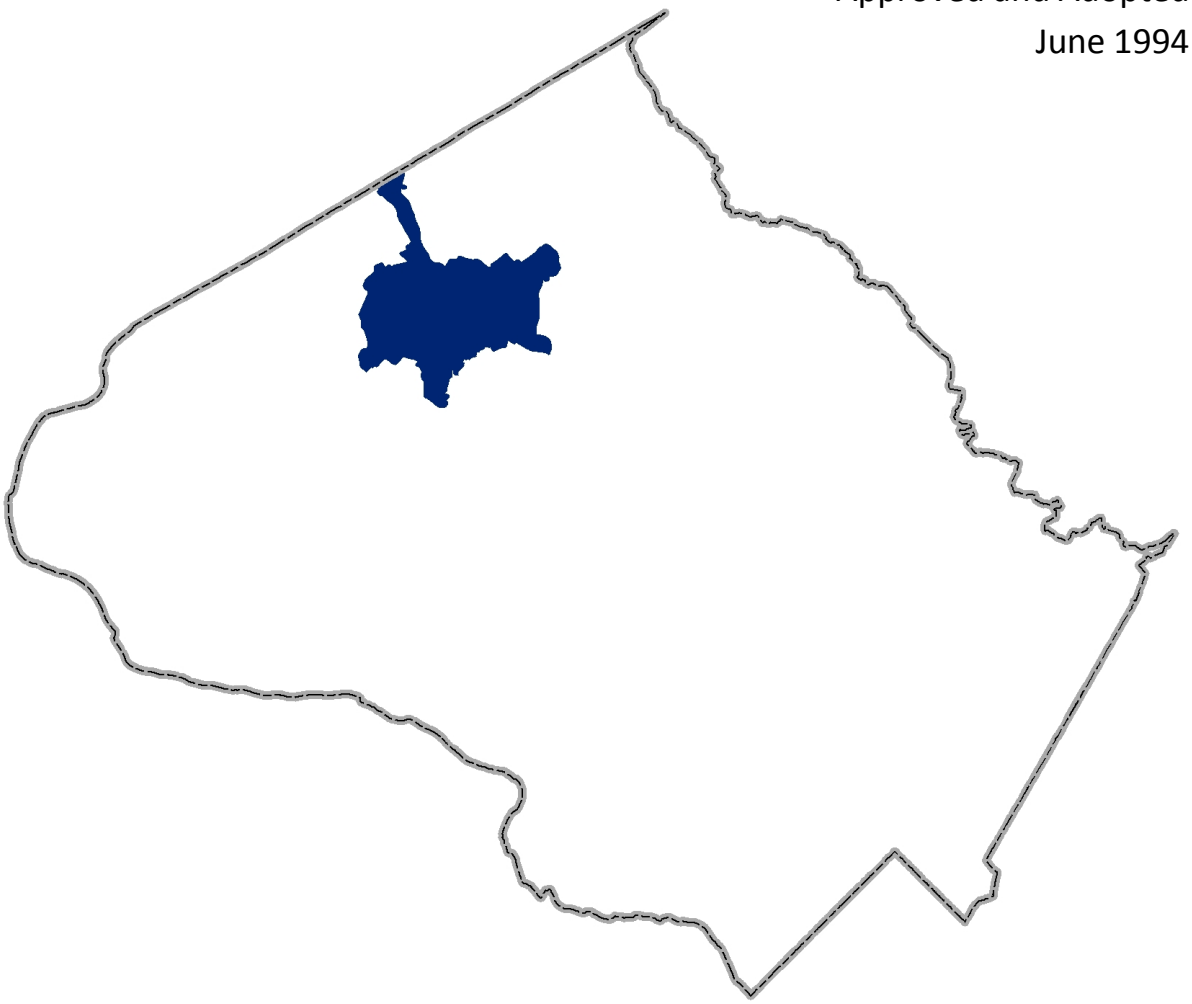
Master Plan Review

CLARKSBURG & HYATTSTOWN SPECIAL STUDY AREA

Approved and Adopted
June 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 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.

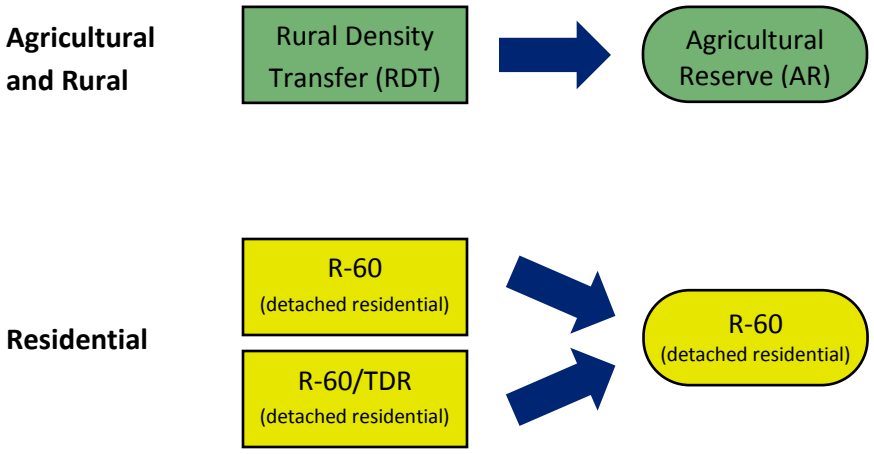
Agricultural, Residential, and Industrial Zone Implementation:

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:



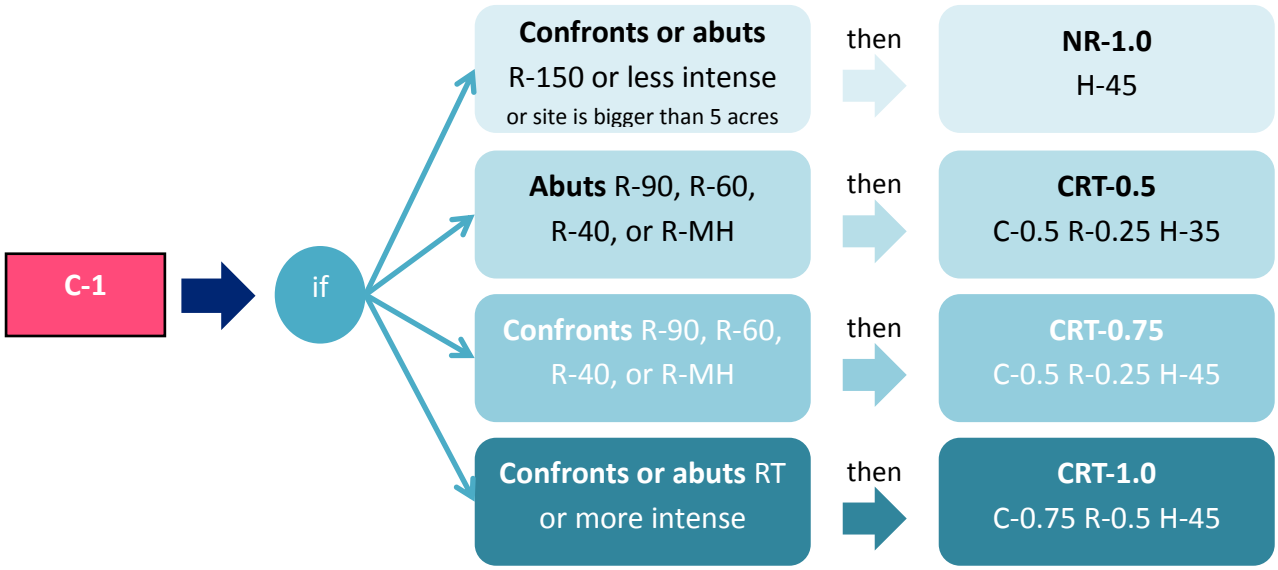
Commercial and Mixed-Use Zone Implementation:

