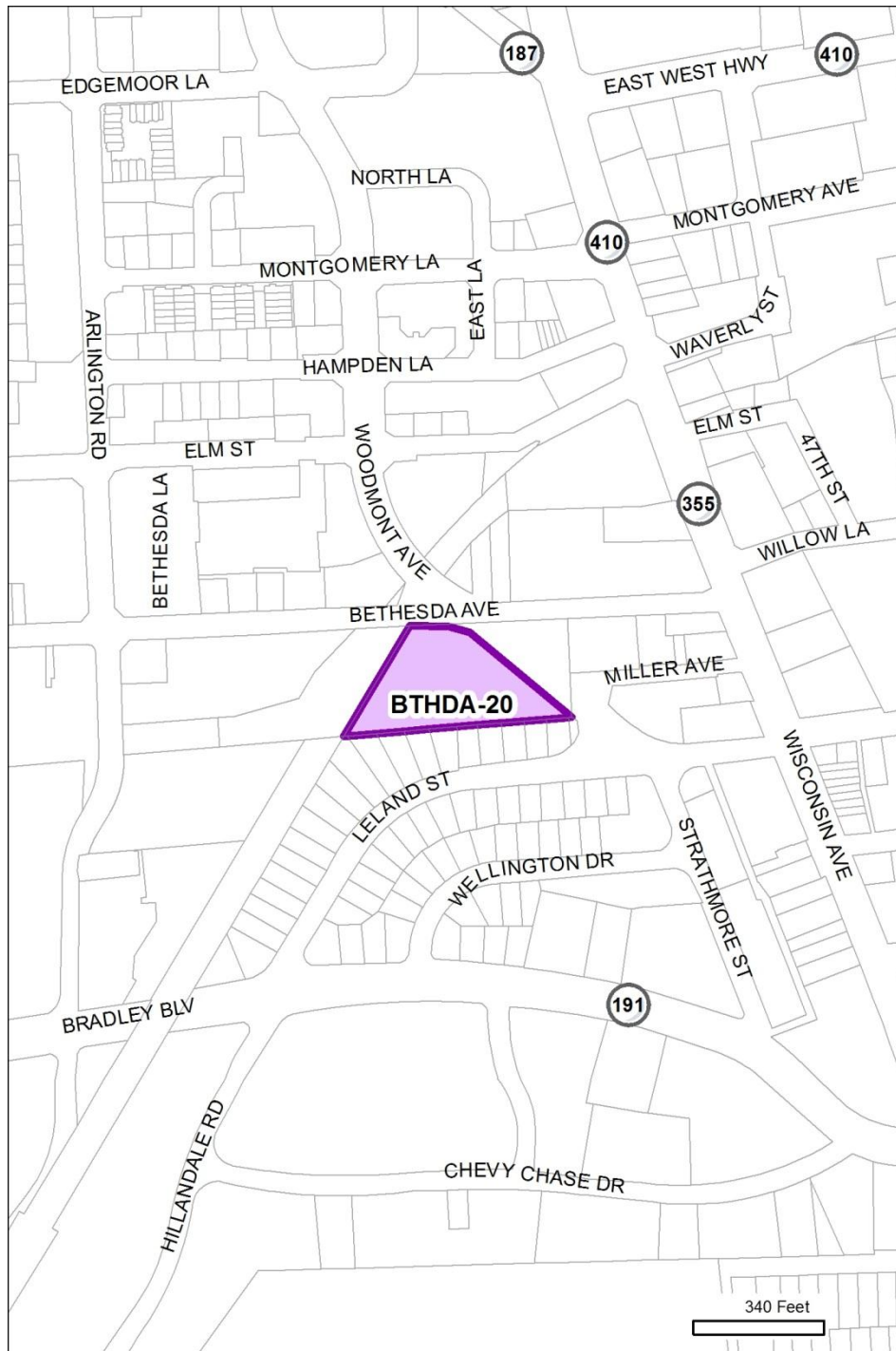
MP Number:		BTHDA-18
Master Plan:		Bethesda CBD
Location:		Stanford Street
Existing Zone:		C-2
Standard Conv:		CRT-1.5 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-1.5 C-1.5 R-0.75 H-35
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



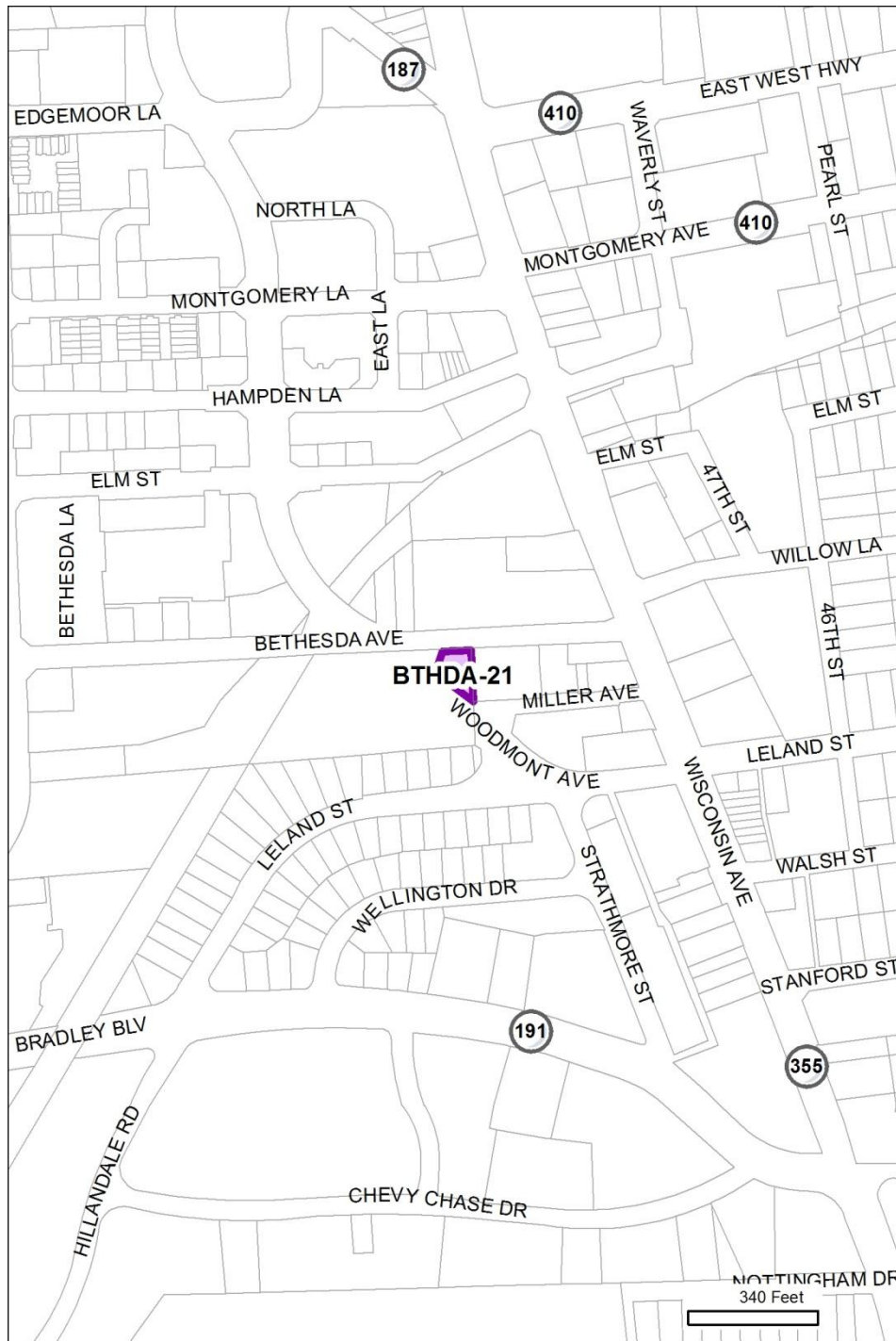
MP Number:		BTHDA-19A
Master Plan:		Bethesda CBD
Location:		Wisconsin Ave & Miller Ave
Existing Zone:		CBD-R2
Standard Conv:		CR-5.0 C-1.0 R-5.0 H-200 T
Proposed Conv:		CR-3.0 C-1.0 R-3.0 H-75 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 3.0
	Comm'l FAR:	Standard
	Resid'l FAR:	Reduced to 3.0
	Height:	Reduced to 75'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 124: <i>"On the block south of Miller Avenue, the Plan recommends the CBD-R2 zone limited to a maximum of 3 FAR and a maximum height of 75'."</i>		



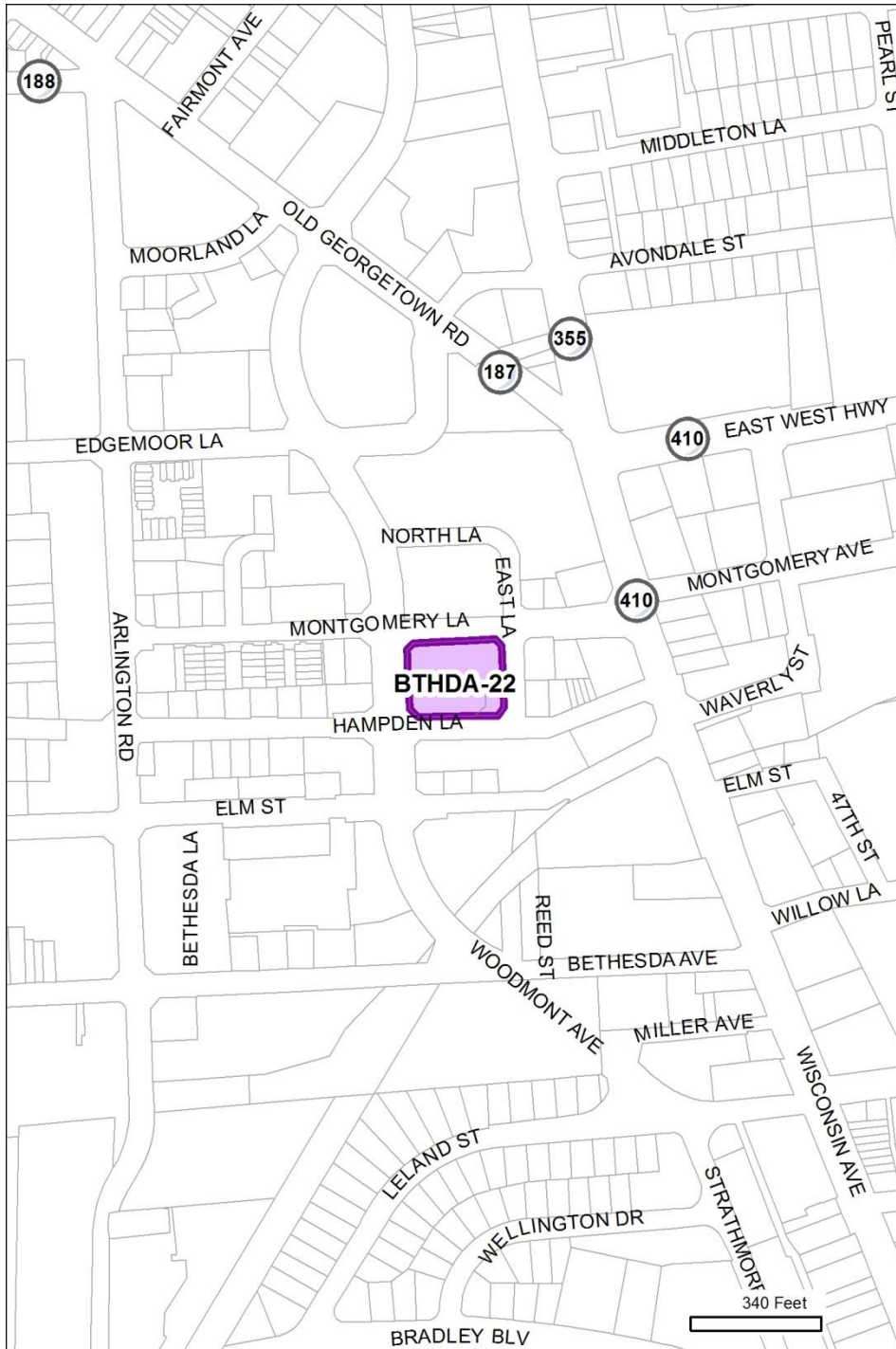
MP Number:		BTHDA-19B
Master Plan:		Bethesda CBD
Location:		7100 Wisconsin
Existing Zone:		CBD-R2
Standard Conv:		CR-5.0 C-1.0 R-5.0 H-200 T
Proposed Conv:		CR-3.0 C-1.0 R-3.0 H-120 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 3.0
	Comm'l FAR:	Standard
	Resid'l FAR:	Reduced to 3.0
	Height:	Reduced to 120'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 124: <i>"On the block south of Miller Avenue, the Plan recommends the CBD-R2 zone limited to a maximum of 3 FAR and a maximum height of 75'."</i>		
Notes:		
<p>While the Sector Plan recommends a height limit of 75' on this site, the Planning Board has approved development up to 120' in height.</p> <p>As a result, the conversion here is for 120' in height to match the development which has already been approved under site plan 820130230.</p> <p>SEE ALSO: Change log document MAP-R-239.</p>		



MP Number:		BTHDA-20
Master Plan:		Bethesda CBD
Location:		Lot 31
Existing Zone:		TS-M
Standard Conv:		N/A
Proposed Conv:		CR-2.75 C-0.5 R-2.5 H-55 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Match Development Approvals:		
This project, which includes BTHDA-21, is approved for the following under G-850 :		
2.59 Overall FAR		
250 Dwelling units (approx. 2.5 FAR)		
54' height limit (for the building on this lot)		
Since G-850 did not provide a limitation on the commercial density, Site Plan 820070180 was used for guidance. The site plan approved 40,000 sf of commercial development (approx. 0.28 FAR).		



