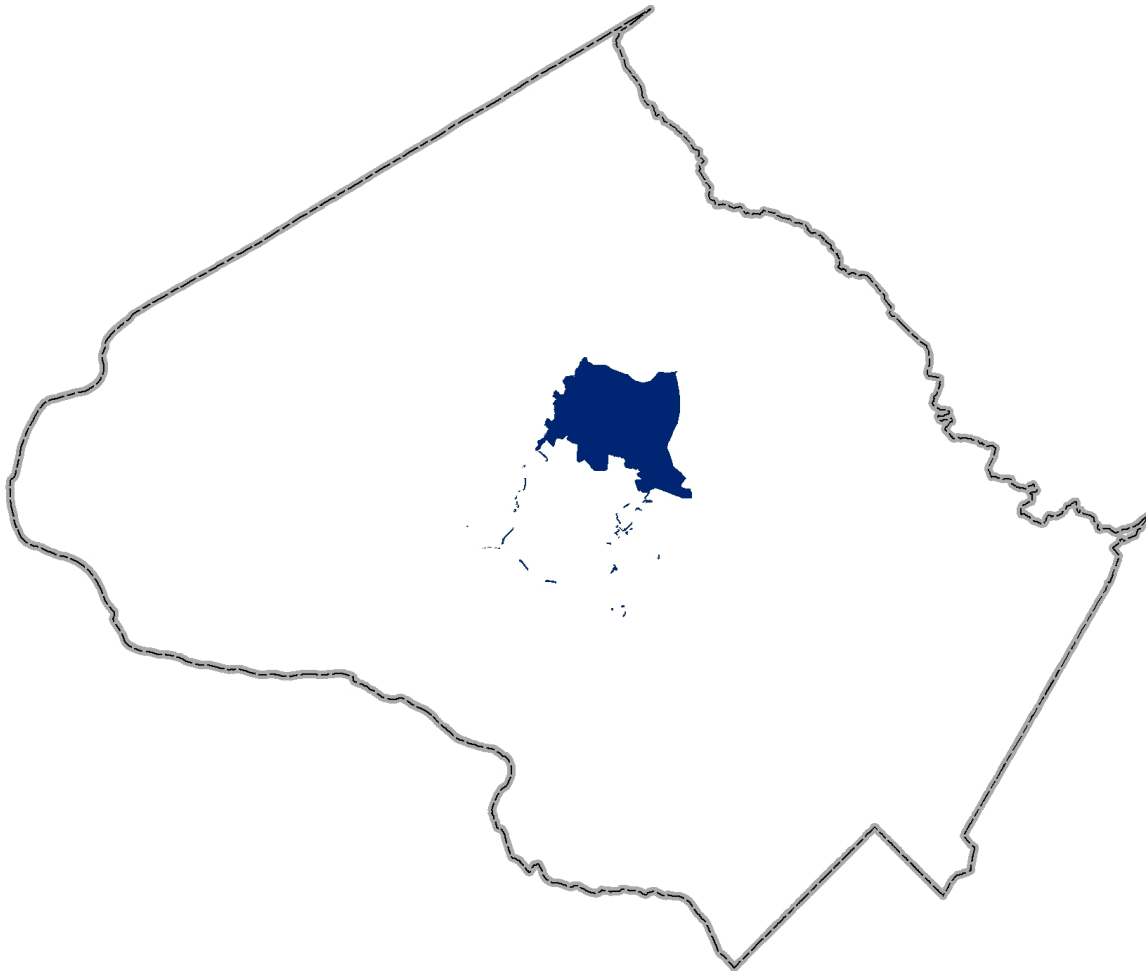


Master Plan Review

GAITHERSBURG VICINITY

Approved and Adopted 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



GAITHERSBURG VICINITY

PLAN HIGHLIGHTS

The Gaithersburg Vicinity Master Plan was approved and adopted in 1985. The Plan manages and directs the dynamic growth potential of the Gaithersburg Vicinity Planning Area. The Planning Area's remaining supply of vacant and uncommitted land provides an important resource in meeting several County wide objectives.