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 Clarksburg Master Plan and Hyattstown Special Study Area was approved and adopted in June 1994. The Plan continues the town scale development proposed in the 1968 Clarksburg Master Plan but favors greater emphasis on farmland and open space preservation and introduces the concept of transit oriented neighborhoods. The Plan is guided by ten key policies.

- **Town Scale Development:** The Plan envisions Clarksburg as a town, at a larger scale than proposed in the 1968 Master Plan, but smaller than a corridor city, such as Germantown.
- **Natural Environment:** The Plan recommends that Clarksburg's natural features, particularly stream valleys, be protected, and also recommends Ten Mile Creek and Little Seneca Creek be afforded special protection as development proceeds.
- **Greenway Network:** The Plan recommends a multipurpose greenway system along stream valleys.
- **Transit System:** The Plan proposes a comprehensive transit system that will reduce dependence on the automobile.
- **Hierarchy of Roads and Streets:** The Plan proposes a street network which clearly differentiates between highways needed to accommodate regional through traffic and roads which provide subregional and local access.
- **Town Center:** The Plan proposes a transit-oriented, multi-use Town Center, which is compatible with the scale and character of the Clarksburg Historic District. The Town Center would provide a concentration of civic uses and a mix of housing types throughout.
- **Transit and Pedestrian-Oriented Neighborhoods**: The Plan clusters development into a series of transit and pedestrian-oriented neighborhoods.
- **Employment:** The Plan emphasizes the importance of I-270 as a high technology corridor for Montgomery County and the region, and preserves key sites adjacent to I-270 for future employment options.
- **Farmland Preservation:** The Plan supports and reinforces County policies which seek to preserve a critical mass of farmland.
- **Staging**: The Plan recommends that development be staged to address fiscal concerns, and to be responsive to community building and environmental protection objectives.

Frederick Road in Clarksburg

ZONE IMPLEMENTATION

The Clarksburg Planning Area currently has 22 zones: 3 Rural, 5 Residential, 3 Commercial, 3 Mixed-Use, 4 Industrial, and 5 Planned Development.

Existing Rural

RDT: Rural Density Transfer
R: Rural
RC: Rural Cluster

Existing Residential:

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

Existing Commercial

C-1: Convenience Commercial
C-2: General Commercial
C-INN: Country Inn

Existing Mixed-Use:

RMX-1/TDR: Residential Mixed Use
RMX-2: Residential Mixed Use
MXPD: Mixed Use Planned Development

Existing Industrial:

I-1: Light Industrial
I-3: Light Industrial
I-4: Light Industrial
R-S: Rural Service

Existing Planned Development

PD-4: Planned Development
PD-11: Planned Development
PRC: Planned Retirement Community
T-S: Town Sector

Standard Implementation:

The existing RDT zone will be renamed AR (Agricultural Reserve). The existing Rural and RC zones will remain.

The existing RE-1 and RE-2 zones will remain. The RE-1/TDR zone will become RE-1. The existing R-200 and R-200/TDR zones will be merged into R-200. The C-INN zone will revert to the zone it was in before being designated to the Country Inn zone, in this case R-200. Residential TDR zones will be included in a new TDR Overlay zone.

The Existing I-1 zone will be renamed IM (Industrial Moderate) zone and the existing I-3 will translate to the proposed EOF (Employment Office) zone. I-4 will be renamed IL (Industrial Light), while R-S will translate to IM (Industrial Moderate). The existing PD (Planned Development) zones and T-S will remain.

The existing Commercial and Mixed-Use zones will translate to the specific proposed NR (Neighborhood Retail), GR (General Retail), and CRT (Commercial Residential Neighborhood) zones using both the standard translation criteria and specific Master Plan recommendations. Commercial and Mixed-Use parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standard zoning translation table.

NON-STANDARD CONVERSIONS

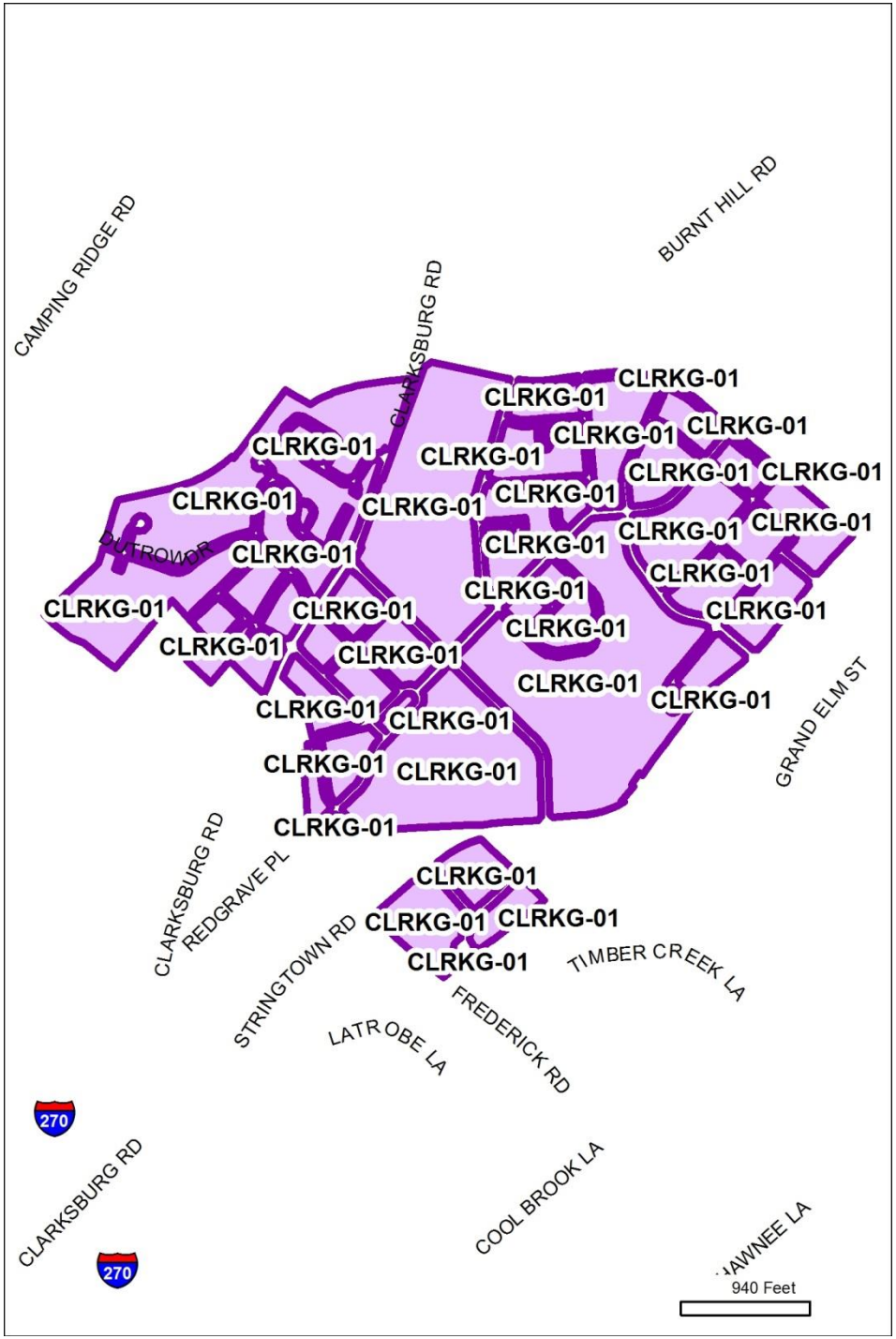
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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 requested that existing site approvals be reflected in the draft proposed DMA, so non-standard conversions sometimes reflect what projects have been approved for.

