

# Master Plan Review

## **GERMANTOWN MASTER PLAN**

Approved and Adopted 1989



Proposal based on November 22, 2011 ZAP Review Draft



## ZONING CODE REWRITE

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.

The Montgomery County Planning Department is working in coordination with Code Studio, a team of nationally recognized consultants; a citizen panel, known as the Zoning Advisory Panel (ZAP); and other County agencies to improve the zoning code. The ZAP was appointed by the Planning Board to weigh in on the project's direction and advise staff.



**Public Listening Session 9/2009**

Initial sections of the new code are drafted by Code Studio, and are subsequently analyzed and edited by planners based on feedback from ZAP, county agency representatives, residents and other stakeholders. The Zoning Code Rewrite drafts continue to undergo multiple reviews and revisions in preparation for the distribution of a public draft of the new code expected in summer 2012. The comprehensive public draft will then be presented to the Planning Board and, ultimately, the County Council as part of a public review process.

## ZONE CONVERSION PROCESS

An important aspect of the Zoning Rewrite process is the potential conversion of 123 existing zones into 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 conversion process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full conversion chart for all zones can be found in the documents section of our website:

[www.zoningmontgomery.org](http://www.zoningmontgomery.org).



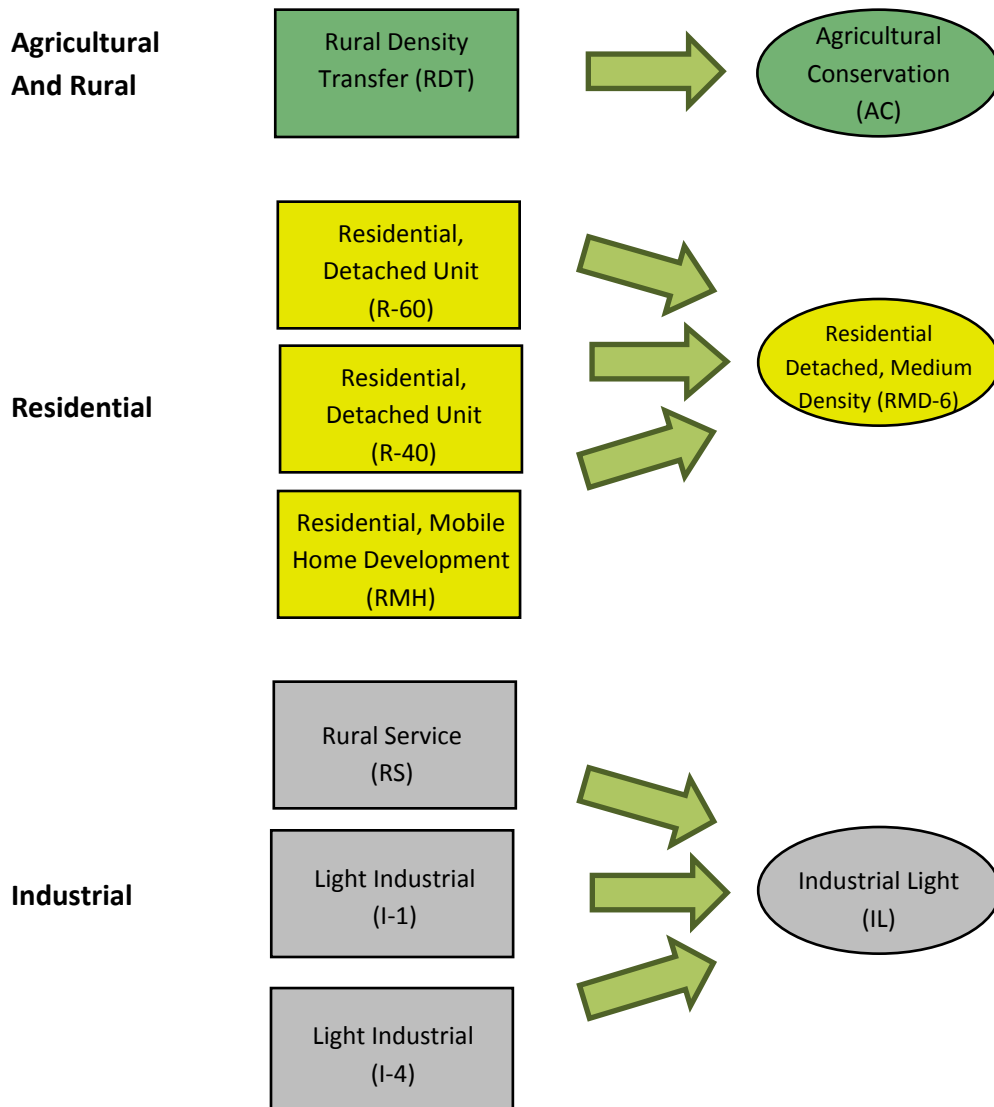
## Agricultural, Residential, and Industrial Zone Conversion:

For agricultural and rural zones, the existing zones will be converted 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.

Several of the existing residential zones will also directly convert on a one-to-one basis. Other residential zones will be converted by combining 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.

Conversion of Industrial zones will combine similar zones (Rural Service, I-1, and I-4) into the proposed Industrial Light (IL) zone. The existing heavy industrial zone (I-2) will convert directly to the proposed Industrial Heavy (IH) zone.

### EXAMPLES:



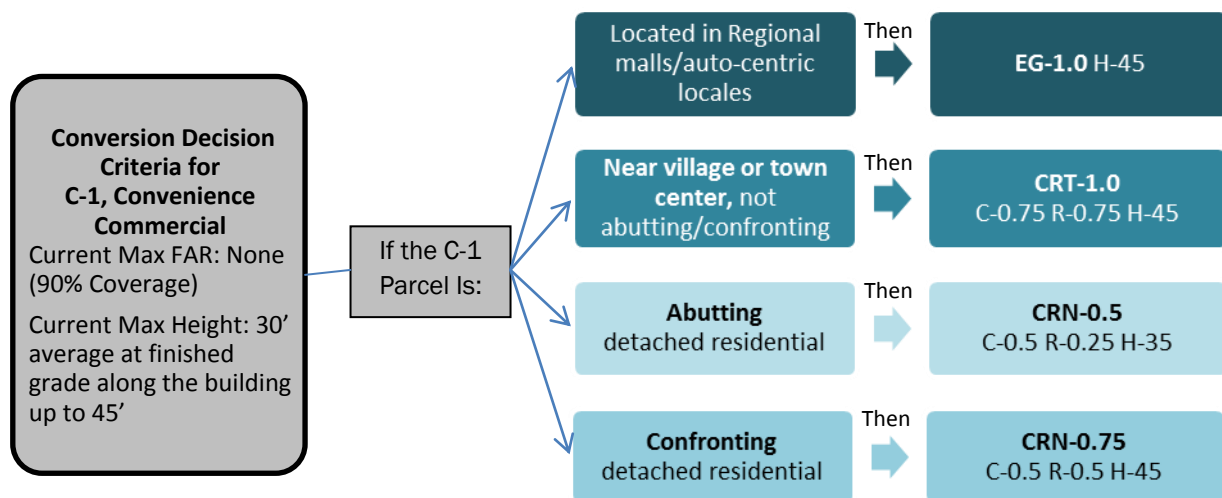
## Commercial and Mixed-Use Zone Conversion:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be converted into one of the proposed Commercial/Residential (C/R) or Employment (E) Zones using a two-tiered process.