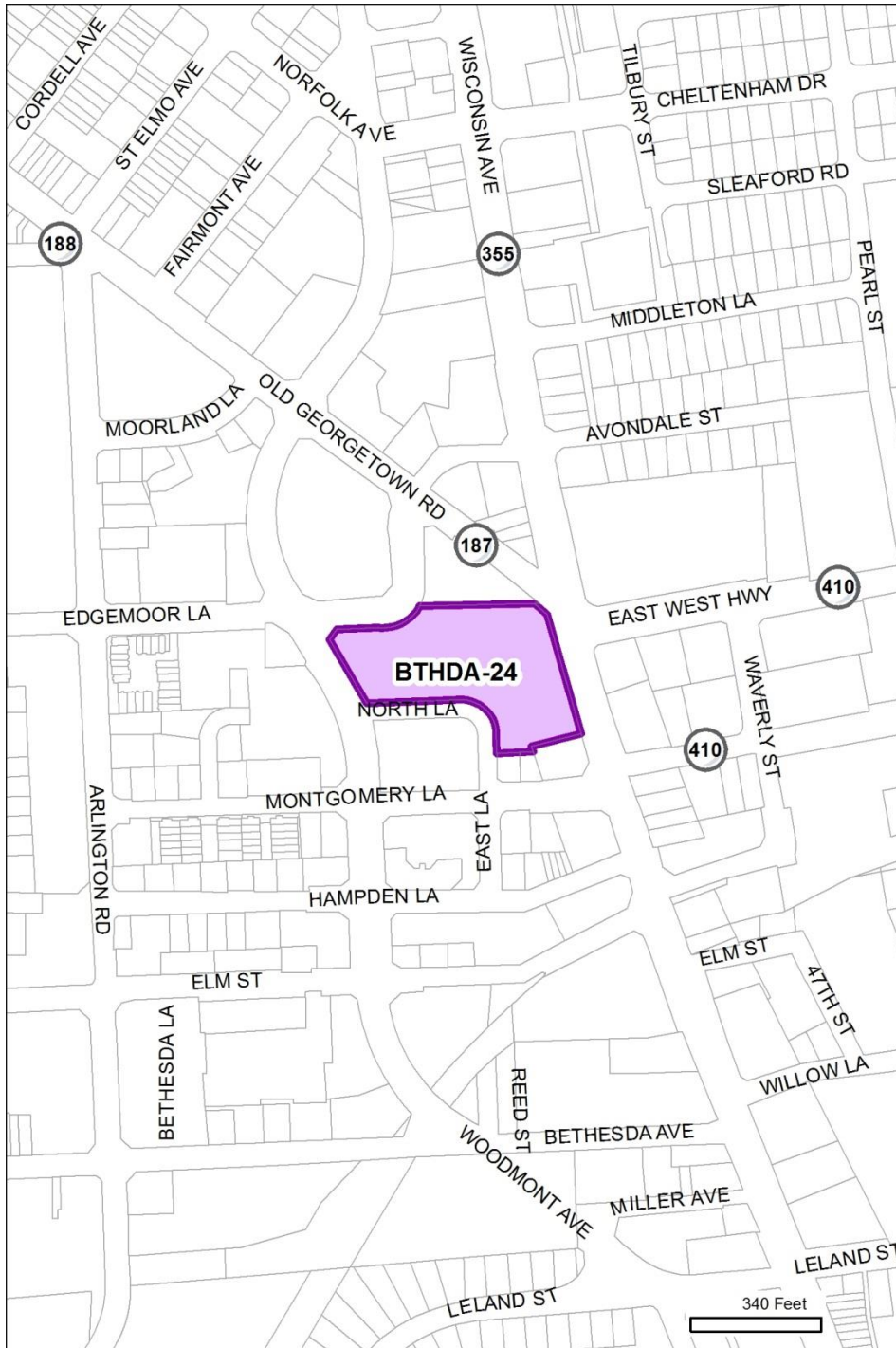
MP Number:		BTHDA-21
Master Plan:		Bethesda CBD
Location:		Lot 31A
Existing Zone:		TS-M
Standard Conv:		N/A
Proposed Conv:		CR-2.75 C-0.5 R-2.5 H-90 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Match Development Approvals:		
This project, which includes BTHDA-20, is approved for the following under G-850 :		
2.59 Overall FAR		
250 Dwelling units (approx. 2.5 FAR)		
90' height limit (for the building on this lot)		
Since G-850 did not provide a limitation on the commercial density, Site Plan 820070180 was used for guidance. The site plan approved 40,000 sf of commercial development (approx. 0.28 FAR).		
SEE ALSO: Change log document MAP-R-238 .		



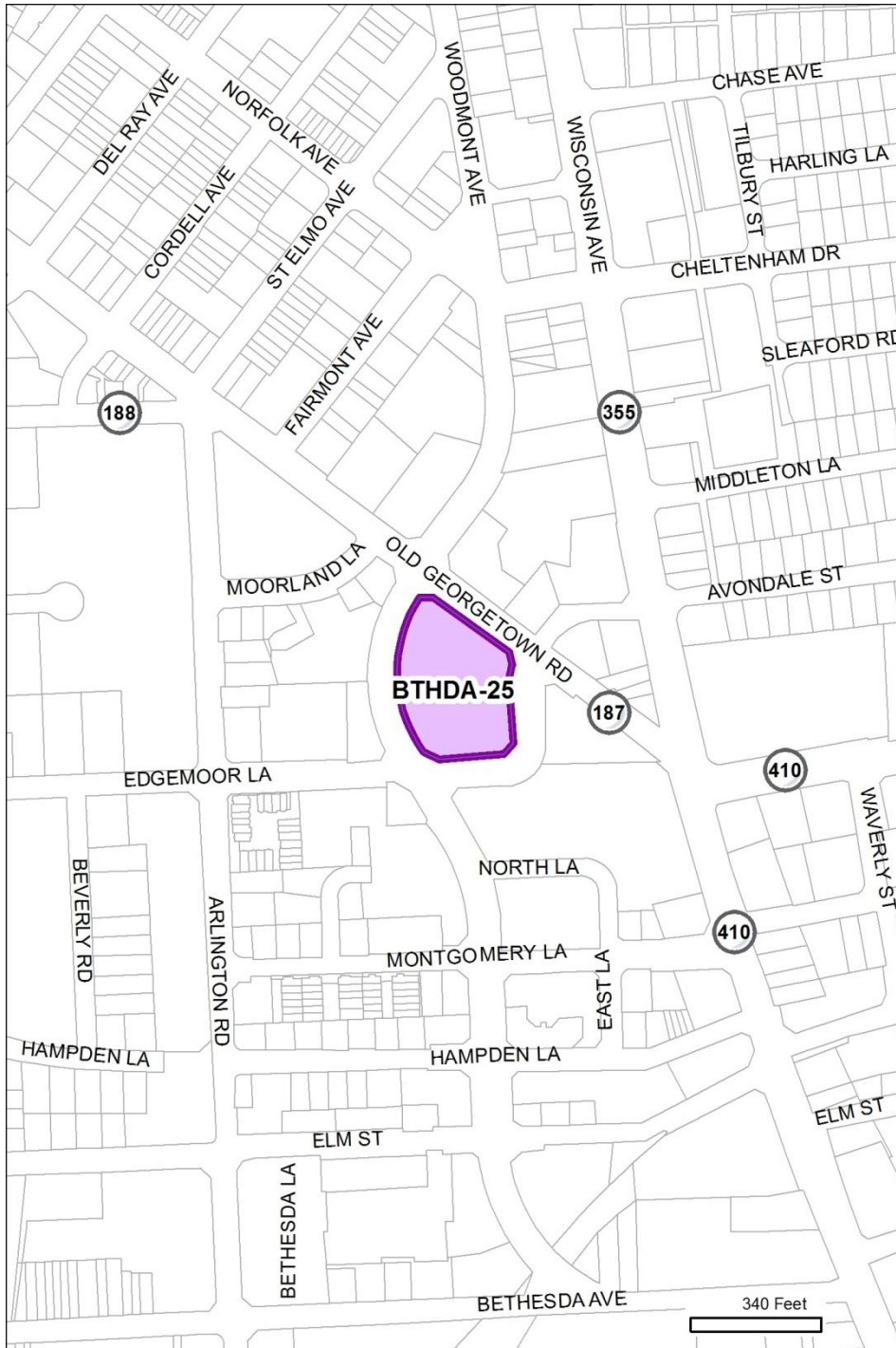
MP Number:		BTHDA-22
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-4.0 R-4.75 H-125 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 125'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39.</i>		



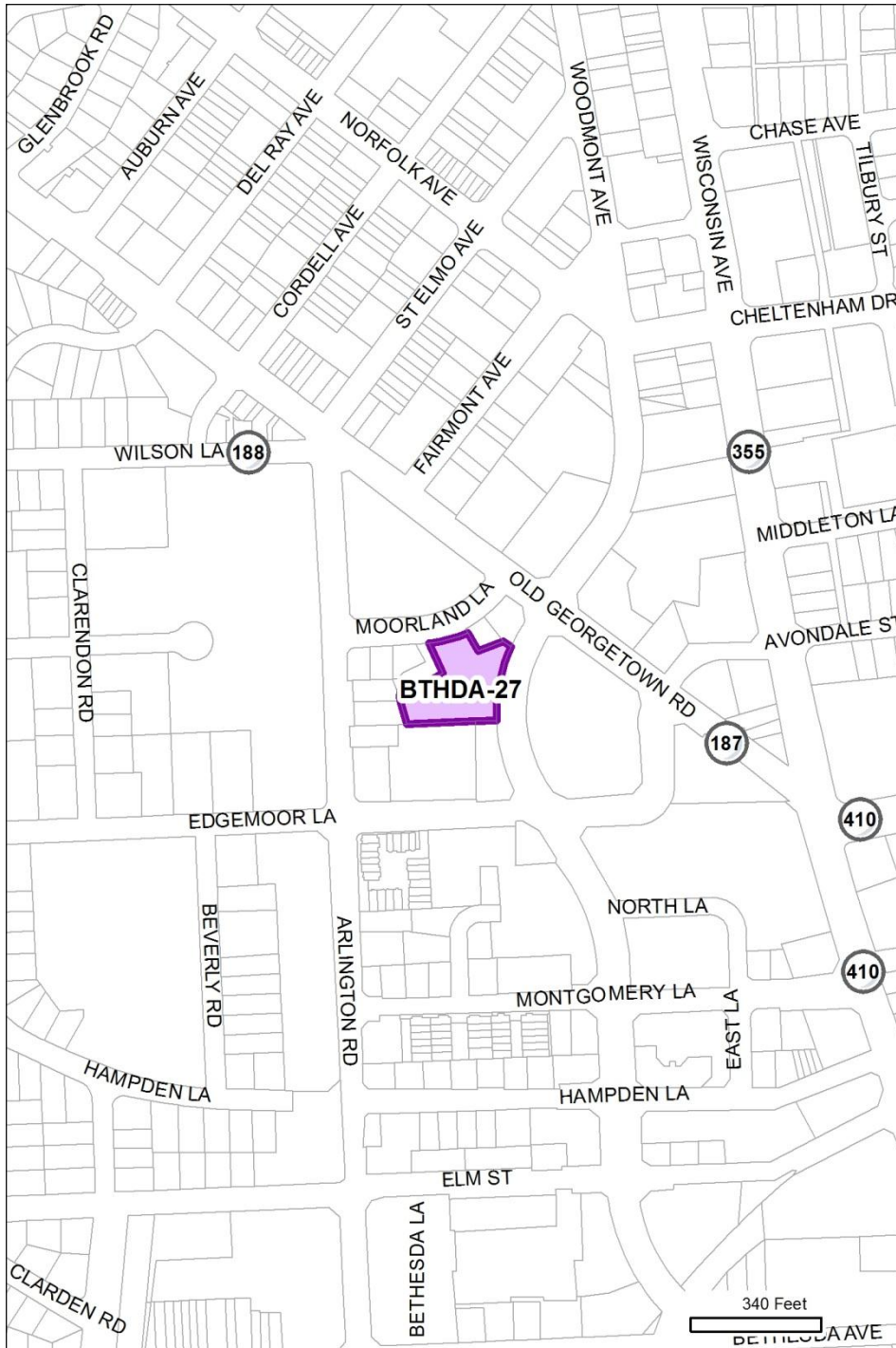
MP Number:		BTHDA-23
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-3
Standard Conv:		CR-8.0 C-6.0 R-6.0 H-200 T
Proposed Conv:		CR-8.0 C-6.0 R-6.0 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 145'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39.</i>		