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



MP Number:		CLRKG-01
Master Plan:		Clarksburg
Location:		Clarksburg Town Center
Existing Zone:		RMX-2
Standard Conv:		~~CRT-2.0 C-0.5 R-1.5 H-65 T~~
Proposed Conv:		CRT-0.75 C-0.25 R-0.5 H-65 T
Modifications	**Zone Group:**	Standard
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.5
	Height:	Standard

Reason for non-standard conversion:

Master Plan Recommendation

Notes:

Clarksburg Master Plan, page 46:

"If density is clustered from the portions of the properties outside the Town Center, then a density of five to seven units per acre for the portions inside the Town Center would be appropriate…

In terms of commercial uses, up to 300,000 square feet are proposed."

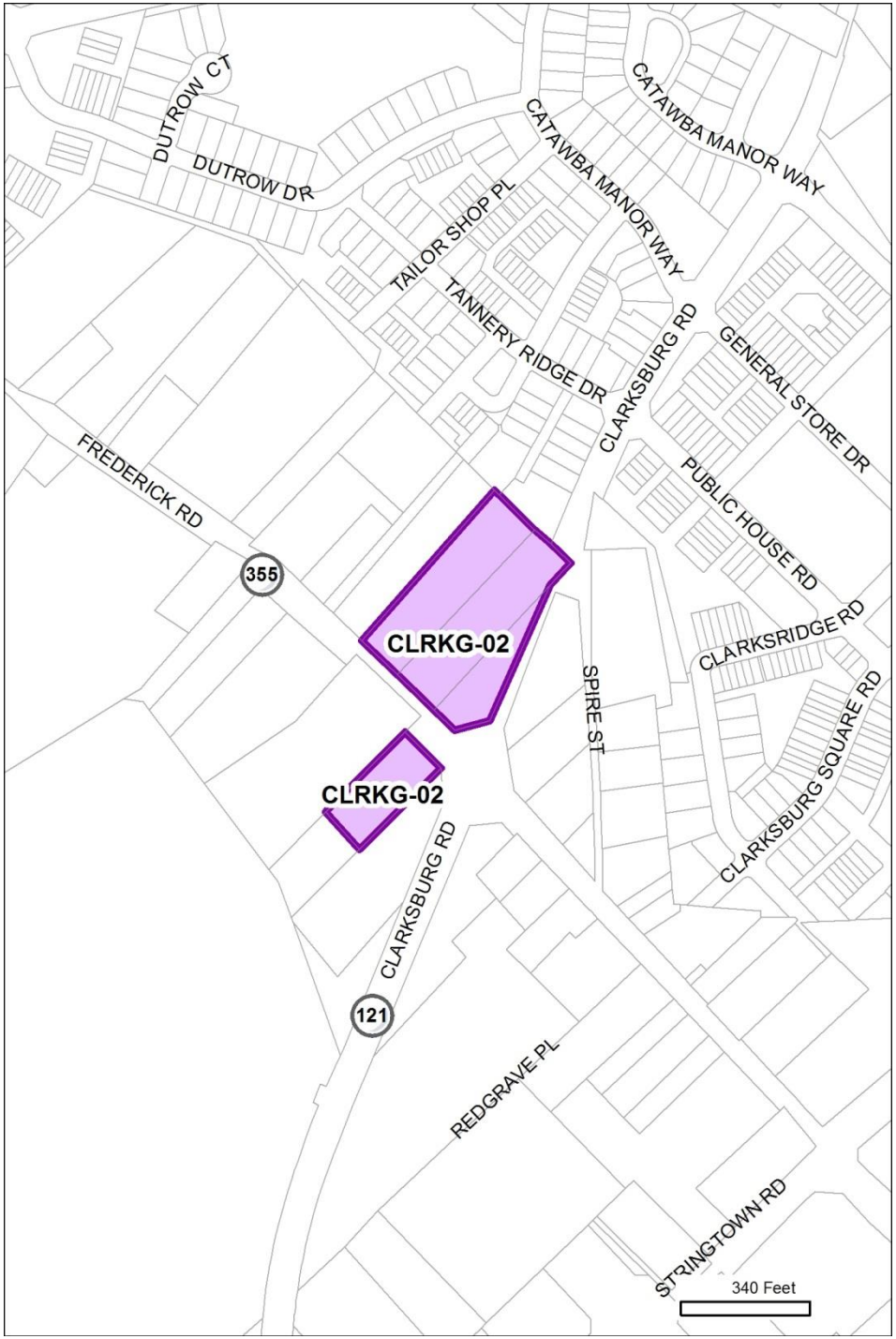
See also: Certified site plan #820070220.

Approved for 285,660 square feet of commercial and 1,240 dwelling units.

Note:

On this site, 300,000 square feet of commercial would be approximately 0.16 FAR.

5-7 dwelling units per acre would be approximately 0.39 FAR.



