

Master Plan Review

BOYDS

Approved and Adopted
February 1985



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.

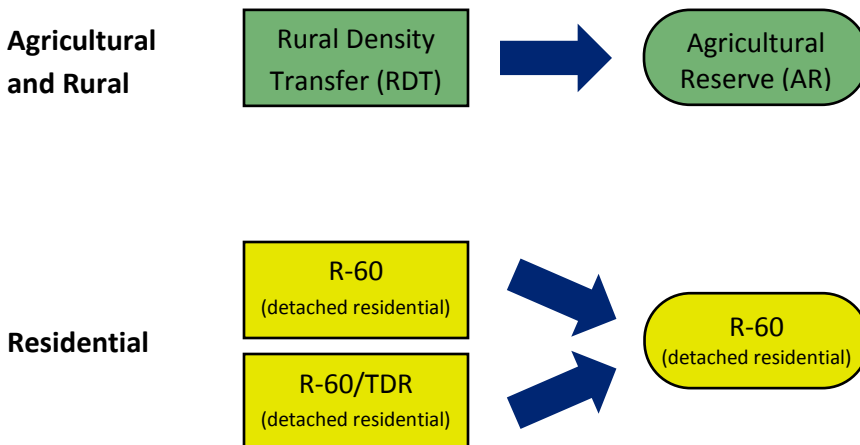
Agricultural, Residential, and Industrial Zone Implementation:

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:



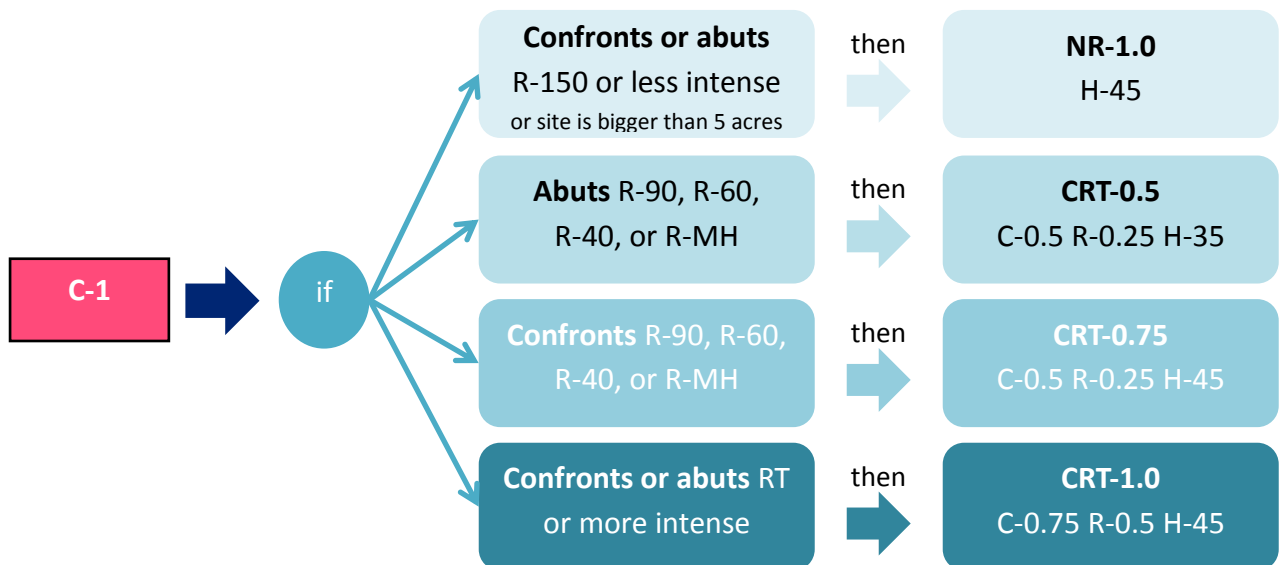
Commercial and Mixed-Use Zone Implementation:

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 Boyds Master Plan was approved and adopted in February 1985. The aim of the Plan is to address the balance of pressure from regional activities and the retention of local community integrity. The Plan recognizes the need for an orderly and well-balanced growth policy, which will enhance the livability of the area rather than permit haphazard development which could destroy its charm and rural atmosphere.

General Land Use Recommendations:

- Boyds should continue as a rural, residential community composed primarily of single-family detached dwellings at varying densities.
- Land use recommendations should be in harmony with the present Germantown and Clarksburg Master Plans.
- Public services should be developed and maintained to ensure the highest possible level of service attainable within fiscal constraints at each state of the community's development.
- If approved, future quarrying operations should be compatible with the rural residential character of Boyds.