Specific Recommendations:

- The Revenue Authority and State Aviation Administration should prepare, with the assistance of local government officials and citizens a detailed Noise Abatement Plan.
- Goshen Road should be improved between Snouffer School Road and Oden'hal Road.
- Airpark Road Extended, a new road, should be provided in the Upper Rock Creek area parallel to Muncaster Mill Road between MD 124 and the proposed Shady Grove Road Extended.
- A convenience retail shopping center, at least ten acres in size, should be provided along MD 124 to serve existing and future residential development.
- Low-Intensity, light industrial development should be shown for the property north Snouffer School Road and east of the Green Farm Conservation Park because of its proximity to the end of the airport runway.
- The areas located northeast of Riffle Ford Road and adjacent to Seneca Creek State Park should be shown for an average density of one unit per two acres. Clustering residential units will be required to protect environmentally sensitive areas.
- The land use for the area located west of Longdraft Road near Marmary Road should be changed from half-acre residential (R-200) to two-acre (RE-2) minimum lot size to better protect this environmentally fragile area.
- Bikeway routes should be provided in a comprehensive system within the Planning Area.
- A transit easement should be extended from Shady Grove to Gaithersburg, Germantown, and ultimately, Clarksburg to provide a right-of-way for a future extension of bus or transit service.



Gaithersburg Airpark

ZONE IMPLEMENTATION

The Gaithersburg Vicinity Planning Area currently has 18 zones: 11 Residential, 3 Commercial, 2 Industrial, and 2 Planned Development.

Existing Residential:

- 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
- R-MH: Mobile Home Development
- RT-8: Townhouse, Single-Family
- RT-10: Townhouse, Single-Family
- RT-12.5: Townhouse, Single-Family
- R-30: Multi-Family, Low Density

Existing Commercial

- C-1: Convenience Commercial
- C-4: Limited Commercial
- C-T: Commercial, Transitional

Existing Industrial:

- I-1: Light Industrial
- I-4: Light Industrial

Existing Planned Development

- PNZ: Planned Neighborhood Zone
- T-S: Town Sector

Standard Implementation:

The existing R-200 and R-200/TDR will be combined into R-200. The existing R-60 and R-60/TDR will be merged into R-60. The existing R-90 and R-90/TDR will become R-90. R-MH will be translated to R-60. Residential TDR zones will be incorporated into a new TDR overlay.

The existing RT-8, RT-10 and RT-12.5 will remain RT (Townhouse) respectively. The R-30 will remain as well.

C-1 will translate to CRT (Commercial Residential Town). The existing C-4 zone will translate to the proposed zone CRT (Commercial Residential Town). Each parcel will be translated based on the standardized translation, with the overall goal to retain currently allowed heights and densities and to maintain context sensitivity. The existing C-T zone will translate to the proposed CRN (Commercial Residential Neighborhood) zone.

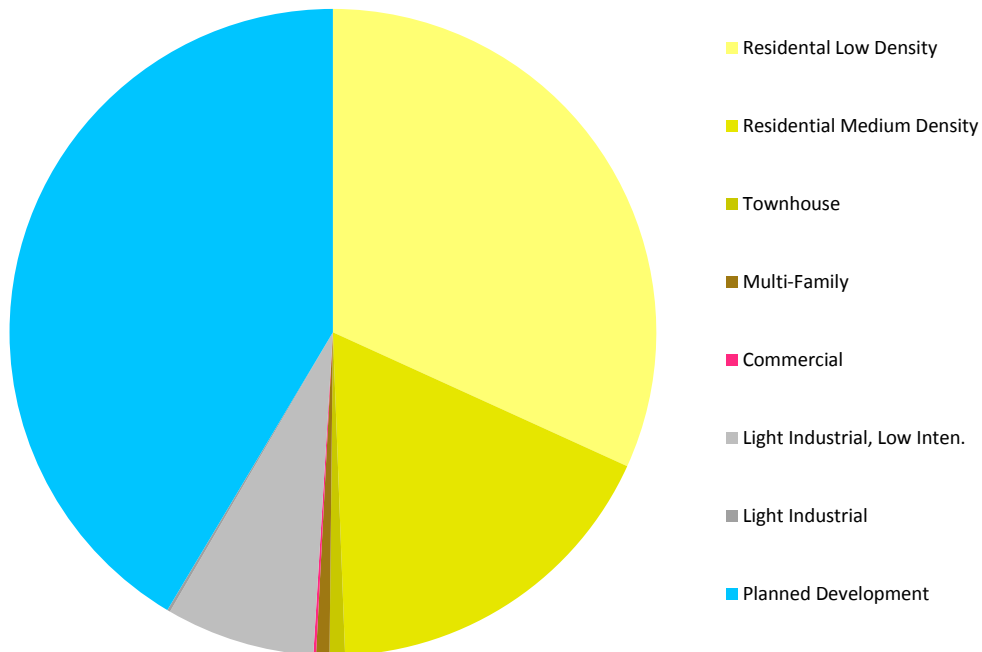
The Existing I-1 will be renamed IM (Moderate Industrial), and I-4 will be renamed IL (Light Industrial). The existing PNZ and T-S zones remain.