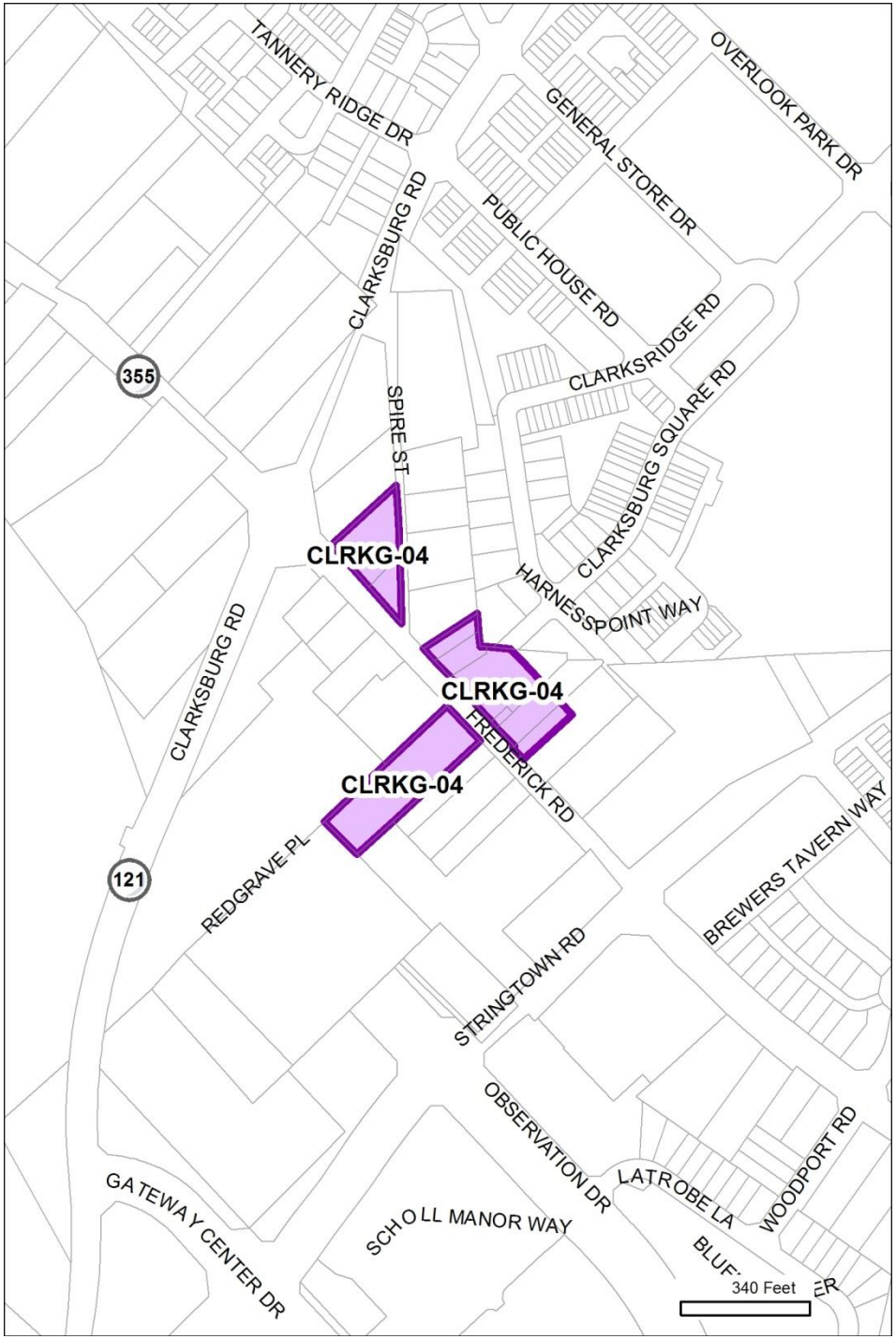
MP Number:		CLRKG-02
Master Plan:		Clarksburg
Location:		Clarksburg Rd & Rt 355
Existing Zone:		C-2
Standard Conv:		~~GR-1.5 H-45~~
Proposed Conv:		GR-1.5 H-30
Modifications	**Zone Group:**	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 30'

Reason for non-standard conversion:

See Clarksburg Master Plan page 48-49.

"An area between existing MD 355 and Relocated MD 355 to the west (an area of approximately 550 feet) is identified as a buffer zone, appropriate only for single-family detached housing with a maximum height of two stories…

On the east side of the historic district, all development 400 feet east of existing MD 355 and/or on land which is within the historic district should be single-family detached structures which are no higher than two stories."



MP Number:		CLRKG-04
Master Plan:		Clarksburg
Location:		Clarksburg Rd & Rt 355 & Redgrave Pl
Existing Zone:		C-1
Standard Conv:		~~NR-1.0 H-45~~
Proposed Conv:		NR-1.0 H-30
Modifications	**Zone Group:**	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 30'

Reason for non-standard conversion:

See Clarksburg Master Plan page 48-49.

"An area between existing MD 355 and Relocated MD 355 to the west (an area of approximately 550 feet) is identified as a buffer zone, appropriate only for single-family detached housing with a maximum height of two stories…

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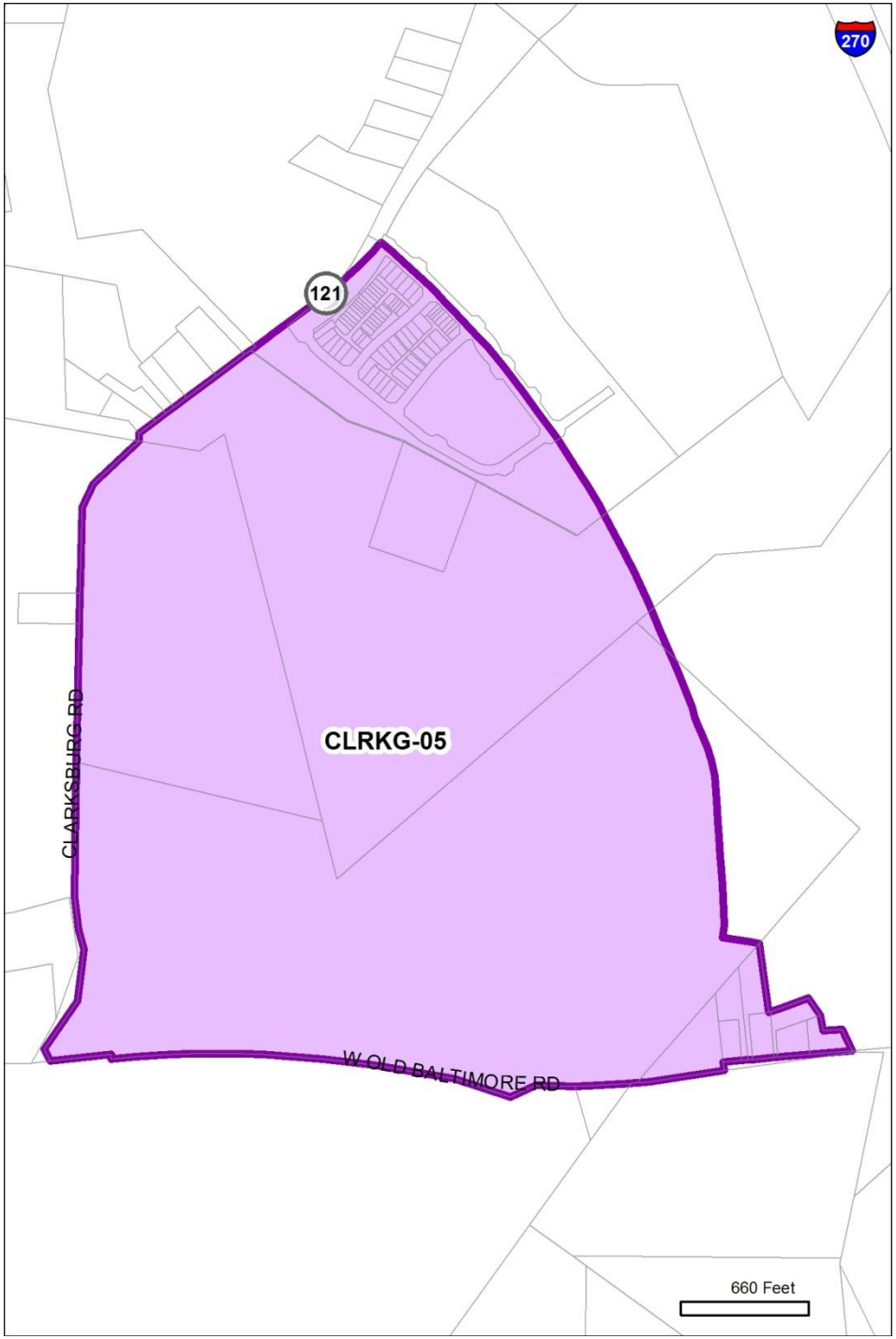