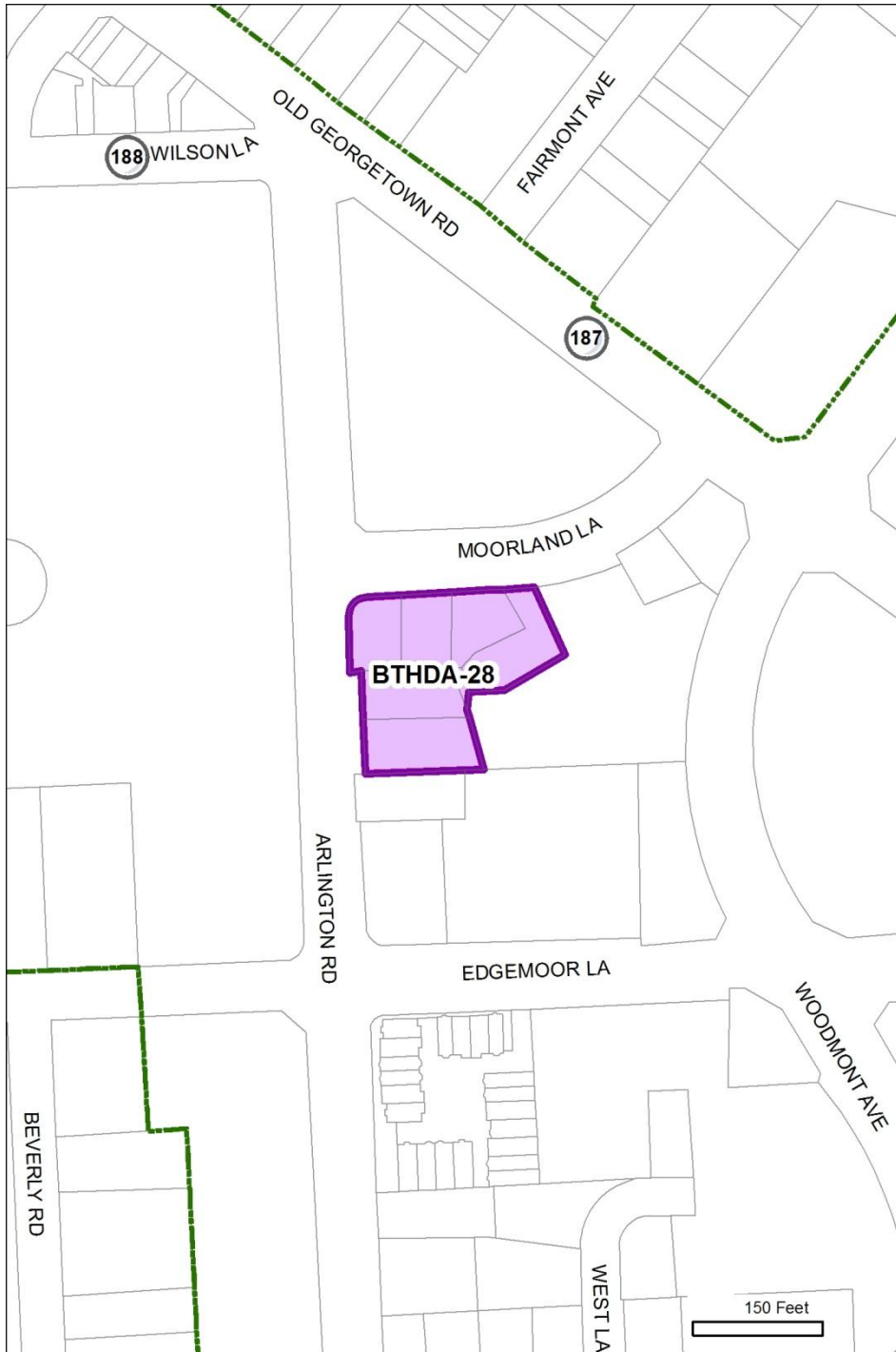
MP Number:		BTHDA-24
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-3
Standard Conv:		CR-8.0 C-6.0 R-6.0 H-200 T
Proposed Conv:		CR-8.0 C-6.0 R-6.0 H-175 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 175'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
See height map, page 39.		



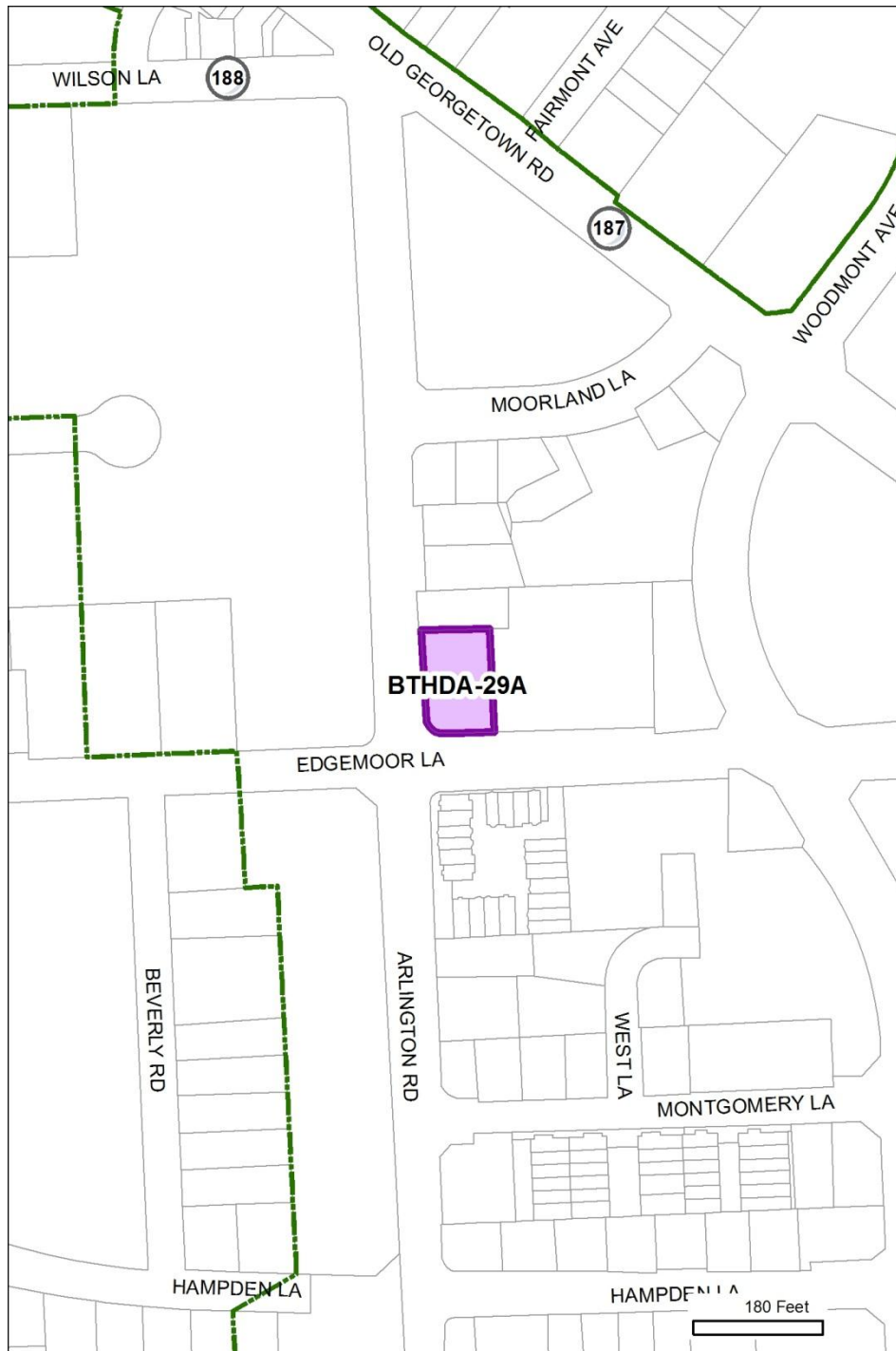
MP Number:		BTHDA-25
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-R2
Standard Conv:		CR-5.0 C-1.0 R-5.0 H-200 T
Proposed Conv:		CR-5.0 C-1.0 R-5.0 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 145'
Reason for non-standard conversion:		
Bethesda CBD Sector Plan, page 39:		
<i>See height map, page 39.</i>		



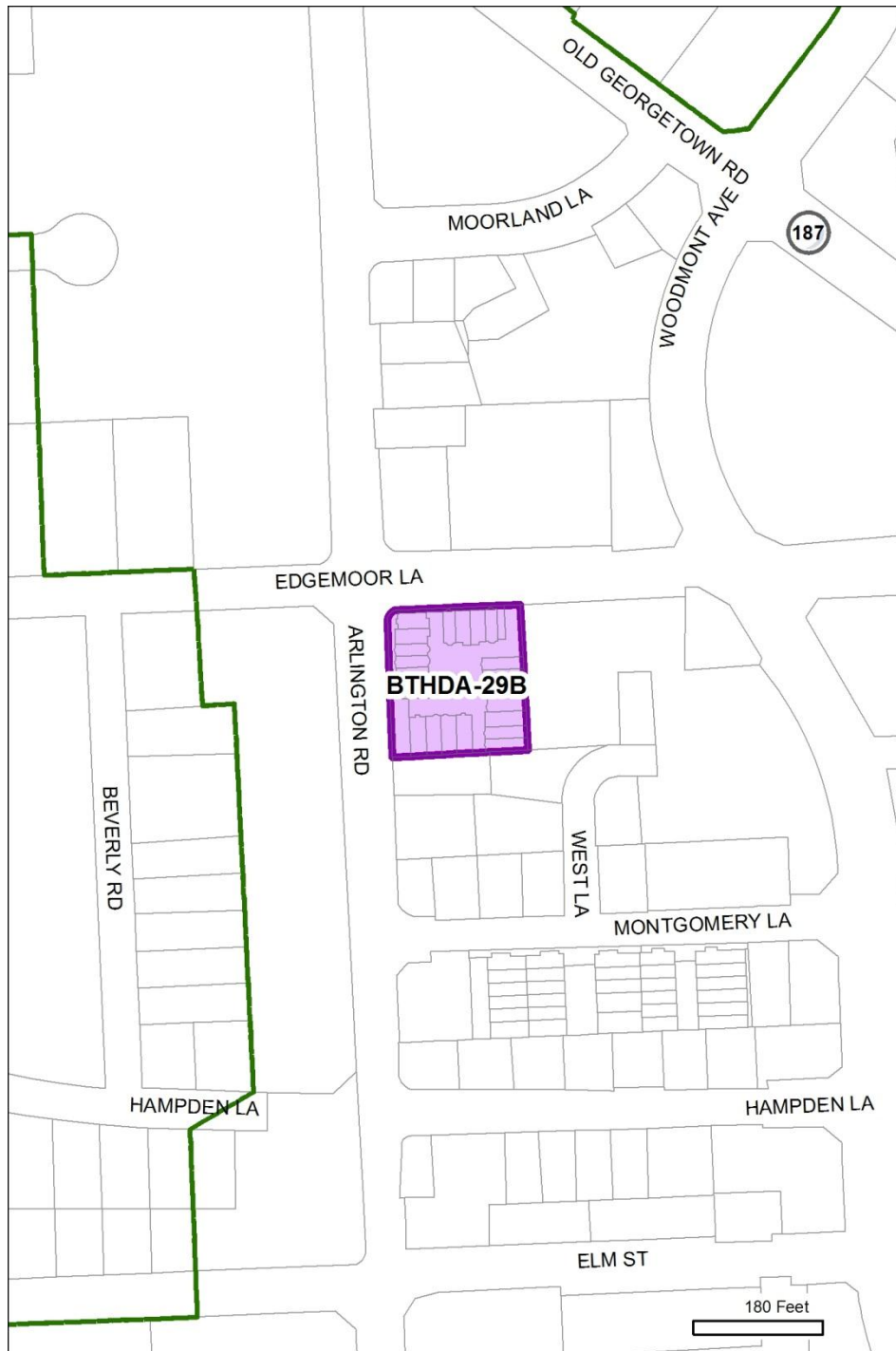
MP Number:		BTHDA-27
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.25 C-0.5 R-2.0 H-125 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR formula is based on Development Plan/ LMA G-561, G-583, Preliminary Plan 1-1988-0860 and Site Plan 8-1988-0310/A which authorized:</p> <ul style="list-style-type: none"> • 15,700 sf of office and 5,350 sf of retail (approx. 0.26 FAR) • 150 dwelling units • Overall FAR of 2.2 • Maximum height of 122' 		



