

ZONING MONTGOMERY



February 2012 Project Update

Last month, the Rewrite Team released a [discussion draft](#) detailing general development regulations for all zones, including parking, landscaping and recreation facility requirements. In March, the consultant team will return to present an administration and procedures discussion draft. The rewrite team accepts feedback on the drafts via [email](#) or our online [comment tool](#).

Parking

Significant changes to the parking requirement framework are proposed for the Commercial/ Residential and Employment Zones. The new framework is based on a [parking study](#) presented to the Planning, Housing and Economic Development Committee of the County Council last spring. The new framework is designed to create market incentives for the creation of flexible, shared parking supplies within Parking Lot Districts (re-branded as Parking Benefit Districts). In commercial areas outside of Parking



Benefit Districts, proposed parking requirements are lower than they are today in order to discourage underutilized surface parking lots.

Landscaping and Recreation Facilities

The January 2012 [discussion draft](#) adds landscaping and recreation facility requirements to the proposed Zoning Code. At present, the Zoning Code does not contain specific requirements for landscaping or recreation facilities. These site elements are negotiated during site plan review and approval. Recreation facilities are negotiated based on a set of [Recreation Guidelines](#), but no guidelines exist for landscaping. Adding requirements for landscaping and recreation facilities to the Zoning Code will help add certainty and clarity to the development process.

ZAP Meeting

7pm, February 15
8787 Georgia Ave
Silver Spring

Anyone is welcome to attend the meeting and observe the ZAP discussion, but participation is limited to members of the ZAP panel. Video recordings of past ZAP meetings are available [here](#).

Zone Conversions

A draft [zone conversion document](#) shows how current zones may translate into the new zones created during the Rewrite process. As shown in the document, Master Plan recommendations were carefully factored into the draft conversion document.

Fact Sheets

Check out a new series of [fact sheets](#) which summarize various facets of the project, including comparisons of development standards in many of the agricultural, rural and residential zones.

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