

Master Plan Review

FAIRLAND

Approved and Adopted 1997



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 Fairland Master Plan was approved and adopted in 1997 and provides a comprehensive amendment to the 1981 Eastern Montgomery County Master Plan. The Plan includes land use strategies to guide the development of three components: residential communities; open space and greenways; and commercial and employment centers.

The Fairview Master Plan envisions an area composed of livable suburban communities and recommends development that maintains suburban densities and single-family detached housing. The Plan also promotes interconnected local streets, bikeways, sidewalks, and paths for access between communities, public facilities, and neighborhood centers.

A goal of the Master Plan is to develop a system of open spaces and greenways that will surround Fairland's communities. The plan promotes public open space and new recreational facilities in future residential development, expanding Fairview's stream valley park system, and developing a greenway system.

The Plan's land use concept emphasizes the important roles of the neighborhood commercial and employment centers in Fairview's communities. The Plan recommends improving the circulation, access, and appearance of the Briggs Chaney and Burtonsville shopping centers and diversifying uses in the US 29/Cherry Hill Road Area and Burtonsville Industrial Area employment centers.



*Newly renovated Briggs-Chaney
Shopping Center*

ZONE IMPLEMENTATION

The Fairland Planning Area currently has 27 zones: 1 Rural, 18 Residential, 5 Commercial, 2 Industrial, and 1 Planned Development.

Existing Rural

RC: Rural Cluster

R-30: Multi-Family, Low Density

R-20: Multi-Family, Medium Density

R-H: Multi-Family, High-Rise Planned

Existing Residential:

RE-1: Detached Unit, Single-Family

RE-2: Detached Unit, Single-Family

RE-2/TDR: Detached Unit, Single-Family

RE-2C: Detached Unit, Single-Family

R-150: Detached Unit, Single-Family

R-150/TDR: Detached Unit, Single-Family

R-200: Detached Unit, Single-Family

R-200/TDR: Detached Unit, Single-Family

R-60: Detached Unit, Single-Family

R-60/TDR: Detached Unit, Single-Family

R-90: Detached Unit, Single-Family

R-90/TDR: Detached Unit, Single-Family

RT-8: Townhouse, Single-Family

RT-10: Townhouse, Single-Family

RT-12.5: Townhouse, Single-Family

Existing Commercial:

C-1: Convenience Commercial

C-2: General Commercial

C-3: Highway Commercial

C-T: Commercial, Transitional

O-M: Office Building, Moderate Intensity

Existing Industrial:

I-1: Light Industrial

I-3: Light Industrial

Existing Planned Development:

PD-2: Planned Development

The existing RC zone will remain.

The existing RE-1 and RE-2C zones will remain. The existing RE-2 and RE-2/TDR will combine to the proposed RE-2 zone. The existing R-150, R-150/TDR, R-200, and R-200/TDR will combine into the R-200 zone. The existing R-60 and R-60/TDR will combine into the R-60 zone. The existing R-90 and R-90/TDR will be combined into R-90. The existing RT-8, RT-10, and RT-12.5 will remain. The R-20, R-30, and R-H will remain. The TDR receiving areas, currently designated as separate zones, will be retained and designated with a TDR overlay specifying TDR density.

The existing O-M zone has typically consisted predominantly of office uses and will translate to the proposed Employment Office zone (EOF). The existing C-3 zone will translate to the proposed GR zone (General Retail). The existing C-1 zone will translate to CRT (Commercial Residential Town) or NR (Neighborhood Retail). The C-2 zone will translate to CRT, and the C-T zone will translate to CRN (Commercial Residential Neighborhood). These translations are based on the standardized translation, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

The existing I-1 zone will be renamed IM (Industrial, Moderate) and I-3 will translate to EOF (Employment Office).