MP Number:		BTHDA-28
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.25 C-0.5 R-2.0 H-35 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR formula is based on Development Plan/ LMA G-561, G-583, Preliminary Plan 1-1988-0860 and Site Plan 8-1988-0310/A which authorized:</p> <ul style="list-style-type: none"> • 15,700 sf of office and 5,350 sf of retail (approx. 0.26 FAR) • 150 dwelling units • Overall FAR of 2.2 • Offices on this site were limited to the existing structures, which were developed under R-60, so the height is capped at 35' 		



MP Number:		BTHDA-29A
Master Plan:		Bethesda CBD
Location:		Arlington Rd and Edgemoor La
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-1.0 C-0.25 R-1.0 H-40 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula is based on G-720, DPA 03-02, Preliminary Plan 1-2005-0660 and Site Plan 8-2005-0230 which authorized:		
<ul style="list-style-type: none"> • 1.0 FAR of residential • Maximum height of 3 stories 		



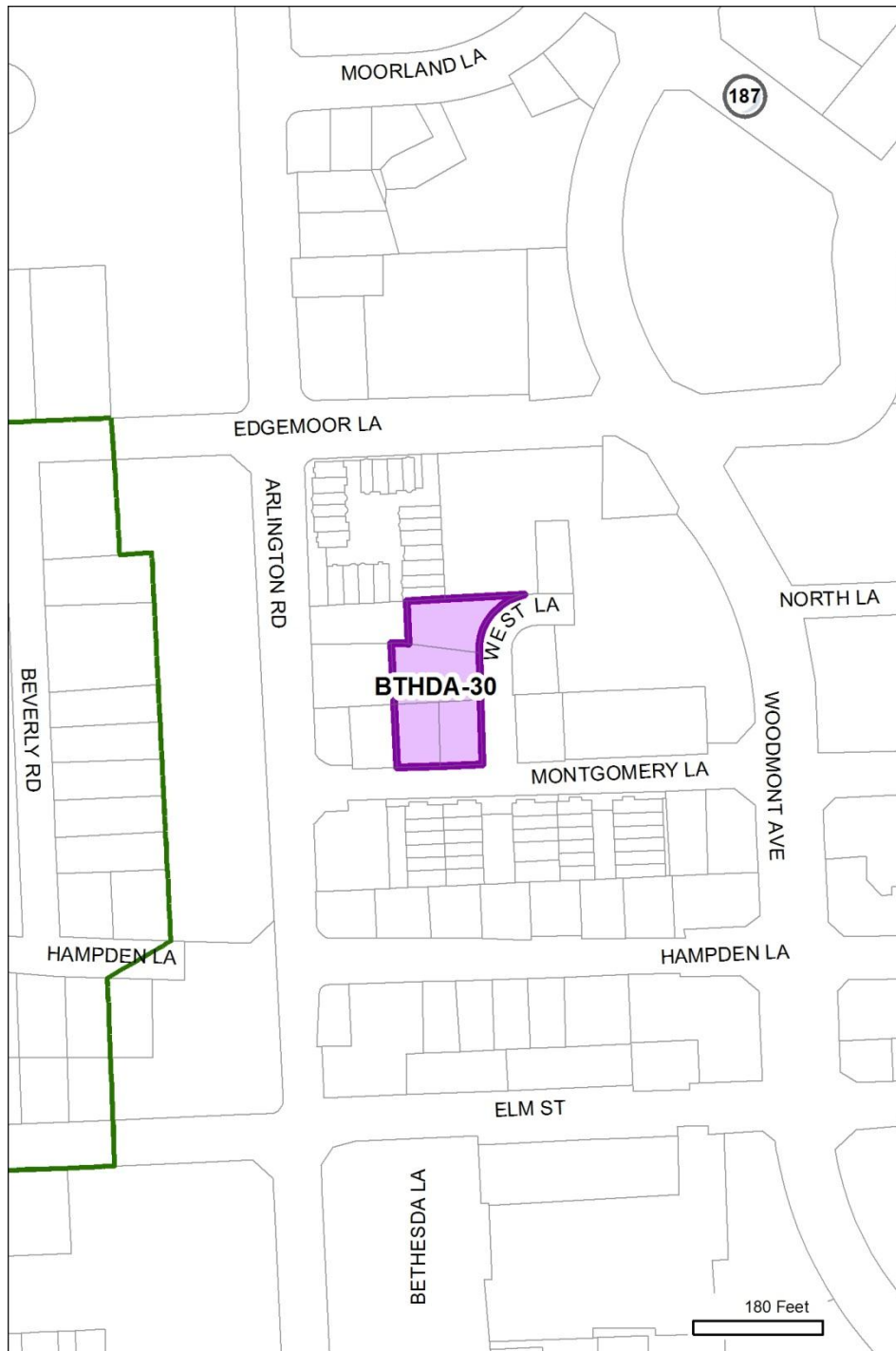
MP Number:		BTHDA-29B
Master Plan:		Bethesda CBD
Location:		Edgemoor La. And Arlington Rd.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-1.75 C-0.25 R-1.75 H-40 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula for this site is based on G-720 and Preliminary Plan 1-1997-0380 which authorized:		
<ul style="list-style-type: none"> • 1.64 FAR of residential development • Maximum height of 3 stories 		



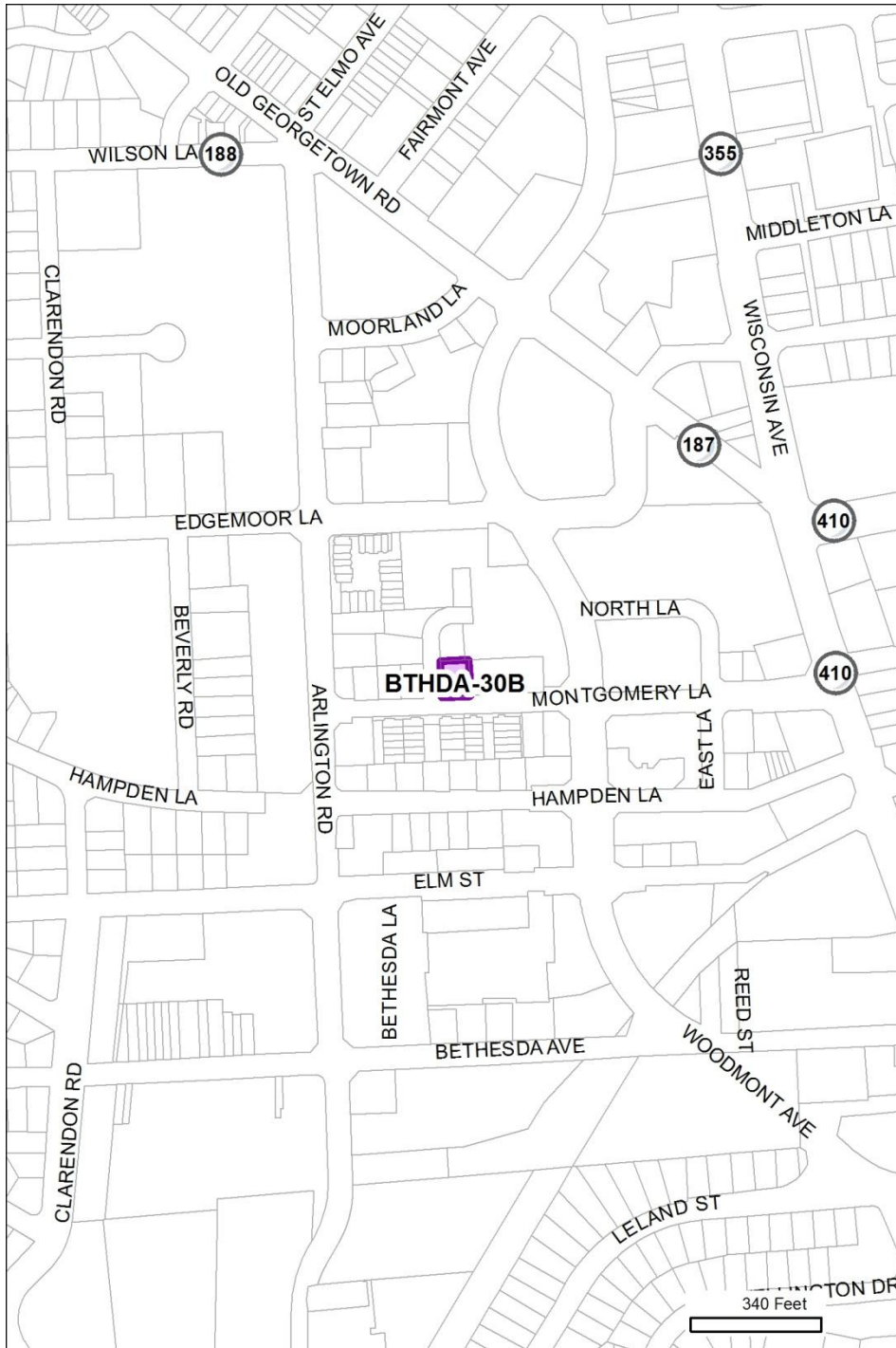
MP Number:		BTHDA-29C
Master Plan:		Bethesda CBD
Location:		Arlington Rd and Montgomery Ln
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.0 C-0.25 R-2.0 H-50 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula is based on LMA/ Development Plan G-865 and DPA 2007-03 which authorized:		
<ul style="list-style-type: none"> • 31 dwelling units at a maximum of 2.0 FAR • Maximum height of 4 stories 		



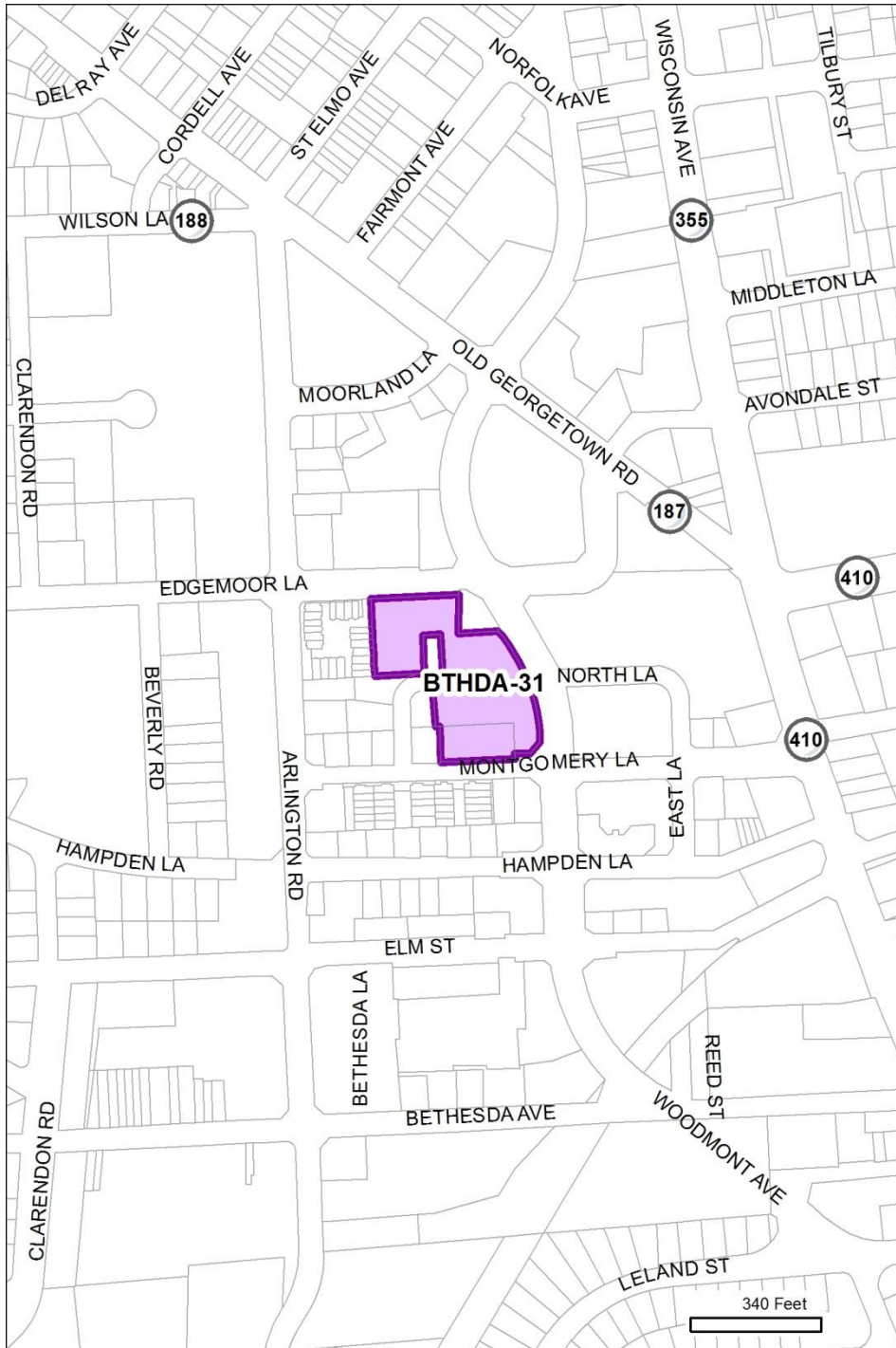
MP Number:		BTHDA-29D
Master Plan:		Bethesda CBD
Location:		Arlington Rd. and Montgomery Ln.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.0 C-0.25 R-2.0 H-50 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR Formula for this site is based on Preliminary Plan 1-2001-0180 and Site Plan 8-2001-0040 which approved this site as a residential project with a maximum FAR of 1.9, and a maximum height of 3 stories (up to 46').</p>		