First, decisions for conversions of a specific parcel 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 conversion 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 converted 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 converts existing zones by considering each specific parcel's proximity to auto-centric localities, village and town centers, and detached residential neighborhoods. The goal of the conversion decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

### EXAMPLE: C-1 Convenience Commercial



# GERMANTOWN (1989)

## PLAN HIGHLIGHTS

The Germantown Master Plan was approved and adopted in July 1989. The Plan remains the guiding document for approximately 10,600 acres of Germantown not contained in the amended 2009 Germantown Sector Plan. The Plan directs the growth of the Germantown Planning Area and dictates the main objectives in several key areas. Examples of recommendations in each area are listed below:

### Townscape Design

- The Plan recommends community activity be focused in Village Centers, the Town Center and the potential regional mall.
- Recommends general design guidelines for the Town Center, the Employment Corridor, and Village Centers.
- Recommends implementing specific guidelines for landscaping Germantown's roadways, including street trees and landscaped medians along major and arterial roads.

### Land Use

- Recommends the Corridor City development pattern as recommended in the General Plan and 1974 Master Plan.
- Recommends an expansion of the Village Center and Town Center hierarchy
- Recommends that the Town Center be the principal activity center for Germantown.
- Recommends that a single-family detached residential character be established in selected areas to provide a broader mix of housing types so that Germantown can evolve into a full "life cycle" community.

### Environment

- Emphasizes the protection of Little Seneca Creek and Little Seneca Lake and recommends the establishment of stringent watershed management practices.
- Recommends private conservation easements up to 400 feet wide in selected environmentally sensitive areas.
- Recommends the expansion of the sewage collection and water service systems into all areas of Germantown.



*Great Seneca Creek*



## **Transportation**

- Recommends that Germantown be designed as a community with transit-serviceable land uses.
- Recommends the construction of and/or improvements to the roadways as indicated in the Master Plan.
- Recommends construction of transit service along the Corridor Cities Transit Easement and the construction of transit stations in Germantown with related parking, access facilities, and enhanced feeder bus service to be further defined by the Corridor Cities Transit Easement Study.

## **Community Facilities**

- Recommends the acquisition and the construction of 18 new local parks.
- Recommends that future elementary school sites contain a minimum of 12 acres.
- Recommends the development of private and public day care centers as well as before and after school programs.

## **Human Services**

- Recommends the provision of appropriate child day-care facilities at appropriate locations in Germantown.
- Recommends the provision of housing for the elderly at appropriate locations in Germantown.



# ZONE CONVERSION

The Germantown (1989) Master Planning Area currently has 27 zones: 2 Rural, 13 Residential, 3 Commercial, 1 Mixed Use, 2 Industrial, and 6 Planned Development.

## Existing Rural

RDT: Rural Density Transfer  
R: Rural

## Existing Residential:

RE-2: Detached Unit, Single Family  
RE-2/TDR: Detached Unit, Single Family  
R-200: Detached Unit, Single Family  
R-200/TDR: Detached Unit, Single Family  
R-150: Detached Unit, Single Family  
R-90: Detached Unit, Single Family  
R-60: Detached Unit, Single Family  
R-MH: Mobile Home Development  
RT-6: Townhouse, Single Family  
RT-8: Townhouse, Single Family  
RT-12.5: Townhouse, Single Family  
R-30: Multi-Family, Low Density  
R-20: Multi-Family, Medium Density

## Existing Commercial

C-T: Commercial, Transitional  
C-1: Convenience Commercial  
C-2: General Commercial

## Existing Mixed Use:

RMX-2C/TDR: Residential Mixed Use

## Existing Industrial:

I-1: Light Industrial  
I-3: Light Industrial

## Planned Development

T-S  
PD-2  
PD-4  
PD-9  
PD-11  
PD-15

## Standard Conversion:

The existing RDT zone will convert to the proposed AC (Agriculture Conservation) zone and the existing Rural zone will convert to the proposed RR (Rural Residential) zone.