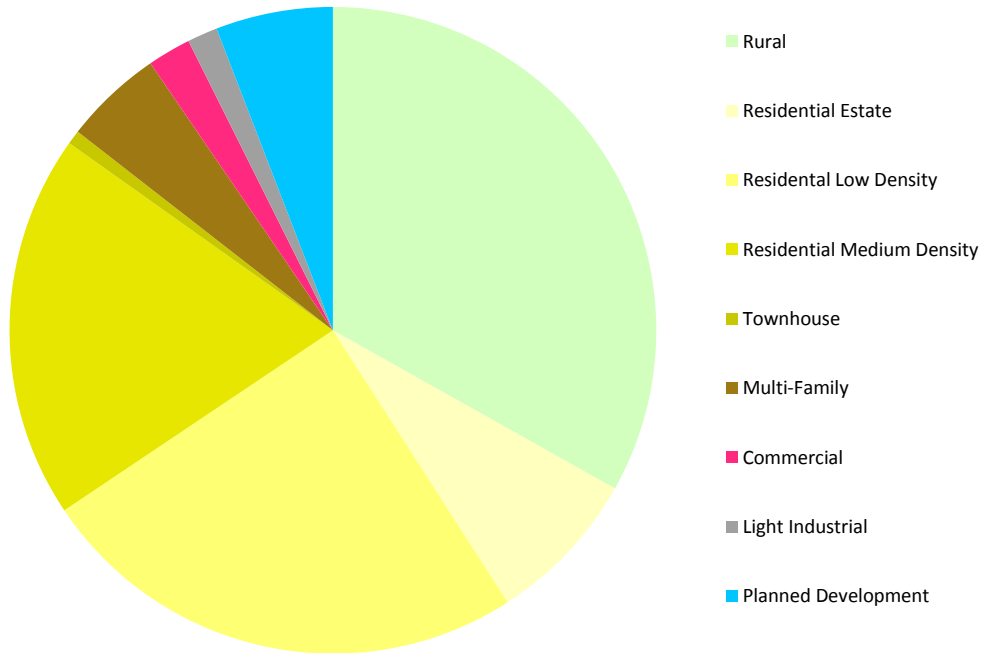
The existing PD-2 will remain.

ZONE IMPLEMENTATION

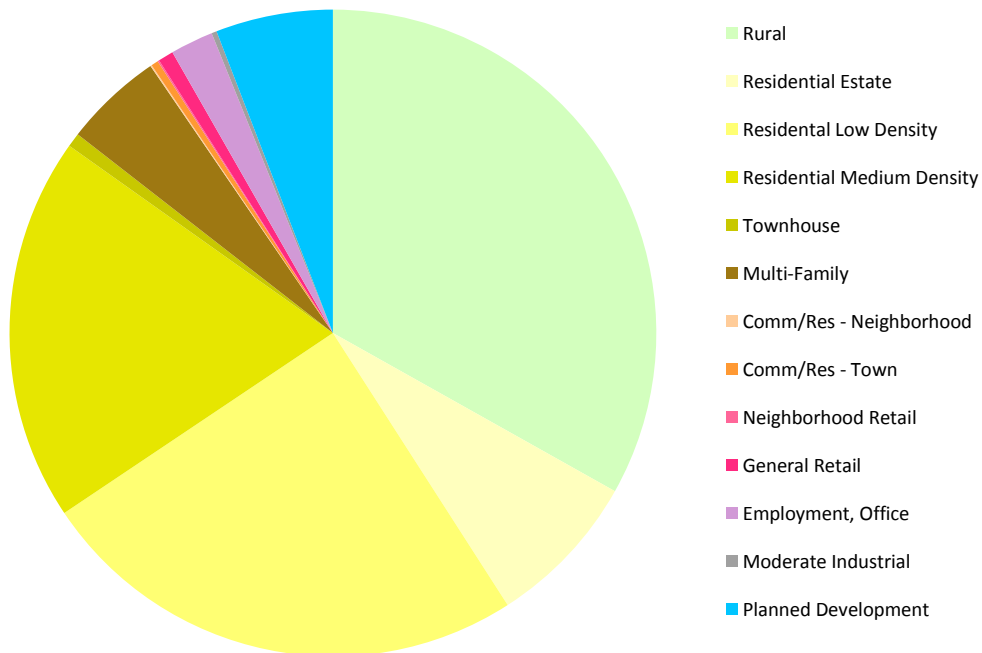
Fairland					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RC	2,400.72	33.14	RC	2,400.72	33.14
RE-1	326.23	4.50	RE-1	326.23	4.50
RE-2	168.37	2.32	RE-2	221.60	3.05
RE-2/TDR	53.23	0.73			
RE-2C	15.42	0.21	RE-2C	15.42	0.21
R-150	35.42	0.49	R-200	1,788.88	24.70
R-150/TDR	5.63	0.08			
R-200	1,532.71	21.16			
R-200/TDR	215.12	2.97			
R-60	217.13	3.00	R-60	291.66	4.03
R-60/TDR	74.53	1.03			
R-90	892.49	12.32	R-90	1,101.16	15.20
R-90/TDR	208.67	2.88			
RT-8	18.39	0.25	RT-8	18.39	0.25
RT-10	5.08	0.07	RT-10	5.08	0.07
RT-12.5	27.23	0.38	RT-12.5	27.23	0.38
R-20	67.99	0.94	R-20	67.99	0.94
R-30	213.51	2.95	R-30	213.51	2.95
R-H	75.81	1.05	R-H	75.81	1.05
C-1	13.03	0.18	CRT-0.5 C-0.5 R-0.25 H-35	3.69	0.05
			CRT-0.75 C-0.5 R-0.25 H-45	3.06	0.04
			CRT-1.0 C-0.75 R-0.5 H-45	0.51	0.01
			NR-1.0 H-45	5.75	0.08
C-2	18.63	0.26	CRT-2.25 C-1.5 R-0.75 H-75	18.63	0.26
C-3	55.71	0.77	GR-1.5 H-85	55.71	0.77
C-T	4.93	0.07	CRN-0.5 C-0.5 R-0.25 H-35	4.93	0.07
O-M	65.01	0.90	EOF-1.5 H-75	65.01	0.90
I-1	18.65	0.26	IM-2.5 H-50	18.65	0.26
I-3	90.70	1.25	EOF-0.75 H-100 T	90.70	1.25
PD-2	424.54	5.86	PD-2	424.54	5.86
Grand Total	7,244.87		Grand Total	7,244.87	