MP Number:		BTHDA-30
Master Plan:		Bethesda CBD
Location:		Montgomery La & West La
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-70 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Match Floating Zone/ Development Approval:		
<p>This site is approved for development under G-954 and DPA201203.</p> <p>The development is approved up to 3.05 FAR of residential including bonus density, which is handled by the "T" language. A maximum density of 2.5 FAR of residential in conjunction with the "T" language will give the site enough density to match what has been approved by the Planning Board.</p> <p>The site is approved for heights up to 70'.</p> <p>SEE ALSO: Change log document MAP-R-223.</p>		



MP Number:		BTHDA-30B
Master Plan:		Bethesda CBD
Location:		Montgomery Ln.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-70 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula for this approval is based on Preliminary Plan 1-2013-0120 and Site Plan 8-2013-0150 which authorized:		
<ul style="list-style-type: none"> • 4 dwelling units at 2.496 FAR • Maximum height of 69' 		



MP Number:		BTHDA-31
Master Plan:		Bethesda CBD
Location:		Woodmont Ave and Edgemoor La.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-130 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone approvals:		
The CR formula is based on Preliminary Plan 1-1986-283-0 and Site Plan 8-1986-1020 which authorized:		
<ul style="list-style-type: none"> • An overall FAR of 2.5 • 255 dwelling units • 12 story height limit 		



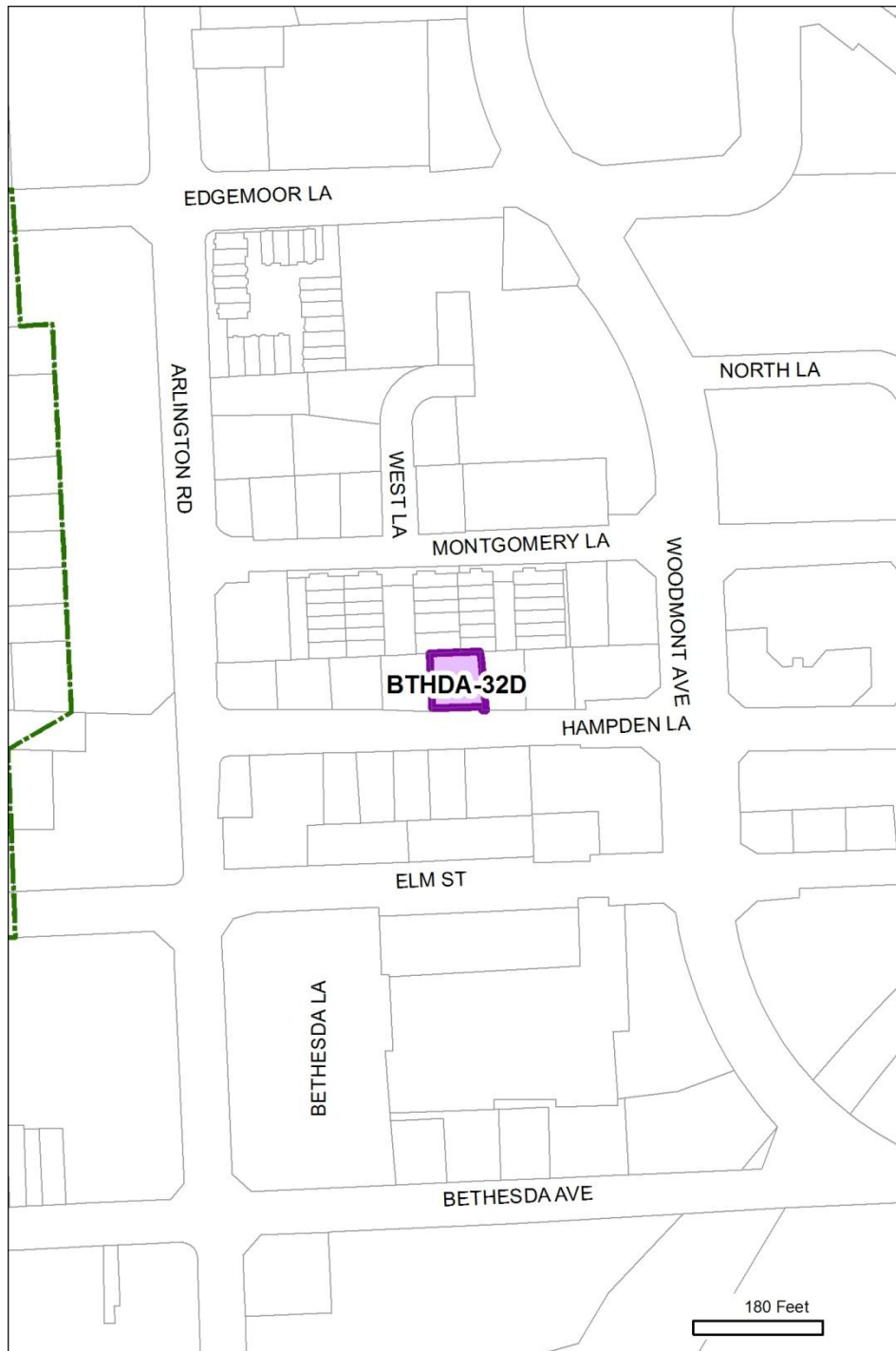
MP Number:		BTHDA-32A
Master Plan:		Bethesda CBD
Location:		Arlington Rd. and Edgemoor Ln.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-75 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula is based on Site Plan 8-1986-0810 which authorized:		
<ul style="list-style-type: none"> • 115,192 sf of residential development (2.499 FAR) • Maximum height of 8 stories, or 72' 		



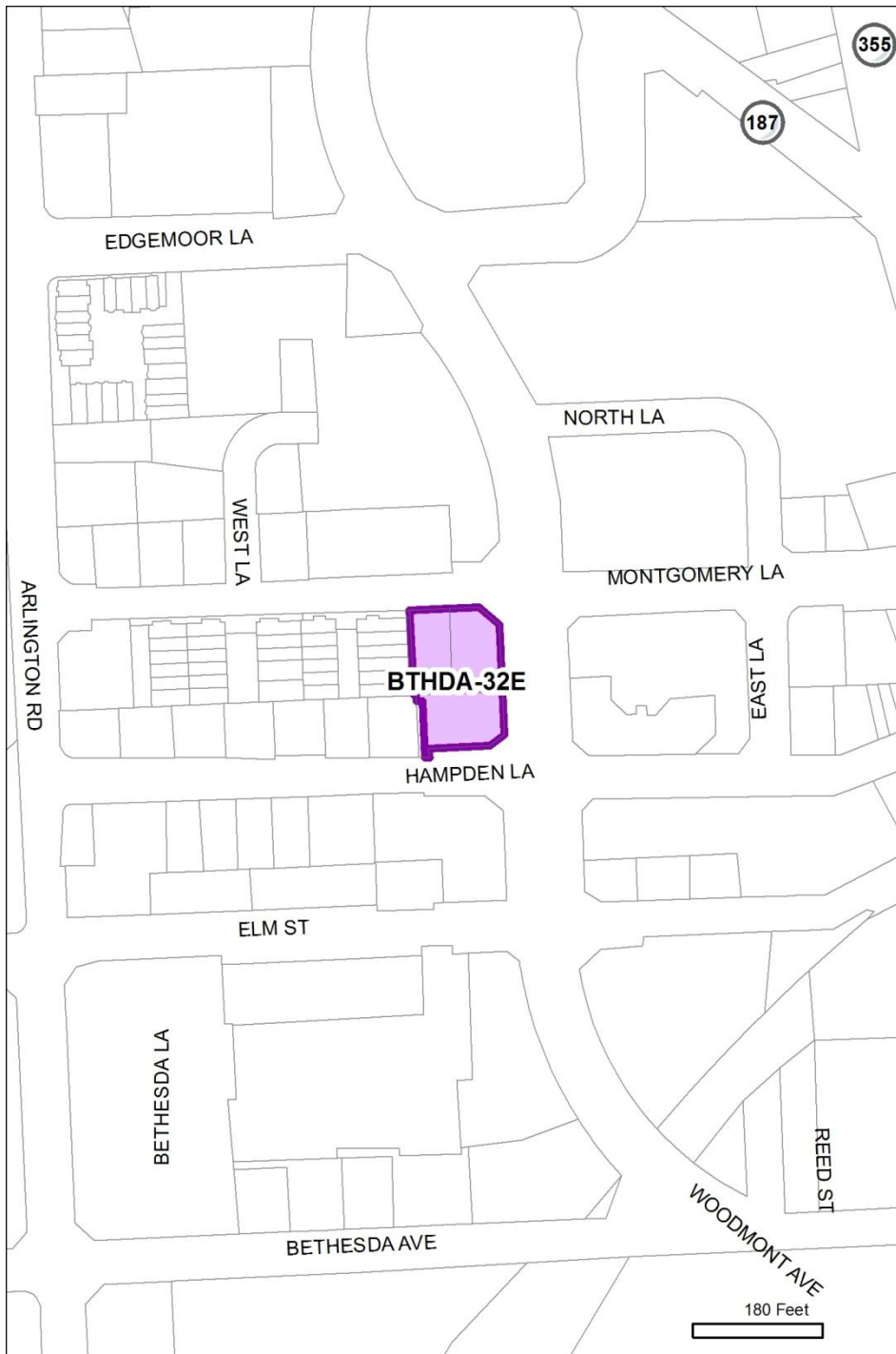
MP Number:		BTHDA-32B
Master Plan:		Bethesda CBD
Location:		Montgomery La.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-1.5 C-0.25 R-1.5 H-40 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR formula for this zone is based on LMA/ Development Plan approval G-755, Preliminary Plan 1-1998-0670, and Site Plan 8-1988-0350, which authorized:</p> <ul style="list-style-type: none"> • 17 dwelling units (approx. 1.39 FAR) • A maximum height of 38' 		