The existing RE-2 and RE-2/TDR will convert to the proposed RE-2 zone. The existing R-200, R-200/TDR and R-150 zones will convert to the proposed RLD-20 (Residential Low Density) zone. The existing R-90 will convert to the proposed RMD-9 (Residential Medium Density) zone. The existing R-60 and R-MH will combine to form the RMD-6 (Residential Medium Density) zone. The existing RT-6 and RT-8 will combine into the proposed TLD (Townhouse Low Density) zone. The existing RT-12.5 will convert to the proposed TMD (Townhouse Medium Density) zone. The R-30 will convert to the proposed RHD-3 (Multi-family, Low Density) zone and the R-20 will convert to the proposed RHD-2 (Multi-family, Medium Density) zone.

The existing I-1 zone will convert to the proposed IL (Industrial Light) zone and the existing I-3 will convert to the proposed EOF (employment, office) zone with an FAR of 0.25 and a height limit of 45 ft. The existing Planned Development zones will convert to proposed Planned Unit Development Zones.



The existing Commercial and Mixed Use zones will convert to the specific proposed EG, CRN, and CRT zones using both the standard conversion criteria and specific Master Plan recommendations. Commercial and Mixed Use parcels that do not have specific master plan recommendations will convert to the proposed zone based on the standard zoning conversion table.

**Master Plan Recommended Conversion:**

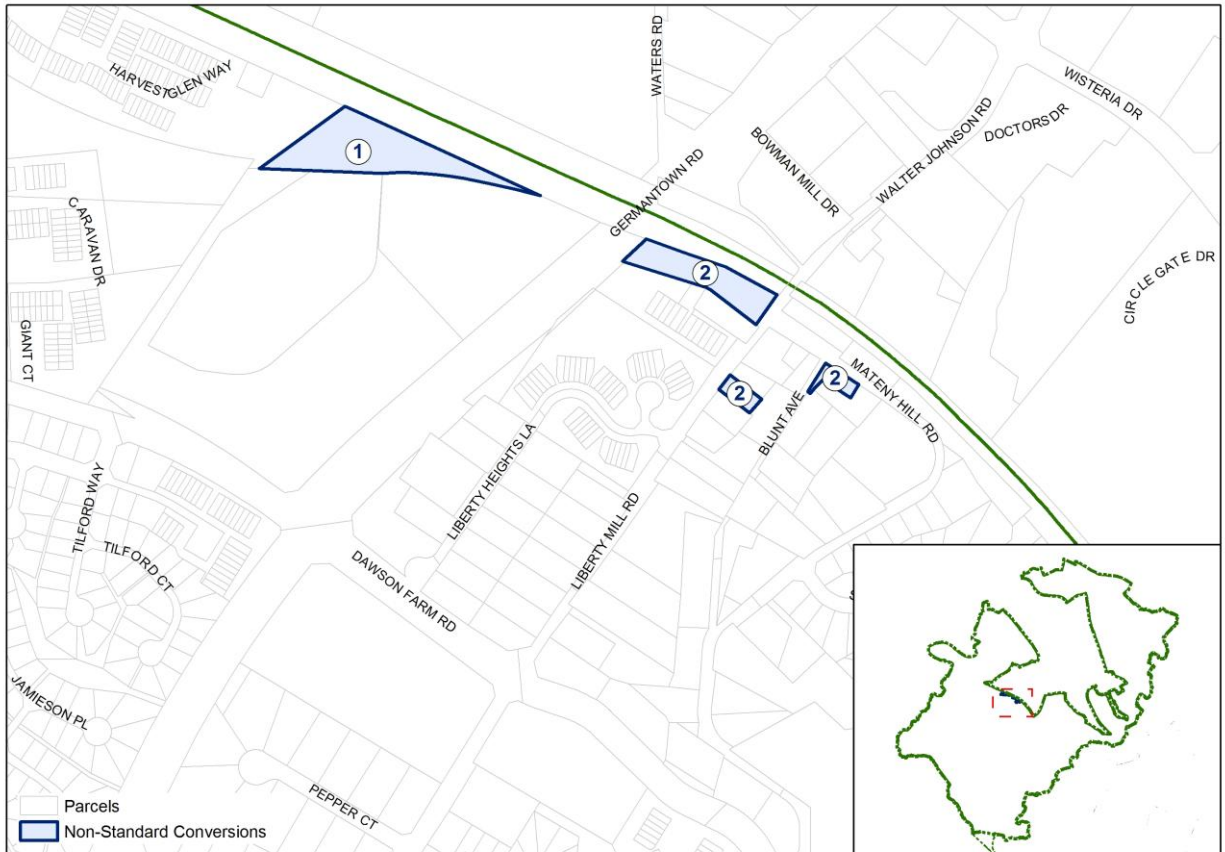
Several Germantown (1989) parcels will convert to the proposed zones based on 1989 Germantown Master Plan recommendations. We refer to these as non-standard conversions. These parcels and the Master Plan guided conversions are shown below.