ZONE IMPLEMENTATION

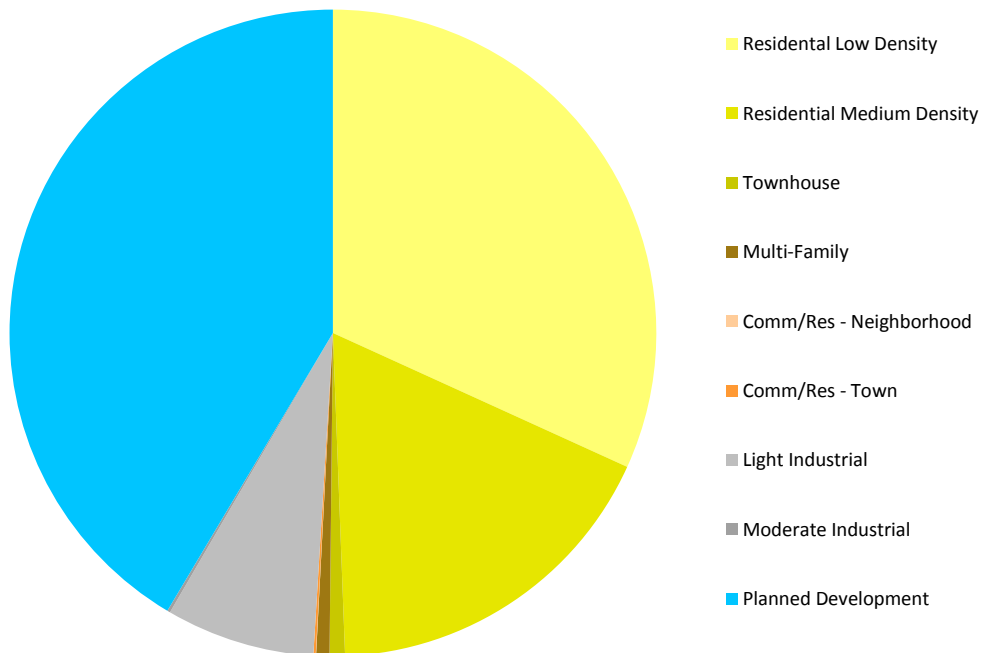
Gaithersburg Vicinity					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-200	1,805.31	29.91	R-200	1,918.68	31.78
R-200/TDR	113.37	1.88			
R-60	353.54	5.86	R-60	432.13	7.16
R-60/TDR	9.48	0.16			
R-MH	69.12	1.14			
R-90	579.65	9.60	R-90	630.07	10.44
R-90/TDR	50.42	0.84			
RT-8	3.76	0.06	RT-8	3.76	0.06
RT-10	19.80	0.33	RT-10	19.80	0.33
RT-12.5	22.78	0.38	RT-12.5	22.78	0.38
R-30	40.14	0.66	R-30	40.14	0.66
C-1	2.99	0.05	CRT-0.75 C-0.5 R-0.25 H-45	2.67	0.04
			CRT-1.0 C-0.75 R-0.5 H-45	0.32	0.01
C-4	4.05	0.07	CRT-0.75 C-0.75 R-0.5 H-40	4.05	0.07
C-T	1.04	0.02	CRN-0.5 C-0.5 R-0.25 H-35	1.04	0.02
I-1	8.96	0.15	IM-2.5 H-50	8.96	0.15
I-4	448.91	7.44	IL-1.0 H-50	448.91	7.44
T-S	2,247.19	37.23	T-S	2,247.19	37.23
PNZ	253.85	4.21	PNZ	253.85	4.21
Grand Total	6,034.34		Grand Total	6,034.34	