Boys General Store

ZONE IMPLEMENTATION

The Boyds Planning Area currently has 8 zones: 2 Rural, 3 Residential, 1 Commercial, 1 Planned Development, and 1 Industrial.

Existing Rural

RDT: Rural Density Transfer
R: Rural

Existing Residential:

RE-1: Detached Unit, Single-Family
RE-2: Detached Unit, Single-Family
R-200: Detached Unit, Single-Family

Existing Commercial

C-1: Convenience Commercial

Existing Planned Development:

T-S: Town Sector

Existing Industrial:

I-1: Light Industrial

Standard Implementation:

The existing RDT (Rural Density Transfer) zone will be renamed AR (Agricultural Reserve). The existing Rural zone will remain.

The existing RE-1 and RE-2 will remain. The existing R-200 will remain.

The Existing I-1 will be renamed IM (Industrial Moderate) zone and the existing T-S zone will remain as the T-S (Town Sector) zone.

The existing C-1 zone will translate to NR (Neighborhood Retail).

NON-STANDARD CONVERSIONS

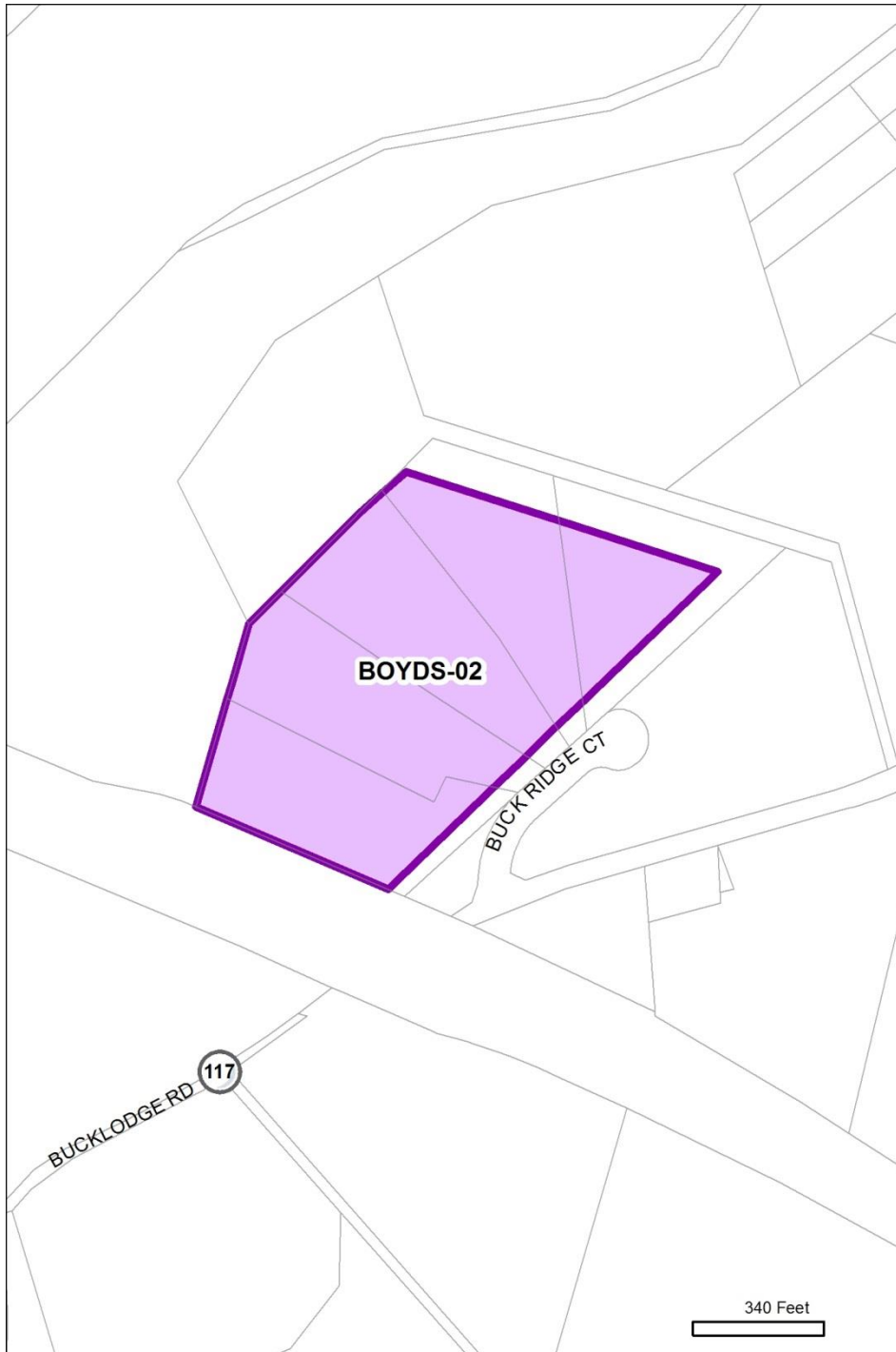
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.