MP Number:		CLRKG-05
Master Plan:		Clarksburg
Location:		Cabin Branch
Existing Zone:		RMX-1/TDR
Standard Conv:		~~CRT-0.75 C-0.5 R-0.25 H-65 T~~
Proposed Conv:		CRT-0.5 C-0.25 R-0.25 H-65 T
Modifications	**Zone Group:**	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Standard
	Height:	Standard

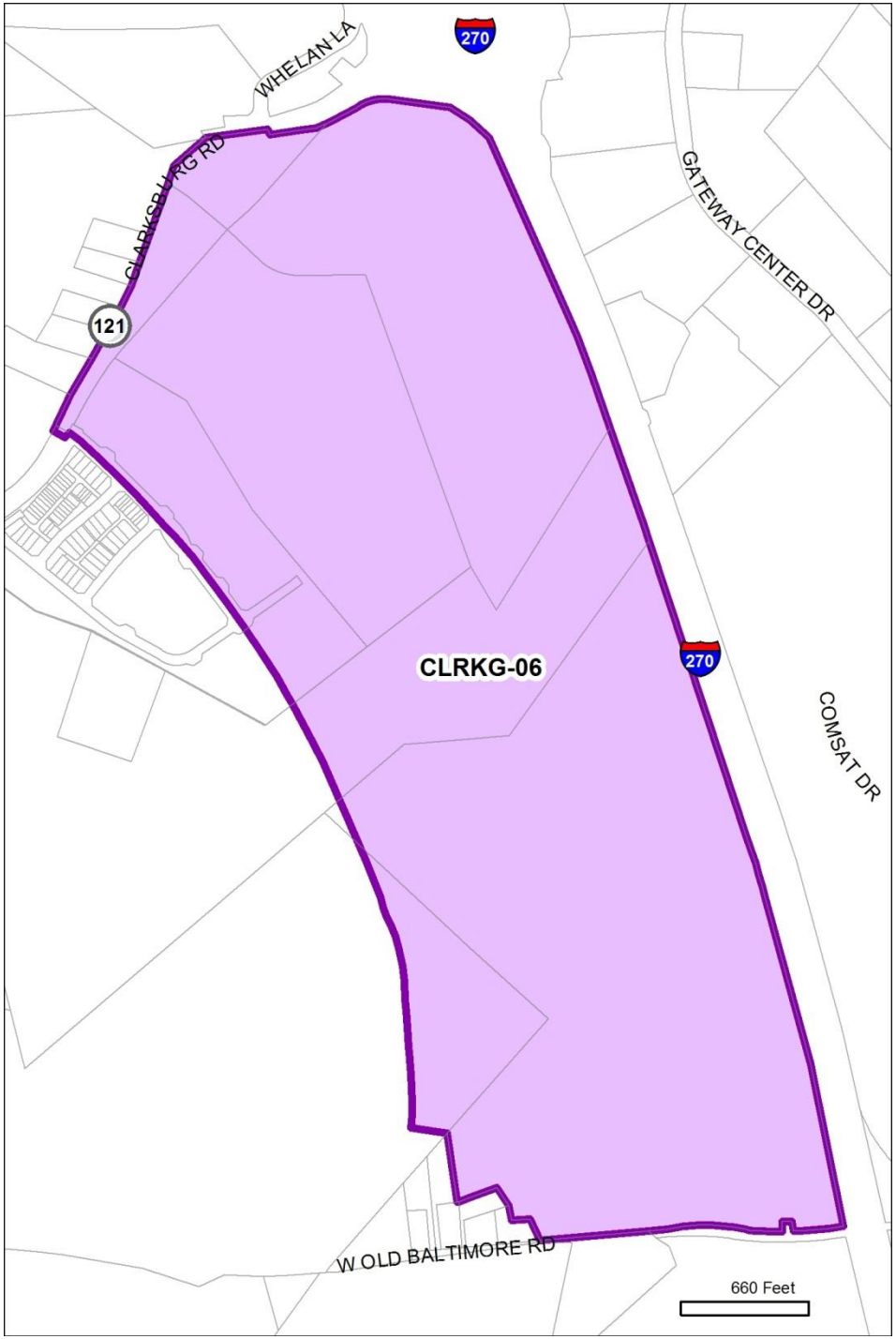
Reason for non-standard conversion:

See certified site plan #08-117

This site is recommended for 247 dwelling units. At @2400 SF per unit, that's approximately 0.05 FAR.

No commercial is recommended.