ZONE IMPLEMENTATION

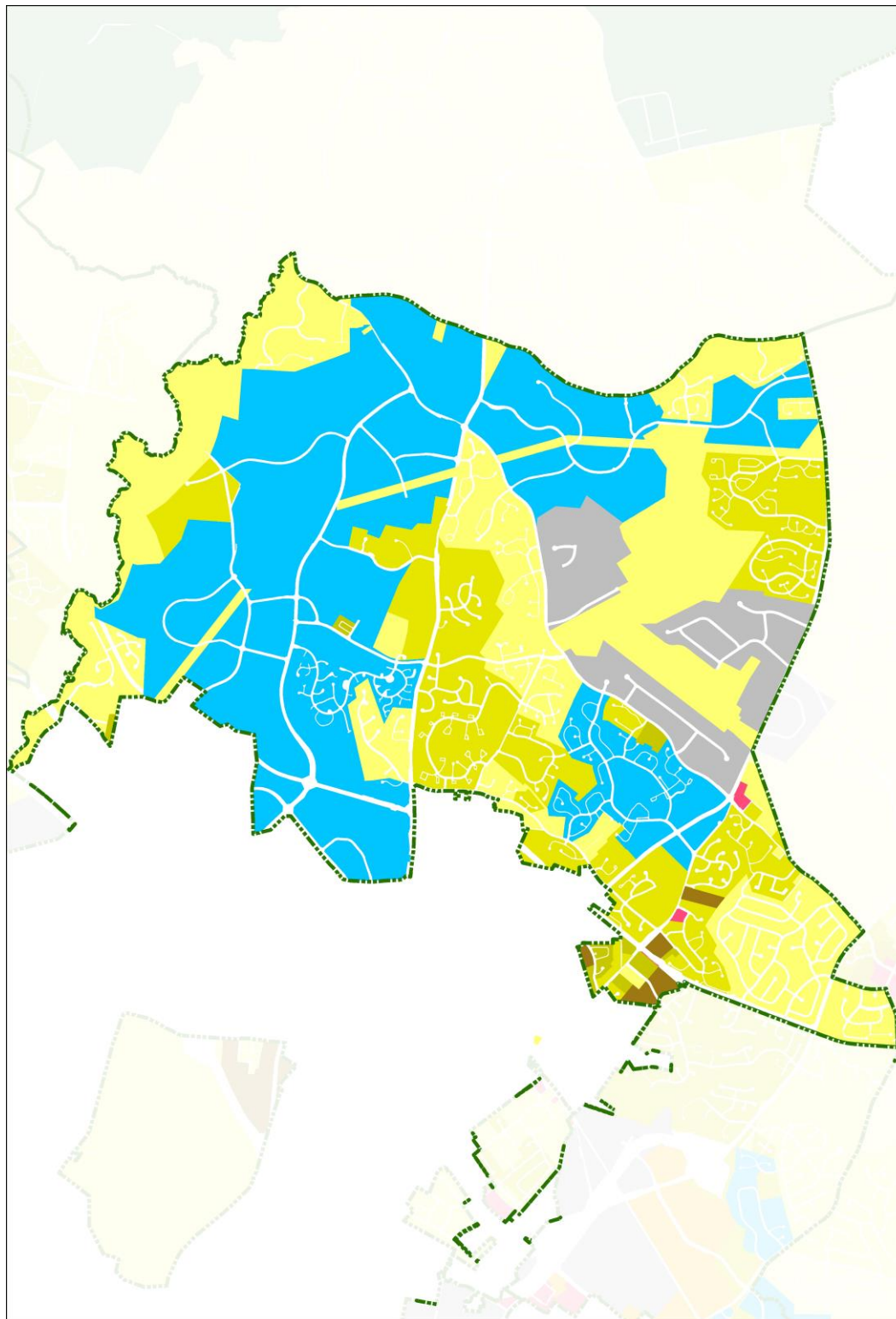
Gaithersburg Vicinity: Existing Zoning



Gaithersburg Vicinity: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Residential Low Density**
R-200
R-200/TDR