ZONE IMPLEMENTATION

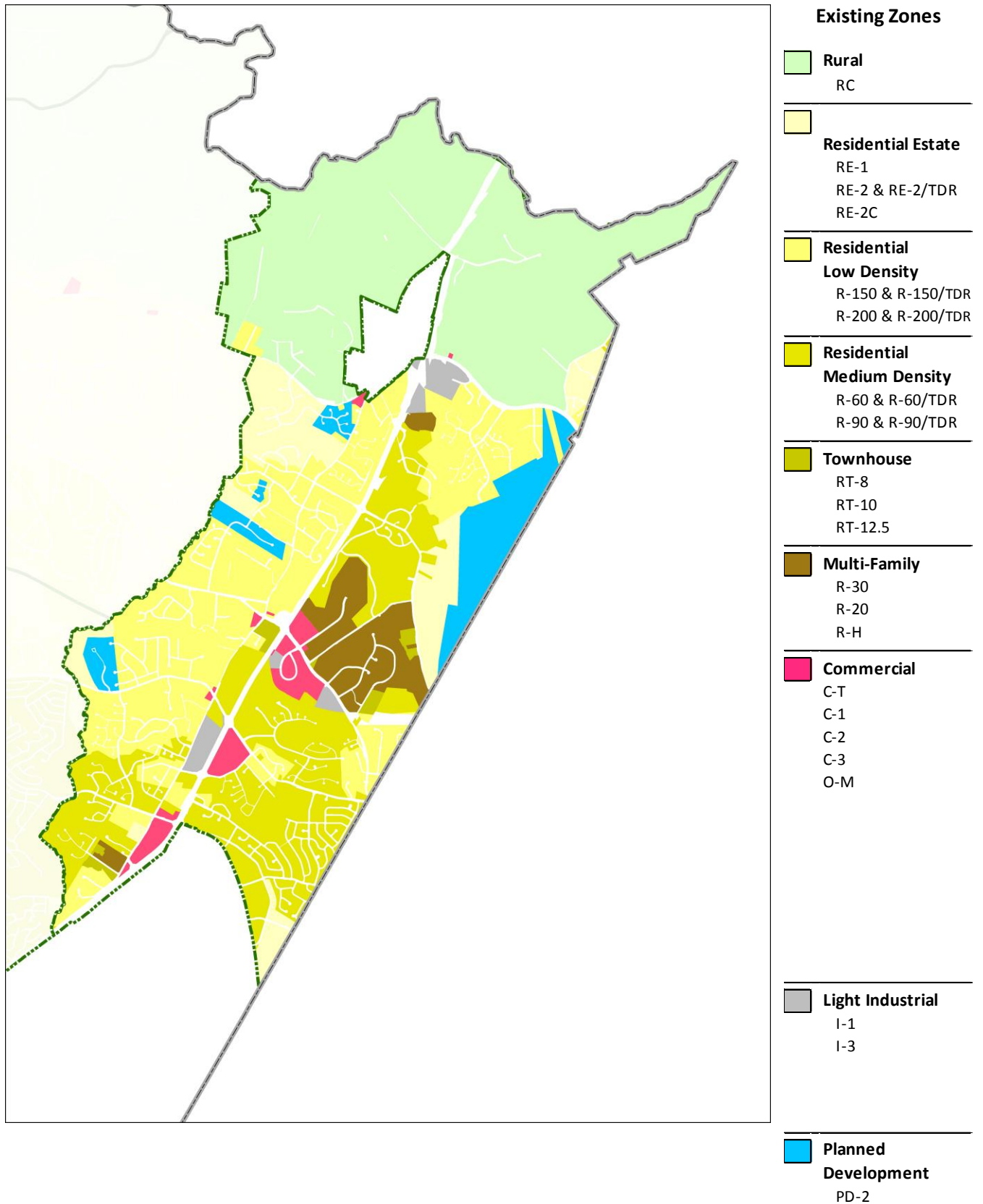
Fairland: Existing Zoning



Fairland: Proposed Zoning

















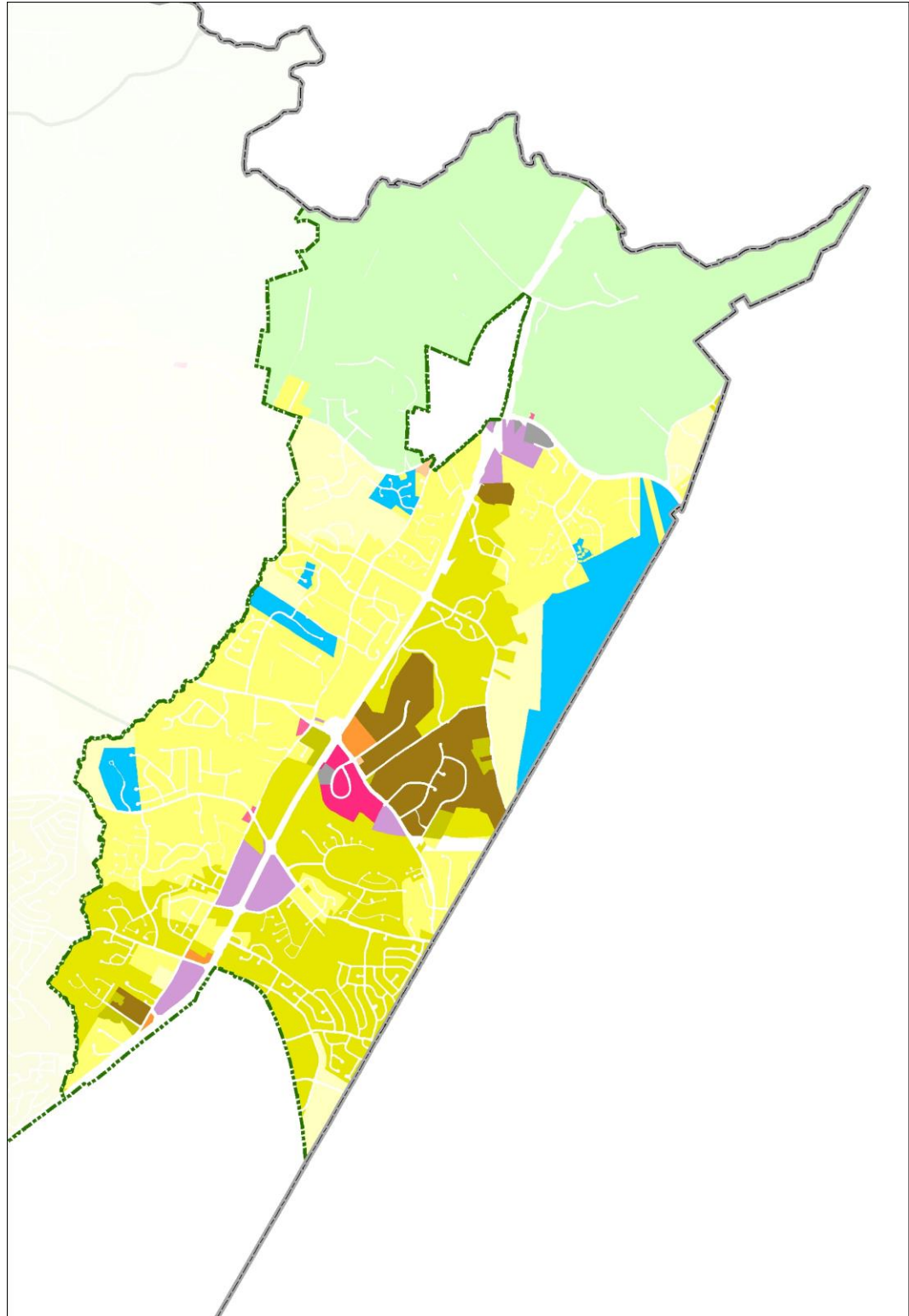
EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

	Rural RC
	Residential Estate RE-1 RE-2 RE-2C
	Residential Low Density R-200
	Residential Medium Density R-60 R-90
	Townhouse RT-8 RT-10 RT-12.5
	Multi-Family R-30 R-20 R-H
	Comm/Res-Neighborhood CRN
	Comm/Res-Town CRT
	General Retail GR
	Employment, Neighborhood NR
	Employment, Office EOF
	Moderate Industrial IM
	Employment, Office EOF
	Planned Development PD-2



PLANNING AREA CONTEXT