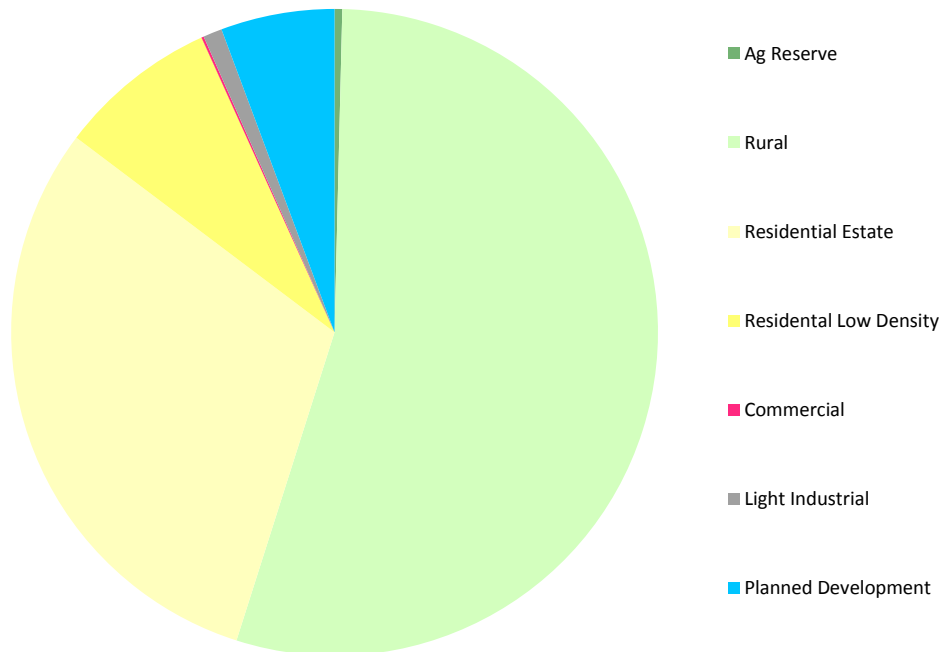
MP Number:		BOYDS-02
Master Plan:		Boyds
Location:		Bucklodge Rd & Buck Ridge Ct
Existing Zone:		I-1
Standard Conv:		IM-2.5 H-50
Proposed Conv:		IM-1.5 H-45
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
Reason for non-standard conversion:		
Boyds Master Plan: Page 9 <i>"Although the Master Plan recommends I-1 zoning, this property is not suitable as a major employment center. Low intensity uses, such as warehousing, are envisioned."</i>		

ZONE IMPLEMENTATION

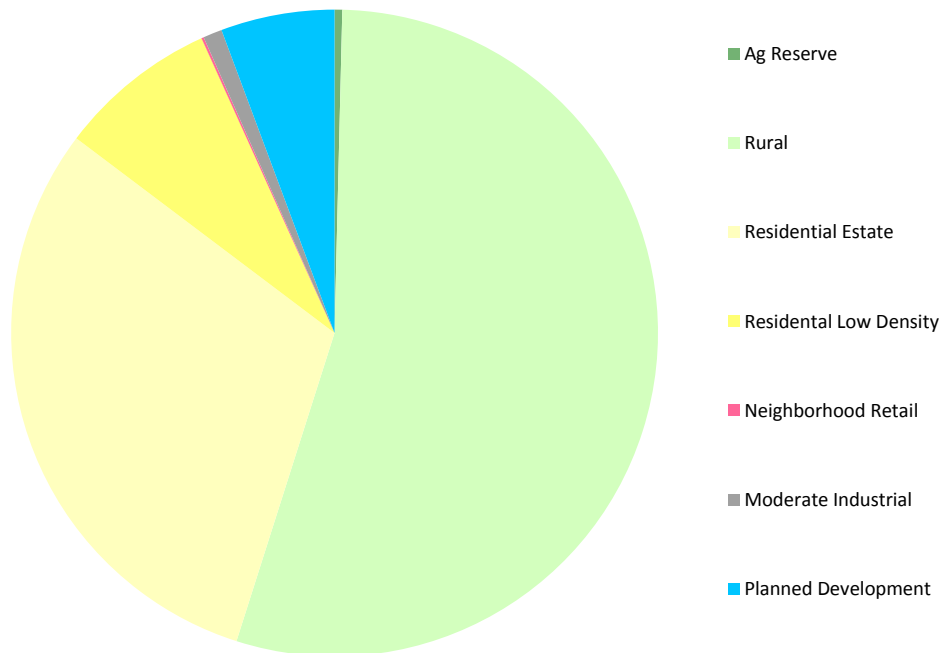
Boyd's					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RDT	11.37	0.38	AR	11.37	0.38
RURAL	1,620.79	54.50	RURAL	1,620.79	54.50
RE-1	9.87	0.33	RE-1	9.87	0.33
RE-2	893.17	30.04	RE-2	893.17	30.04
R-200	237.05	7.97	R-200	237.05	7.97
C-1	3.36	0.11	NR-1.0 H-45	3.36	0.11
I-1	28.16	0.95	IM-1.5 H-45	18.17	0.61
			IM-2.5 H-50	9.99	0.34
T-S	169.0	5.71	T-S	169.90	5.71
Grand Total	2,972.77		Grand Total	2,972.77	