*The minimum C and R values are therefore given in this translation. This site is part of a larger application which includes land zoned MXPD (see also **CLRKG-06**).*



MP Number:		CLRKG-06
Master Plan:		Clarksburg
Location:		Cabin Branch
Existing Zone:		MXPD
Standard Conv:		~~CRT-1.0 C-0.75 R-1.0 H-100 T~~
Proposed Conv:		CRT-0.75 C-0.25 R-0.5 H-100 T
Modifications	**Zone Group:**	Standard
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.5
	Height:	Standard

Reason for non-standard conversion:

See certified site plan #08-117

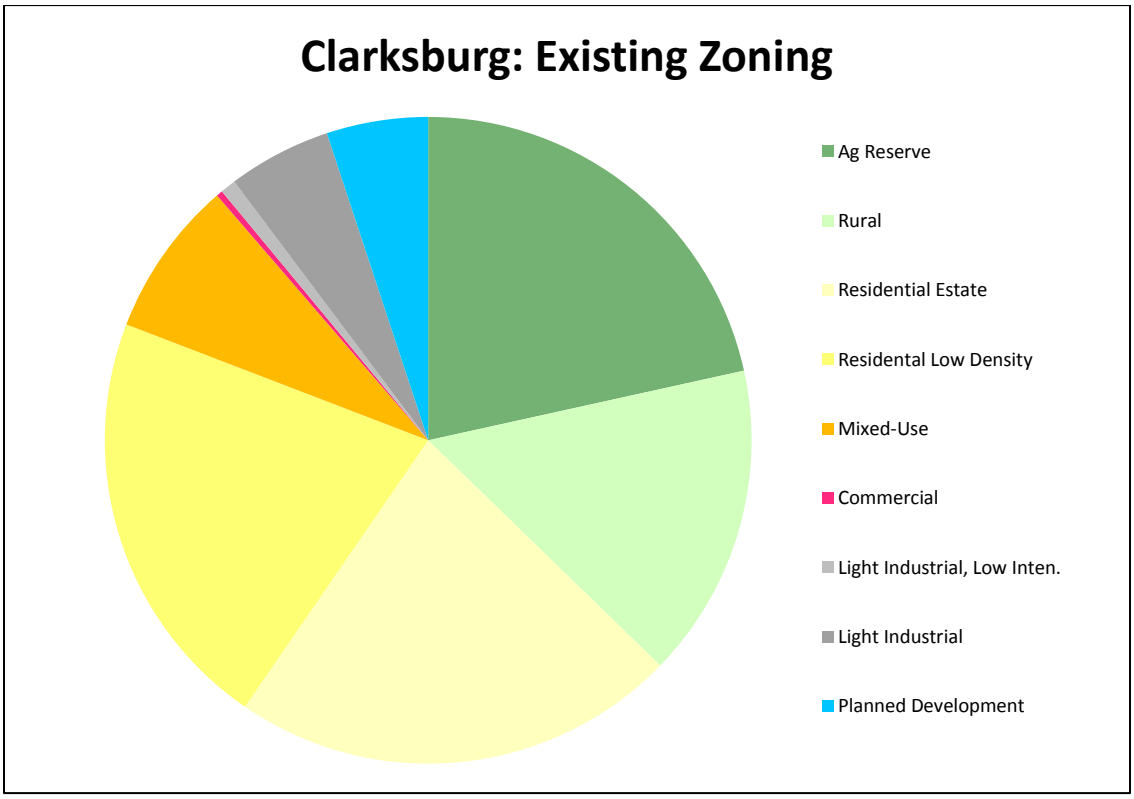
This site is approved for 1139 units, which at 2400 SF per unit would be approximately 0.32 FAR.

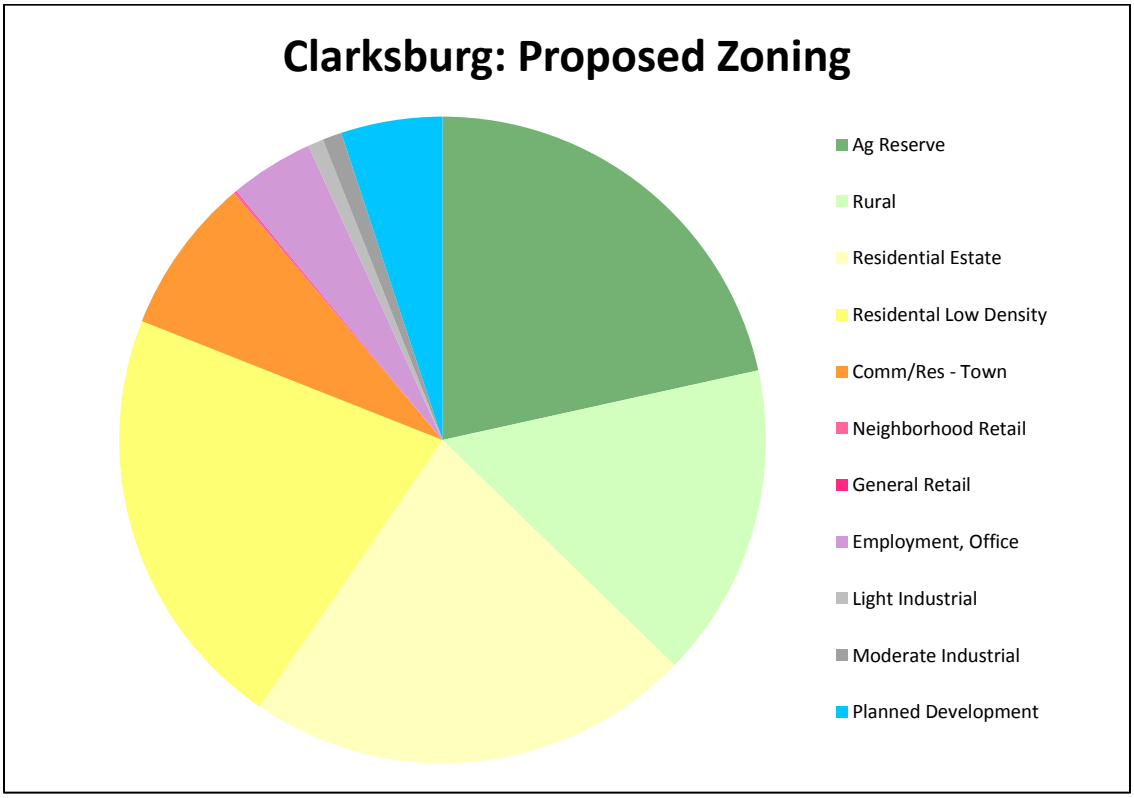
The site is also approved for 2.9 million square feet of non-residential, which would come to 0.2 FAR.