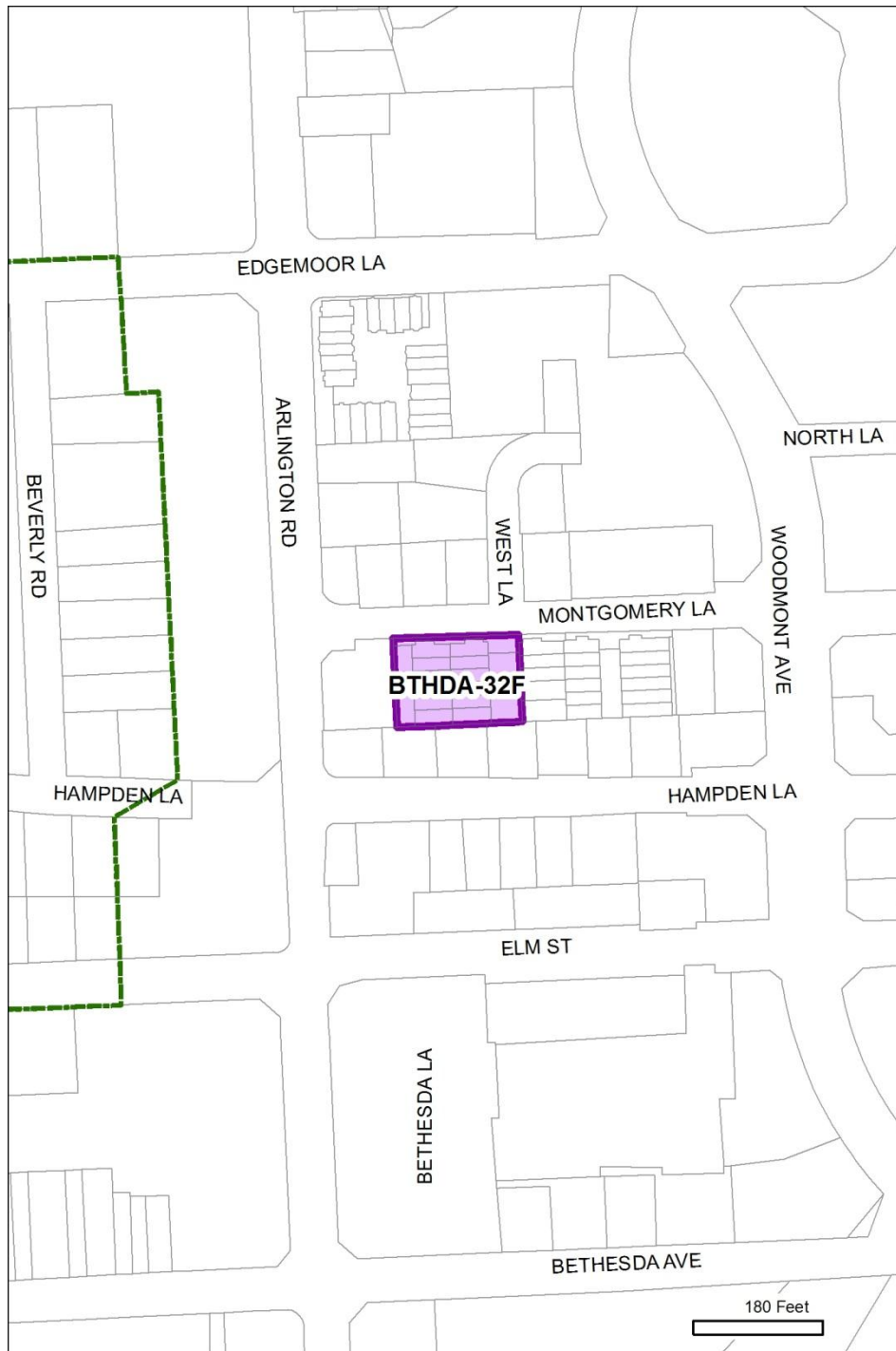
MP Number:		BTHDA-32C
Master Plan:		Bethesda CBD
Location:		Hamden La. and Woodmont Ave
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-75 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR formula was created based on Preliminary Plan 1-2007-0500 and Site Plans 8-2007-0100 and 8-2007-010A which authorized:</p> <ul style="list-style-type: none"> • 60 dwelling units • 3.05 MPDUs (with MPDUs) • Maximum height of 71' <p>The FAR and height were binding elements in the development plan.</p>		



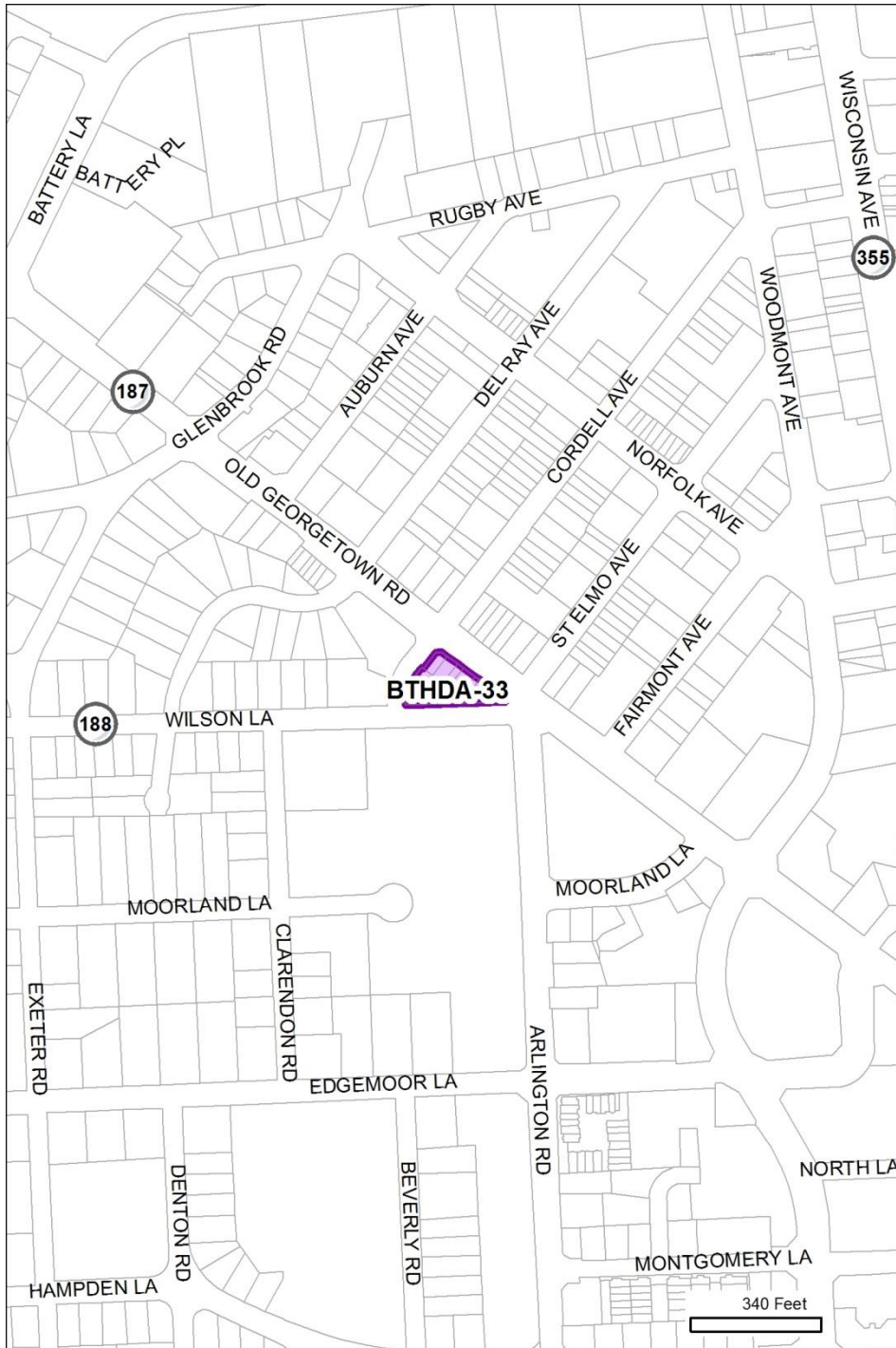
MP Number:		BTHDA-32D
Master Plan:		Bethesda CBD
Location:		Hamden La.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-1.75 C-0.25 R-1.75 H-50 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula for this site is based on Preliminary Plan 1-2007-0720 and Site Plan 8-2007-0230 which authorized:		
<ul style="list-style-type: none"> • 12,750 sf of residential (approx. 1.71 FAR) • Maximum height of 48' 		



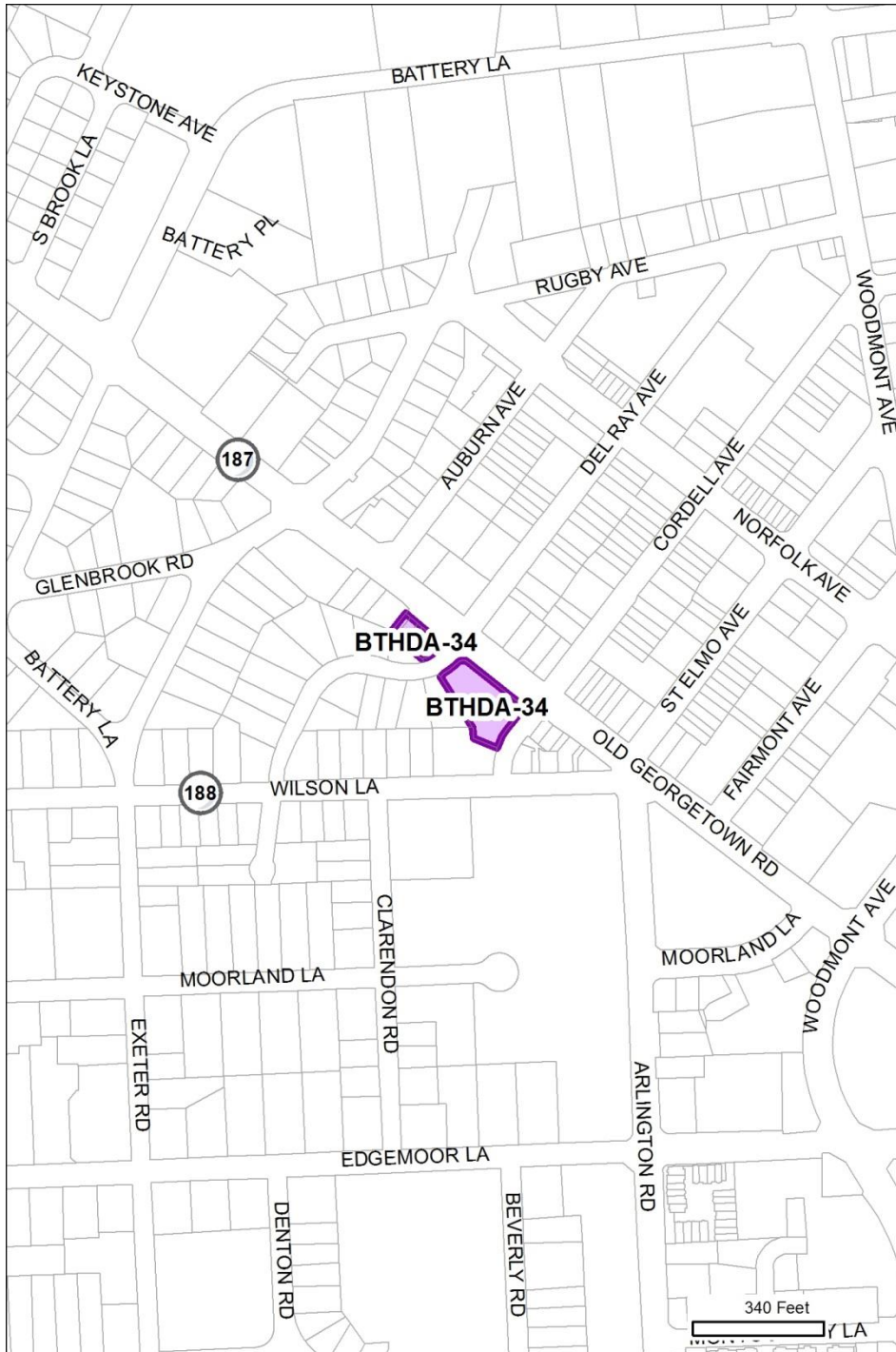
MP Number:		BTHDA-32E
Master Plan:		Bethesda CBD
Location:		Hamden La. and Woodmont Ave.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-2.5 C-0.25 R-2.5 H-75 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
<p>The CR formula for this site is based on DPA-12-2, Preliminary Plan 1-2007-0280 and Site Plan 8-2007-0060 which authorized:</p> <ul style="list-style-type: none"> • 2.5 FAR of residential (3.05 with MPDUs) • Maximum height of 72' 		