ZONE IMPLEMENTATION

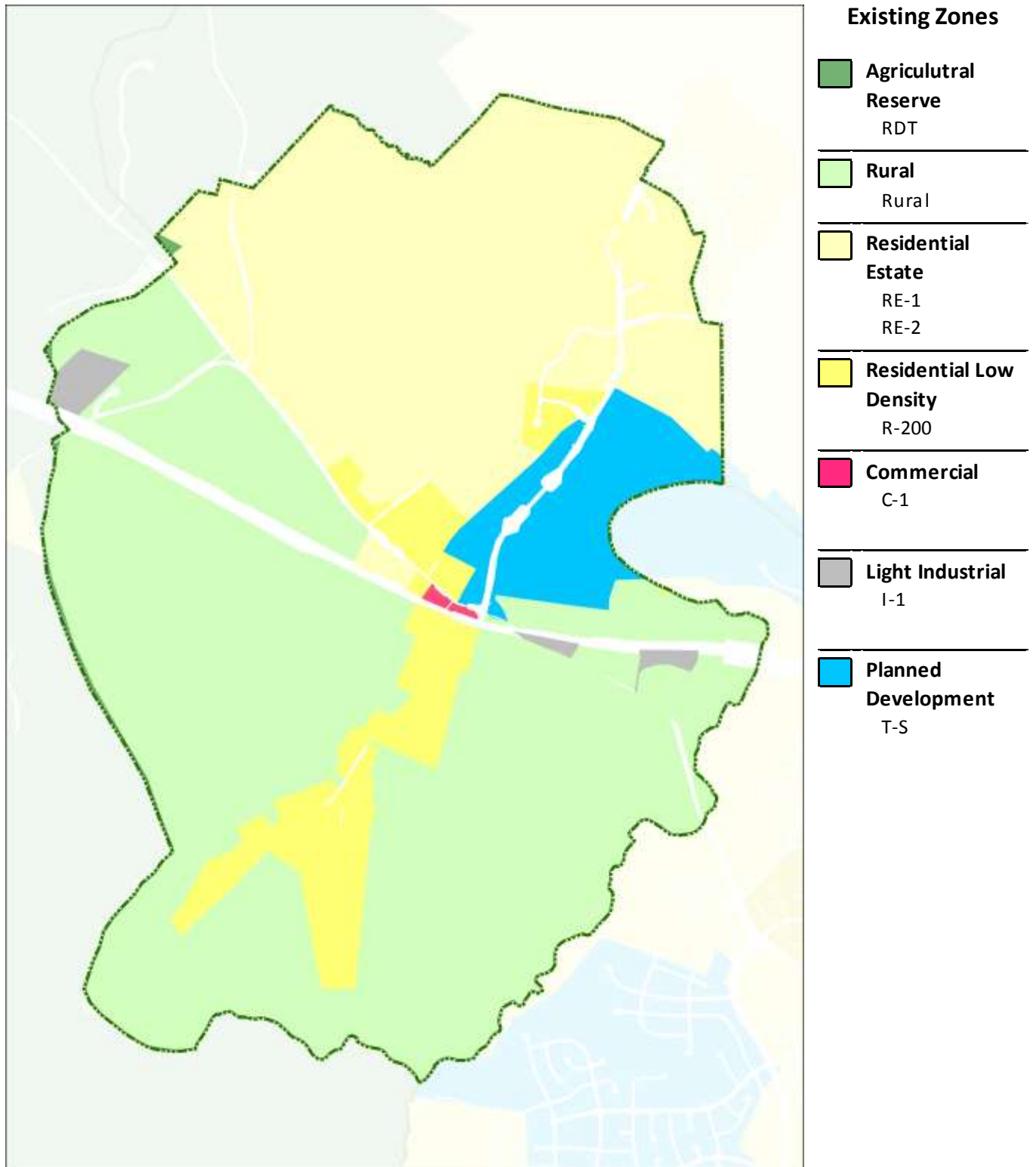
Boyd's: Existing Zoning



Boyd's: Proposed Zoning



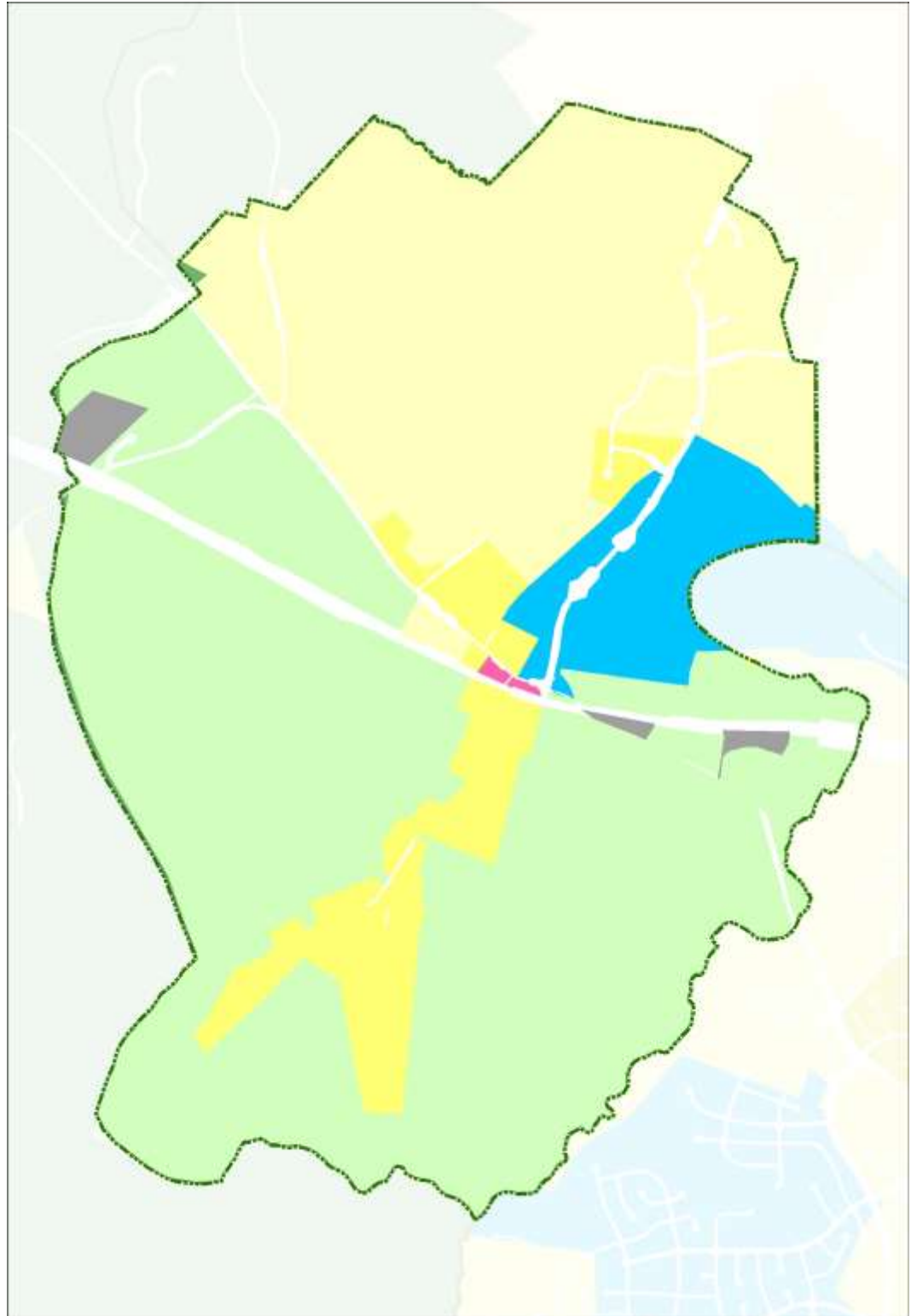
EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

	Agricultural Reserve AR
	Rural Rural
	Residential Estate RE-1 RE-2
	Residential Low Density R-200
	Neighborhood Retail NR
	Moderate Industrial IM
	Planned Development T-S



PLANNING AREA CONTEXT