*This approval also includes land zoned RMX-1/TDR. See also **CLRKG-05**.*

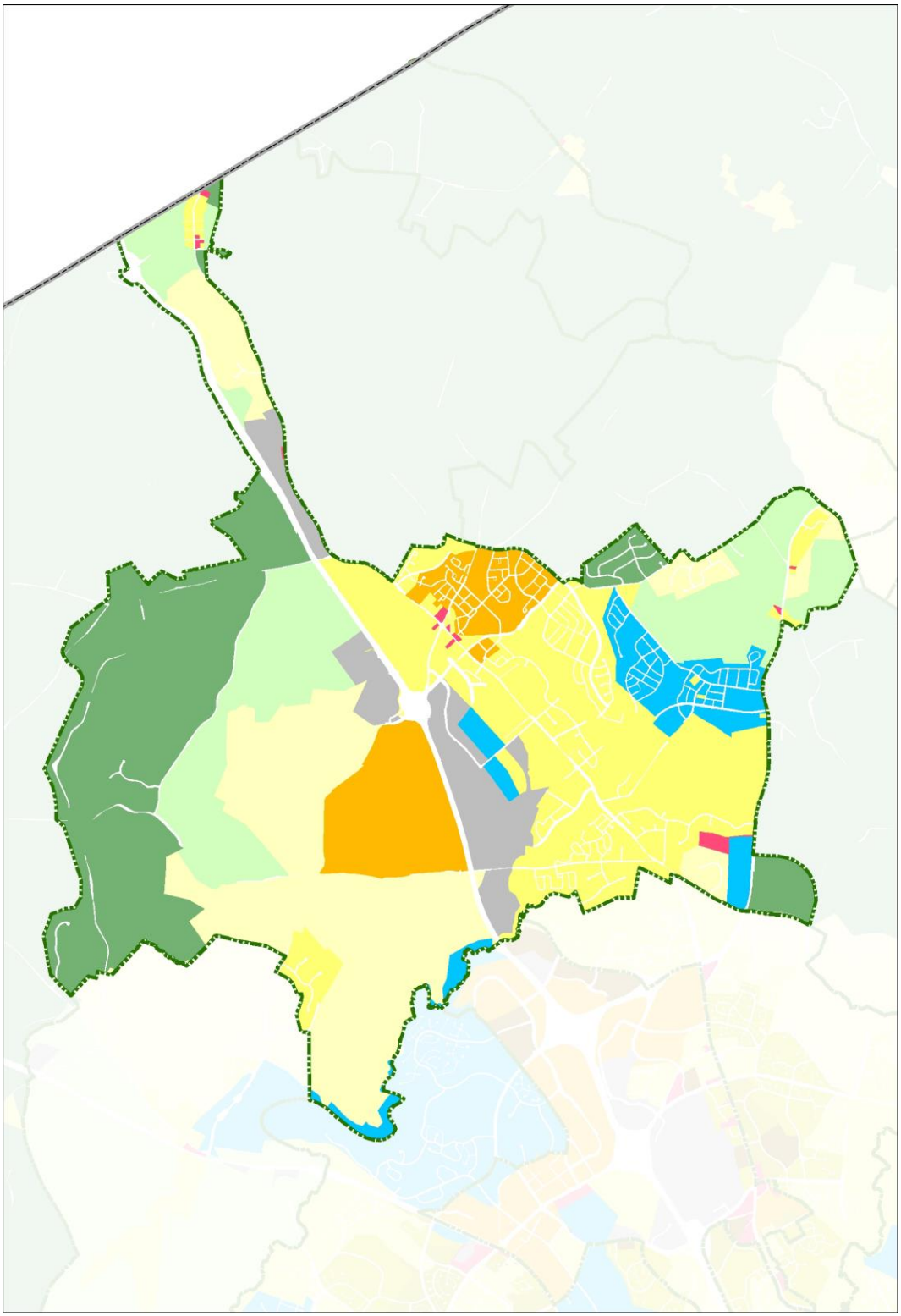
ZONE IMPLEMENTATION

Clarksburg & Hyattstown					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RDT	2,161.03	21.54	AR	2,161.03	21.54
RURAL	989.93	9.87	RURAL	989.93	9.87
RC	586.63	5.85	RC	586.63	5.85
RE-1	285.75	2.85	RE-1	1,076.00	10.73
RE-1/TDR	790.25	7.88			
RE-2	1,163.19	11.60	RE-2	1,163.19	11.60
R-200	1,411.54	14.07	R-200	2,147.41	21.41
R-200/TDR	719.87	7.18			
C-INN	16.00	0.16			
MXPD	278.22	2.77	CRT-0.75 C-0.25 R-0.5 H-100 T	278.22	2.77
RMX-1/TDR	255.49	2.55	CRT-0.5 C-0.25 R-0.25 H-65 T	255.49	2.55
RMX-2	252.31	2.52	CRT-0.75 C-0.25 R-0.5 H-65 T	252.31	2.52
C-1	10.63	0.11	NR-1.0 H-30	3.40	0.03
			NR-1.0 H-45	7.23	0.08
C-2	4.92	0.05	GR-1.5 H-30	4.92	0.05
I-1	22.62	0.23	IM-2.5 H-50	22.62	0.23
R-S	73.84	0.74	IM-0.25 H-50	73.84	0.74
I-4	77.53	0.77	IL-1.0 H-50	77.53	0.77
I-3	421.90	4.21	EOF-0.75 H-100 T	421.90	4.21
PD-11	59.03	0.59	PD-11	59.03	0.59
PD-4	316.86	3.16	PD-4	316.86	3.16
PRC	51.56	0.51	PRC	51.56	0.51
T-S	81.62	0.81	T-S	81.62	0.81
Grand Total		**10,030.72**	**Grand Total**		**10,030.72**


Clarksburg: Existing Zoning
Ag Reserve
Rural
Residential Estate
Residental Low Density
Mixed-Use
Commercial
Light Industrial, Low Inten.
Light Industrial
Planned Development


Clarksburg: Proposed Zoning
Ag Reserve
Rural
Residential Estate
Residental Low Density
Comm/Res - Town
Neighborhood Retail
General Retail
Employment, Office
Light Industrial
Moderate Industrial
Planned Development