- Residential Medium Density**
R-60
R-60/TDR
R-90
R-90/TDR
R-MH

- Townhouse**
RT-8
RT-10
RT-12.5

- Multi-Family**
R-30


- Commercial**
C-1
C-4
C-T


- Light Industrial**
I-1
I-4


- Planned Development**
PNZ
T-S


PROPOSED ZONING MAP

Proposed Zones

 **Residential Low Density**
R-200

 **Residential Medium Density**
R-60
R-90

 **Townhouse**
RT-8
RT-10
RT-12.5

 **Multi-Family**
R-30

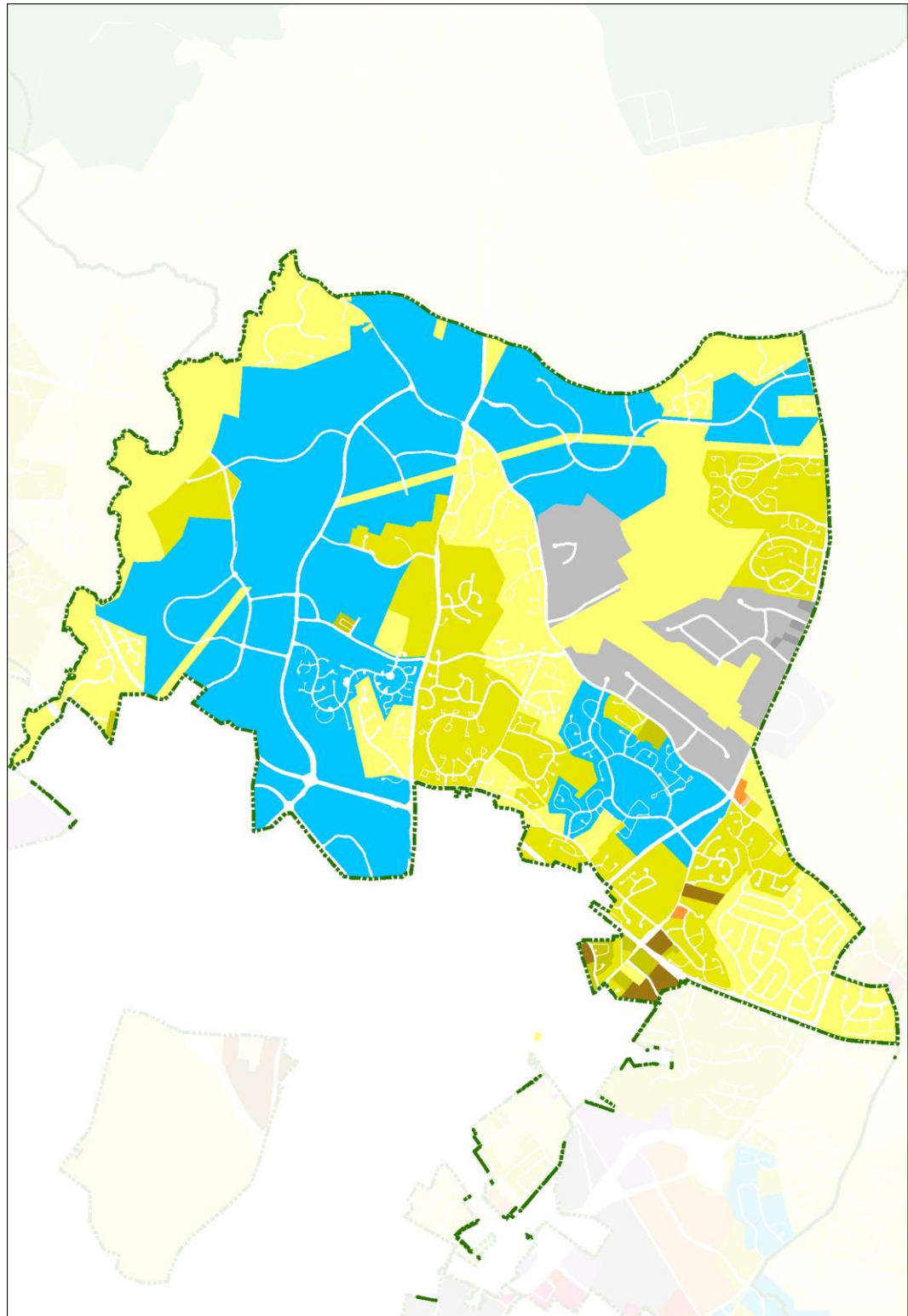
 **Comm/Res-Neighborhood**
CRN

 **Comm/Res-Town**
CRT

 **Light Industrial**
IL

 **Moderate Industrial**
IM

 **Planned Development**
PNZ
T-S



PLANNING AREA CONTEXT