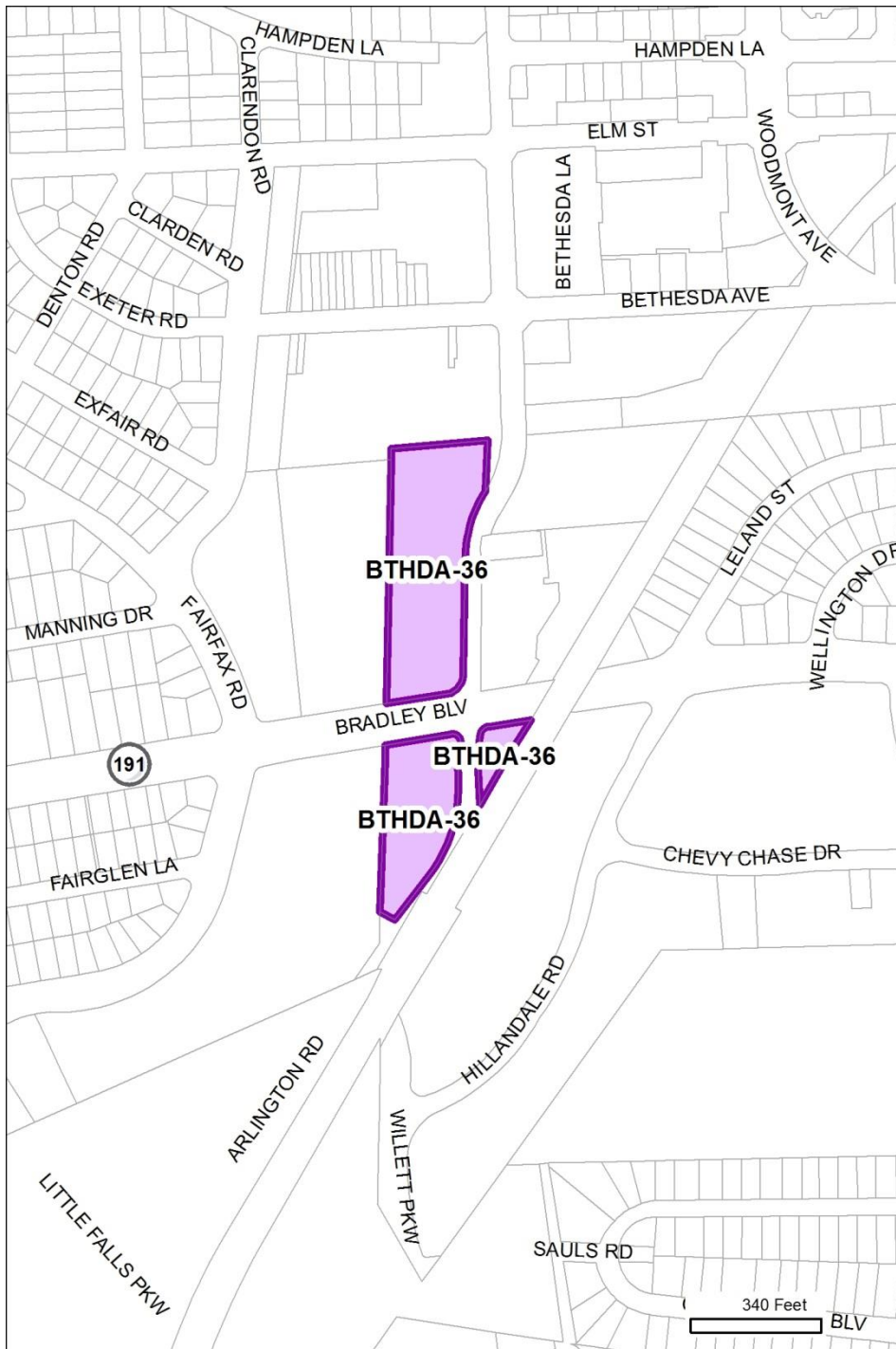
MP Number:		BTHDA-32F
Master Plan:		Bethesda CBD
Location:		Montgomery La.
Existing Zone:		TS-R
Standard Conv:		N/A
Proposed Conv:		CR-1.75 C-0.25 R-1.75 H-45 T
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for non-standard conversion:		
Floating Zone Approval:		
The CR formula for this site is based on G-721, Preliminary Plan 1-1996-0590, and Site Plan 8-1997-0110/A, which authorized:		
<ul style="list-style-type: none"> • 12 dwelling units (approx. 1.66 FAR) • Maximum height of 42' 		



MP Number:		BTHDA-33
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Standard Conv:		CRT-2.0 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.0 C-1.5 R-0.75 H-35
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



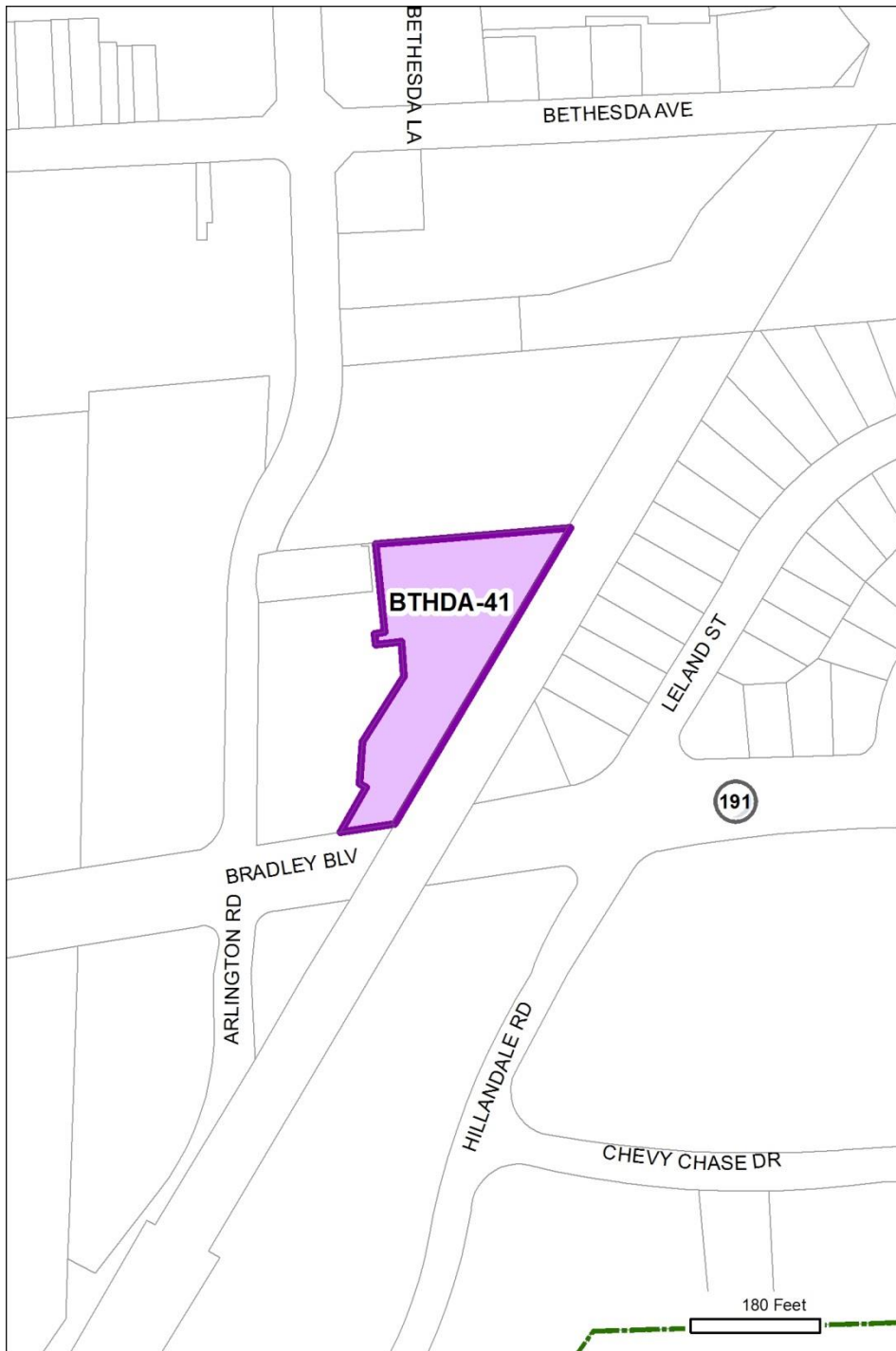
MP Number:		BTHDA-34
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Standard Conv:		CRT-1.5 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-1.5 C-1.5 R-0.75 H-35
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		



MP Number:		BTHDA-36
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-75
Proposed Conv:		CRT-0.5 C-0.5 R-0.25 H-45
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	Reduced to 0.5
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 45'
Reason for non-standard conversion:		
See height map, Bethesda CBD Sector Plan, page 39.		
And		
Montgomery County Zoning Ordinance §59-C-18.122(b):		
“...For any building in the overlay zone, the gross floor area cannot exceed 0.5 FAR...”		



MP Number:		BTHDA-40
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-R2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-5.0 R-4.75 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Increased to 5.0
	Resid'l FAR:	Standard
	Height:	Standard
Reason for non-standard conversion:		
<p>Match Development Approvals:</p> <p><i>Under the current zoning ordinance, additional commercial density can be granted by the Planning Board for sites meeting certain criteria.</i></p> <p><i>These conditions include:</i></p> <ul style="list-style-type: none"> • A minimum lot size of 22,000 square feet • Frontage on a "major highway" • Within an "Urban District" as defined by Chapter 68A • At least 250' from single-family zoned land • Includes a hotel • Includes ground-floor retail <p><i>Because this site has already been approved for density under this method, the additional commercial FAR should be granted (up to 5.0 FAR).</i></p> <p>SEE ALSO: Change log document MAP-E-207.</p>		



MP Number:		BTHDA-41
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.25 C-1.5 R-0.75 H-60
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 60'
Reason for non-standard conversion:		
Match Development Approvals:		
<p><i>This site was approved under site plan 819810370. The plan approved a 5 story building, which was constructed.</i></p> <p><i>The conversion rationale for matching approvals listed in stories is to grant 10' per story, plus 10' for the base floor, which is generally taller. That would give a height of 60' for this property.</i></p>		

ZONE IMPLEMENTATION

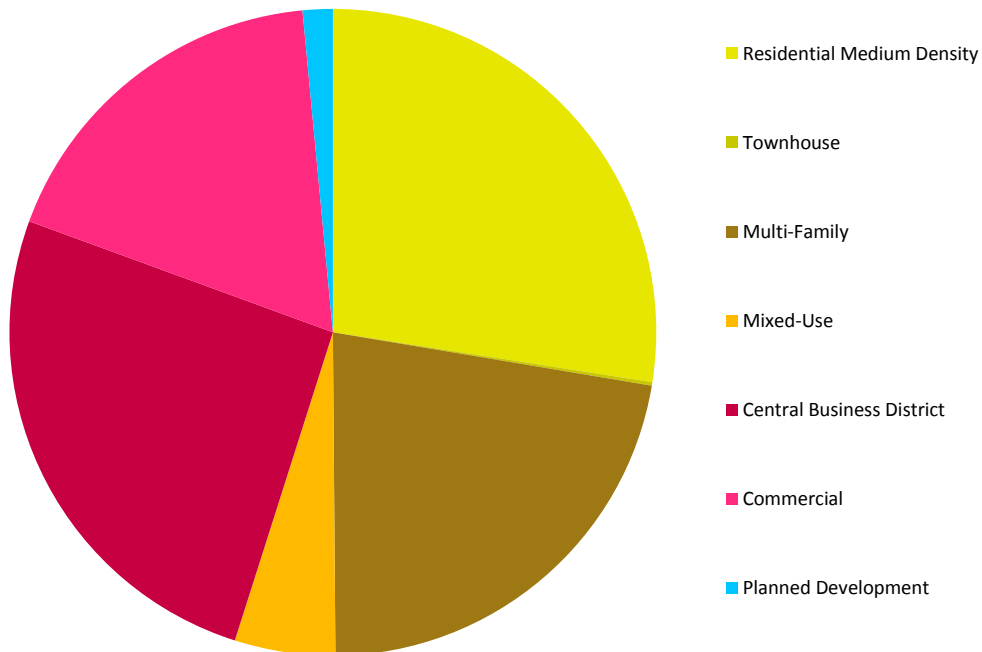
Bethesda CBD					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-60	68.96	26.81	R-60	70.62	27.46
R-60/TDR	1.66	0.65			
RT-12.5	0.45	0.17	RT-12.5	0.45	0.17
R-10	30.38	11.81	R-10	30.38	11.81
R-30	26.79	10.42	R-30	26.79	10.42
CBD-0.5	0.14	0.06	CR-1.5 C-1.0 R-1.5 H-60 T	0.14	0.06
CBD-R1	0.69	0.27	CR-3.0 C-0.75 R-3.0 H-145 T	0.69	0.27
CBD-1	20.47	7.96	CR-3.0 C-2.0 R-2.75 H-35 T	4.04	1.57
			CR-3.0 C-2.0 R-2.75 H-60 T	1.41	0.55
			CR-3.0 C-2.0 R-2.75 H-75 T	14.83	5.77
			CR-3.0 C-2.0 R-2.75 H-90 T	0.18	0.07
CBD-2	31.82	12.37	CR-5.0 C-4.0 R-4.75 H-125 T	1.09	0.43
			CR-5.0 C-4.0 R-4.75 H-145 T	24.04	9.35
			CR-5.0 C-4.0 R-4.75 H-60 T	0.32	0.13
			CR-5.0 C-4.0 R-4.75 H-90 T	3.78	1.47
			CR-5.0 C-4.0 R-4.75 H-100 T	0.86	0.33
			CR-5.0 C-5.0 R-4.75 H-145 T	1.71	0.66
CBD-3	9.44	3.67	CR-5.0 C-5.0 R-4.0 H-200 T	3.48	1.35
			CR-8.0 C-6.0 R-6.0 H-145 T	0.48	0.19
			CR-8.0 C-6.0 R-6.0 H-175 T	3.54	1.38
			CR-8.0 C-6.0 R-6.0 H-200 T	1.94	0.75
CBD-R2	3.52	1.37	CR-3.0 C-1.0 R-3.0 H-120 T	0.43	0.17
			CR-3.0 C-1.0 R-3.0 H-75 T	0.83	0.32
			CR-5.0 C-1.0 R-5.0 H-145 T	2.26	0.88
TS-M	2.41	0.94	CR-2.75 C-0.5 R-2.5 H-55 T	2.22	0.86
			CR-2.75 C-0.5 R-2.5 H-90 T	0.19	0.08
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ZONE IMPLEMENTATION