# MASTER PLAN-DRIVEN CONVERSIONS

## Germantown: Non-Standard Conversions



## MASTER PLAN-DRIVEN CONVERSIONS

<b>Area</b>	1
<b>Existing Zoning</b>	I-3
<b>Proposed Zoning</b>	EOF-0.25 H-45
<b>Number of Parcels</b>	1
<b>Reason for Non-Standard Conversion</b>	Master plan restrictions on density.
<b>Modification</b>	Density limited to 0.25 FAR.
<b>Relevant Text</b>	Germantown Master Plan (1989): Page 73 <i>"This Plan recommends that the property be zoned I-3 with a 0.25 FAR."</i>

<b>Area</b>	2
<b>Existing Zoning</b>	C-T
<b>Proposed Zoning</b>	CRN-0.5 C-0.5 R-0.25 H-25
<b>Number of Parcels</b>	3
<b>Reason for Non-Standard Conversion</b>	Master plan recommendations regarding height.
<b>Modification</b>	Height limited to 25 feet.
<b>Relevant Text</b>	Germantown Master Plan (1989): Page 59 <i>"The following issues of compatibility need to be addressed at the time of subdivision and site plan review... Limitation of building height to two stories."</i>



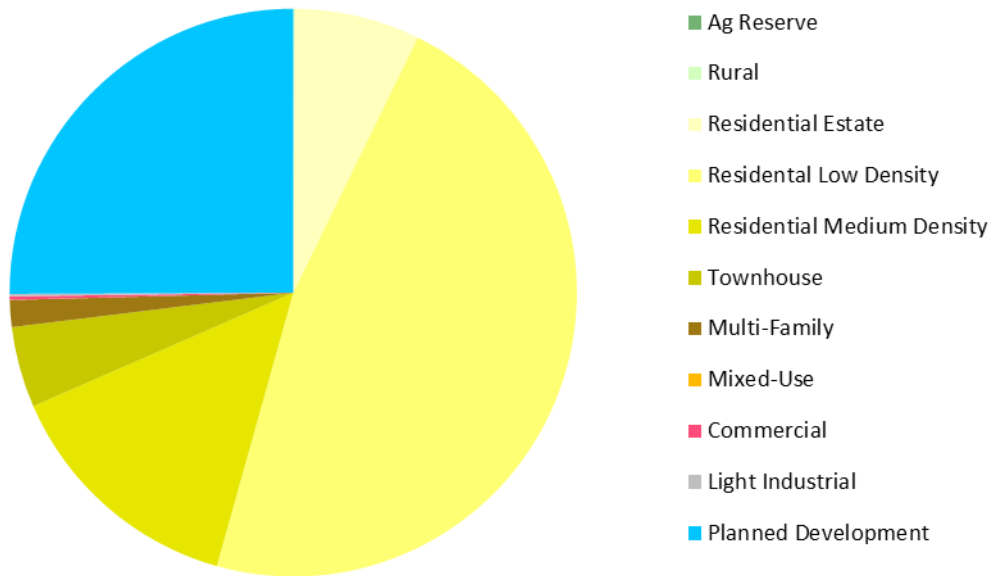
# ZONE CONVERSION

Germantown Master Plan (1989)					