EXISTING ZONING MAP



Existing Zones

Agriculutral Reserve
RDT

Rural
Rural
RC

Residential Estate
RE-1
RE-1/TDR
RE-2

Residential Low Density
R-200
R-200/TDR

Commercial
C-1
C-2
C-Inn

Mixed-Use
RMX-1/TDR
RMX-2
MXPD

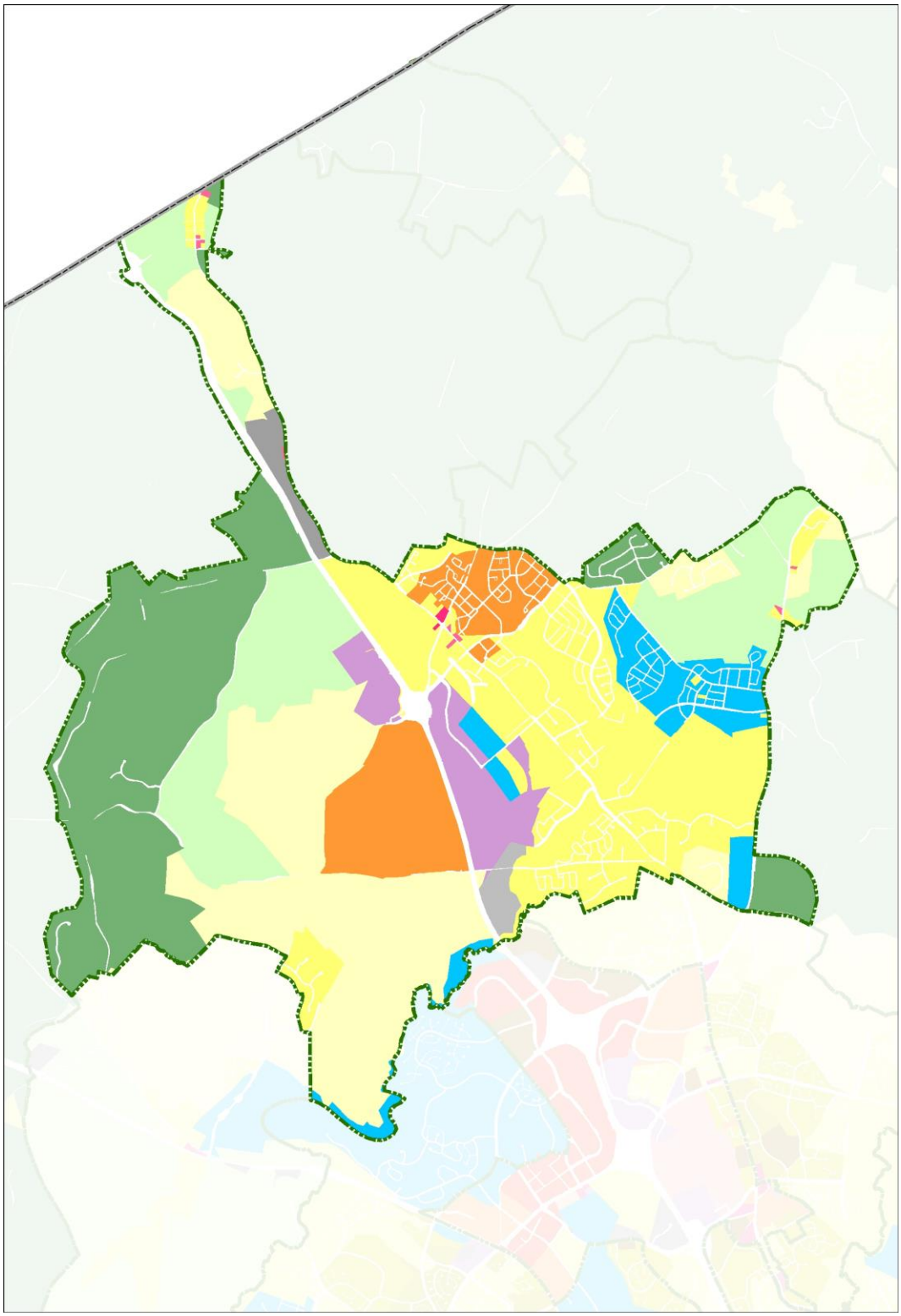
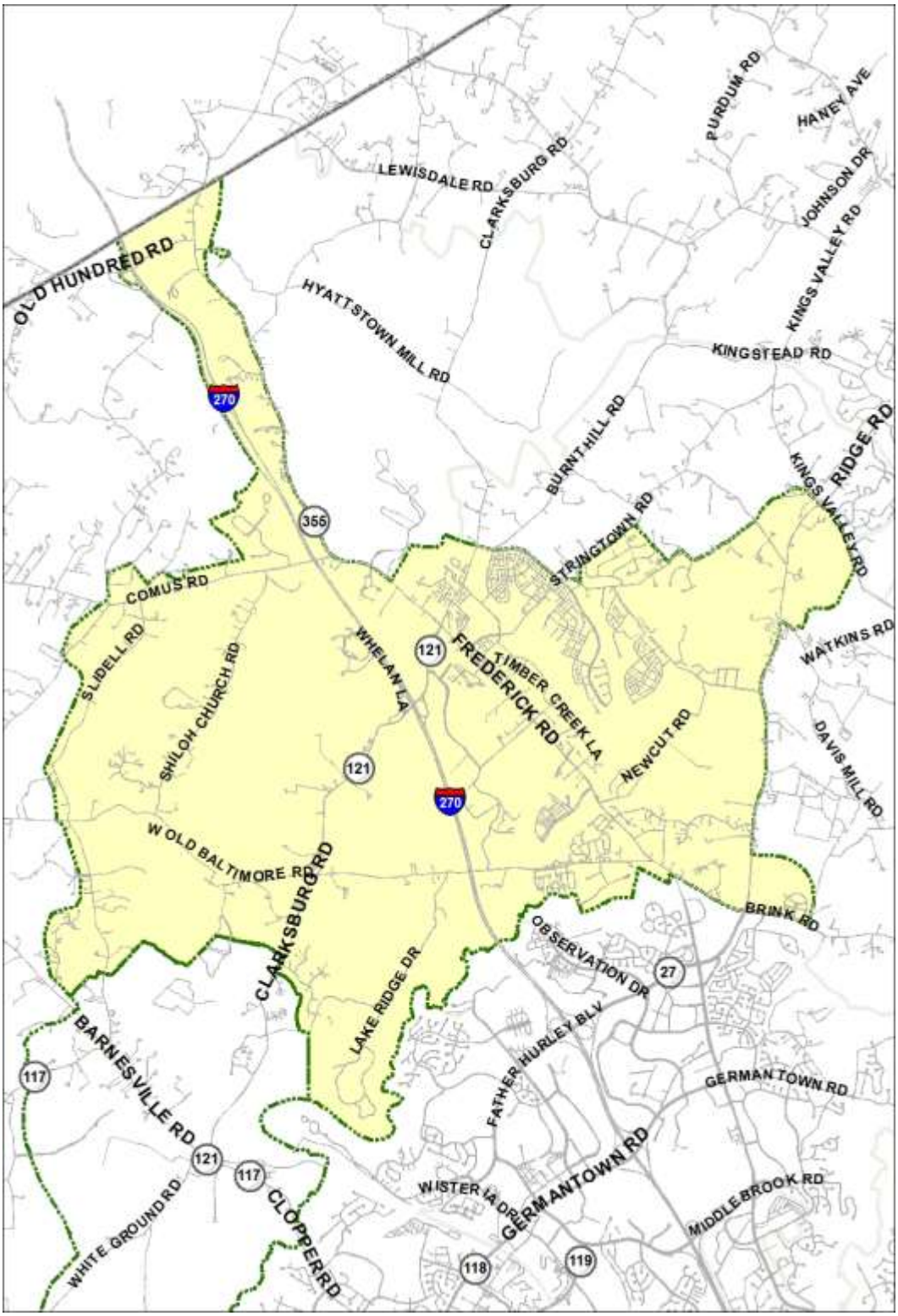
Light Industrial
I-1
I-4
R-S
I-3

Planned Development
PD-4
PD-11
T-S
PRC

PROPOSED ZONING MAP

Proposed Zones

- **Agriculutral Reserve**
  - AR
- **Rural**
  - Rural
  - RC
- **Residential Estate**
  - RE-1
  - RE-2
- **Residential Low Density**
  - R-200
- **Neighborhood Retail**
  - NR
- **General Retail**
  - GR
- **Comm/Res-Town**
  - CRT
- **Light Industrial**
  - IL
- **Moderate Industrial**
  - IM
- **Employment, Office**
  - EOF
- **Planned Development**
  - PD-4
  - PD-11
  - T-S
  - PRC



PLANNING AREA CONTEXT