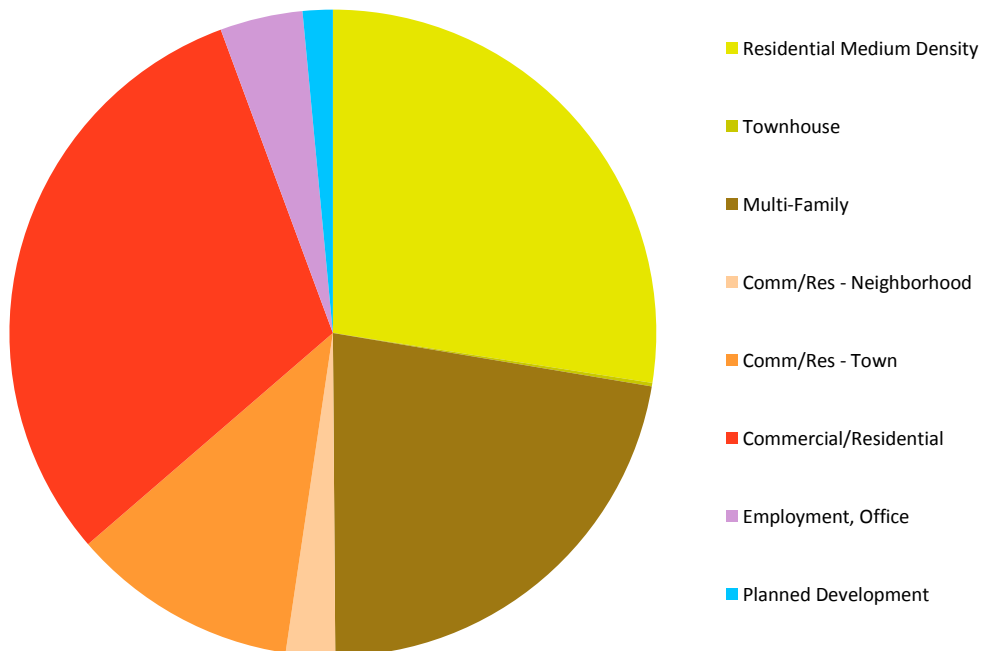
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C-2	29.13	11.33	CRT-0.5 C-0.5 R-0.25 H-45	5.17	2.01
			CRT-1.5 C-1.5 R-0.75 H-35	0.90	0.35
			CRT-2.0 C-1.5 R-0.75 H-35	0.48	0.18
			CRT-2.25 C-1.5 R-0.75 H-45	22.58	8.78
C-T	6.32	2.46	CRN-0.5 C-0.5 R-0.25 H-35	6.32	2.46
C-O	8.67	3.37	EOF-1.5 H-100	0.19	0.07
			EOF-1.5 H-50	2.66	1.04
			EOF-1.5 H-60	0.19	0.08
			EOF-3.0 H-100	5.29	2.06
			EOF-3.0 H-35	0.34	0.13
O-M	1.96	0.76	EOF-1.5 H-45	0.43	0.17
			EOF-1.5 H-50	0.55	0.21
			EOF-1.5 H-60	0.98	0.38
PD-35	1.43	0.56	PD-35	1.43	0.56
PD-44	2.43	0.95	PD-44	2.43	0.95
Grand Total	257.12		Grand Total	257.12	

ZONE IMPLEMENTATION

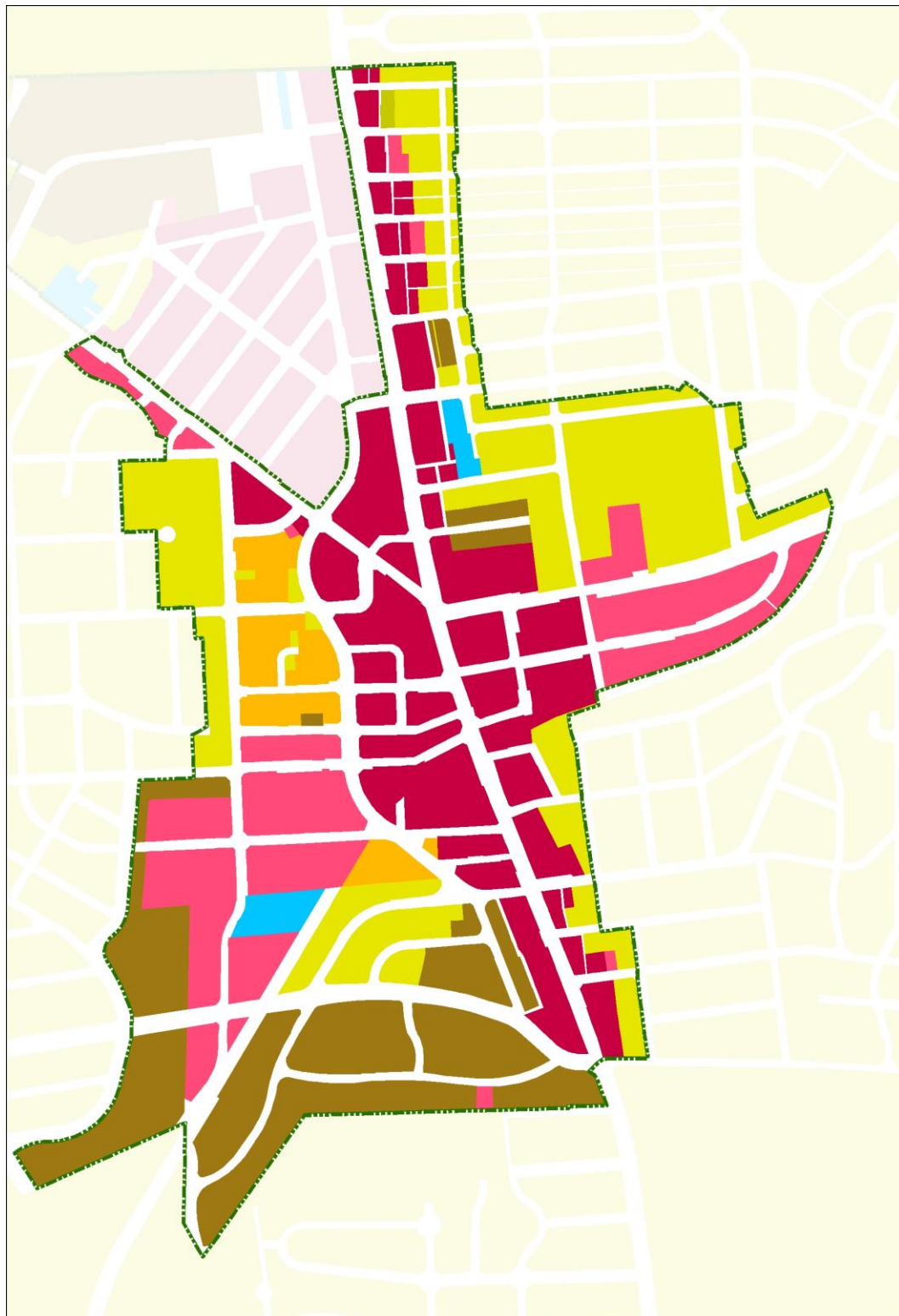
Bethesda CBD: Existing Zoning



Bethesda CBD: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Residential Medium Density**
R-60
R-60/TDR

- Townhouse**
RT-12.5

- Multi-Family**
R-30
R-10

- Commercial**
C-T
C-2
C-O
O-M


- Central Bus. Dist.**
CBD-0.5
CBD-1
CBD-R1
CBD-2
CBD-R2
CBD-3

- Mixed-Use**
TS-R
TS-M


- Planned Development**
PD-35
PD-44

PROPOSED ZONING MAP

Proposed Zones

 **Residential
Medium Density**
R-60


 **Townhouse**
RT-12.5


 **Multi-Family**
R-30
R-10

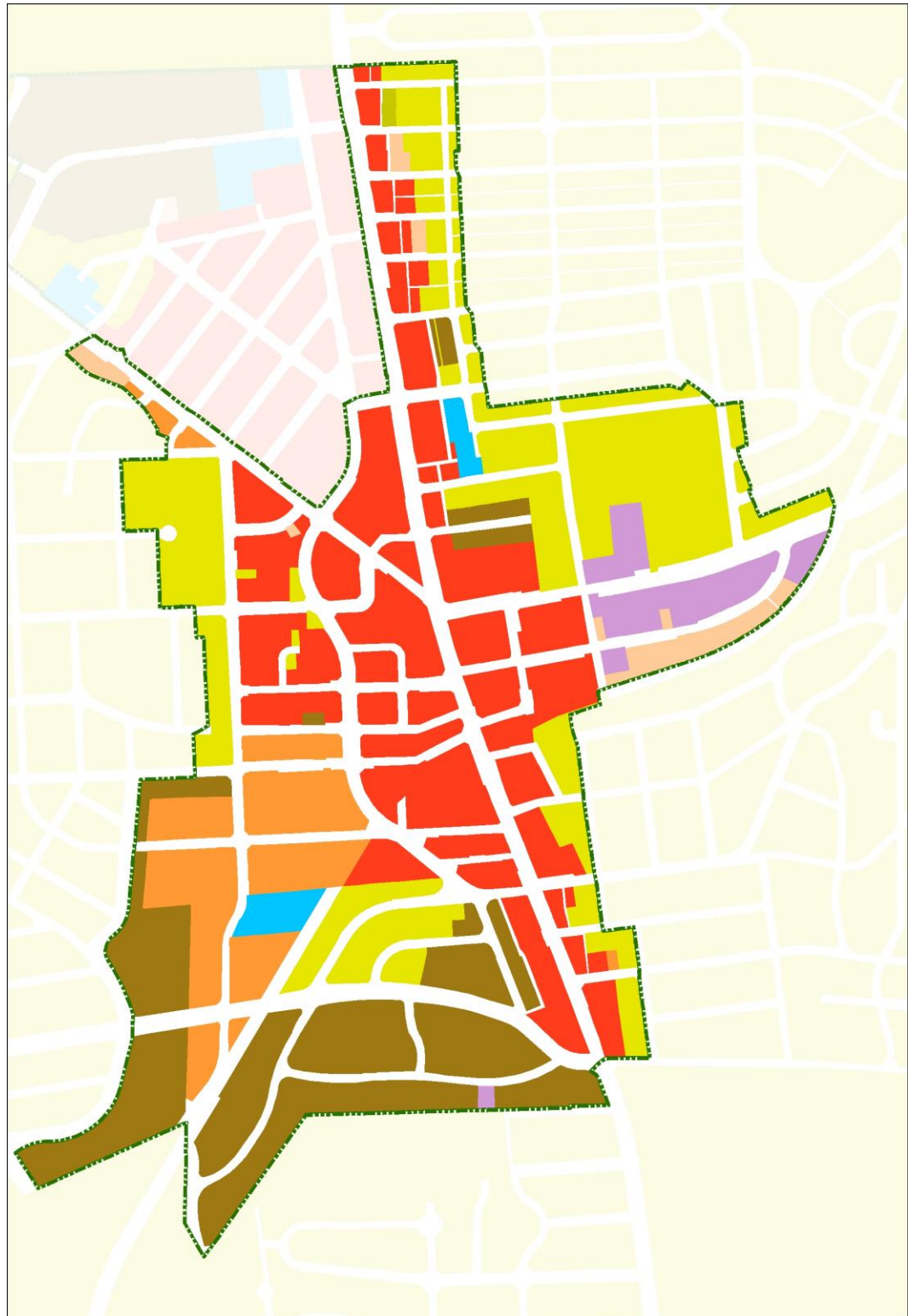
 **Comm/Res-
Neighborhood**
CRN

 **Comm/Res-
Town**
CRT

 **Employment,
Office**
EOF

 **Commercial/
Residential**
CR

 **Planned
Development**
PD-35
PD-44



PLANNING AREA CONTEXT