Existing			Proposed		
Zone	Total	Percent	Zone	Total	Percent
RDT	0.51	0.01	AC	0.51	0.01
RURAL	6.52	0.09	RR	6.52	0.09
RE-2	408.59	5.56	RE-2	524.60	7.14
RE-2/TDR	116.01	1.58			
R-200	2810.36	38.26	RLD-20	3459.94	47.11
R-200/TDR	642.01	8.74			
R-150	7.56	0.10			
R-90	489.85	6.67	RMD-9	489.85	6.67
R-MH	76.73	1.04	RMD-6	545.99	7.43
R-60	469.26	6.39			
RT-6	22.57	0.31	TLD	72.19	0.98
RT-8	49.62	0.68			
RT-12.5	266.29	3.63	TMD	266.29	3.63
R-30	61.07	0.83	RHD-3	61.07	0.83
R-20	51.34	0.70	RHD-2	51.34	0.70
C-1	2.89	0.04	CRN-0.5 C-0.5 R-0.25 H-35	3.91	0.05
C-T	2.58	0.04	CRN-0.5 C-0.5 R-0.25 H-25	1.56	0.02
C-3	9.18	0.13	EG-1.5 H-45	9.18	0.13
RMX2C/TDR	0.31	0.00	CRT-1.25 C-0.5 R-1.0 H-60	0.31	0.00
I-1	7.83	0.11	IL	7.83	0.11
I-3	2.28	0.03	EOF-0.25 H-45	2.28	0.03
T-S	987.76	13.45	PUD	1841.16	25.07
PD-11	39.90	0.54			
PD-15	12.05	0.16			
PD-2	340.89	4.64			
PD-4	99.66	1.36			
PD-9	360.90	4.91			
<b>Grand Total</b>	<b>7344.52</b>		<b>Grand Total</b>	<b>7344.52</b>	

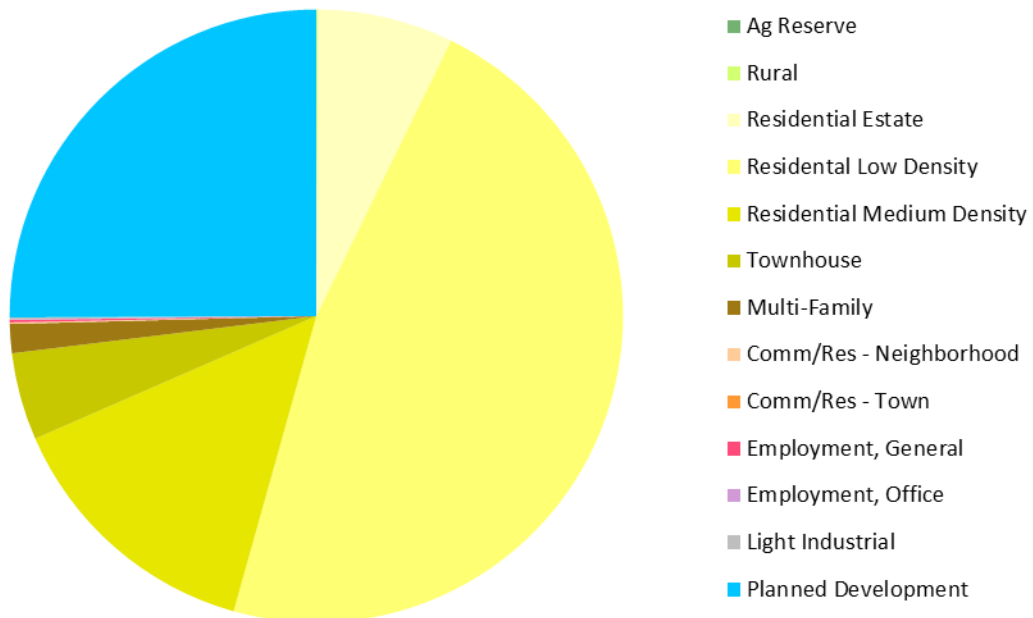


# ZONE CONVERSION

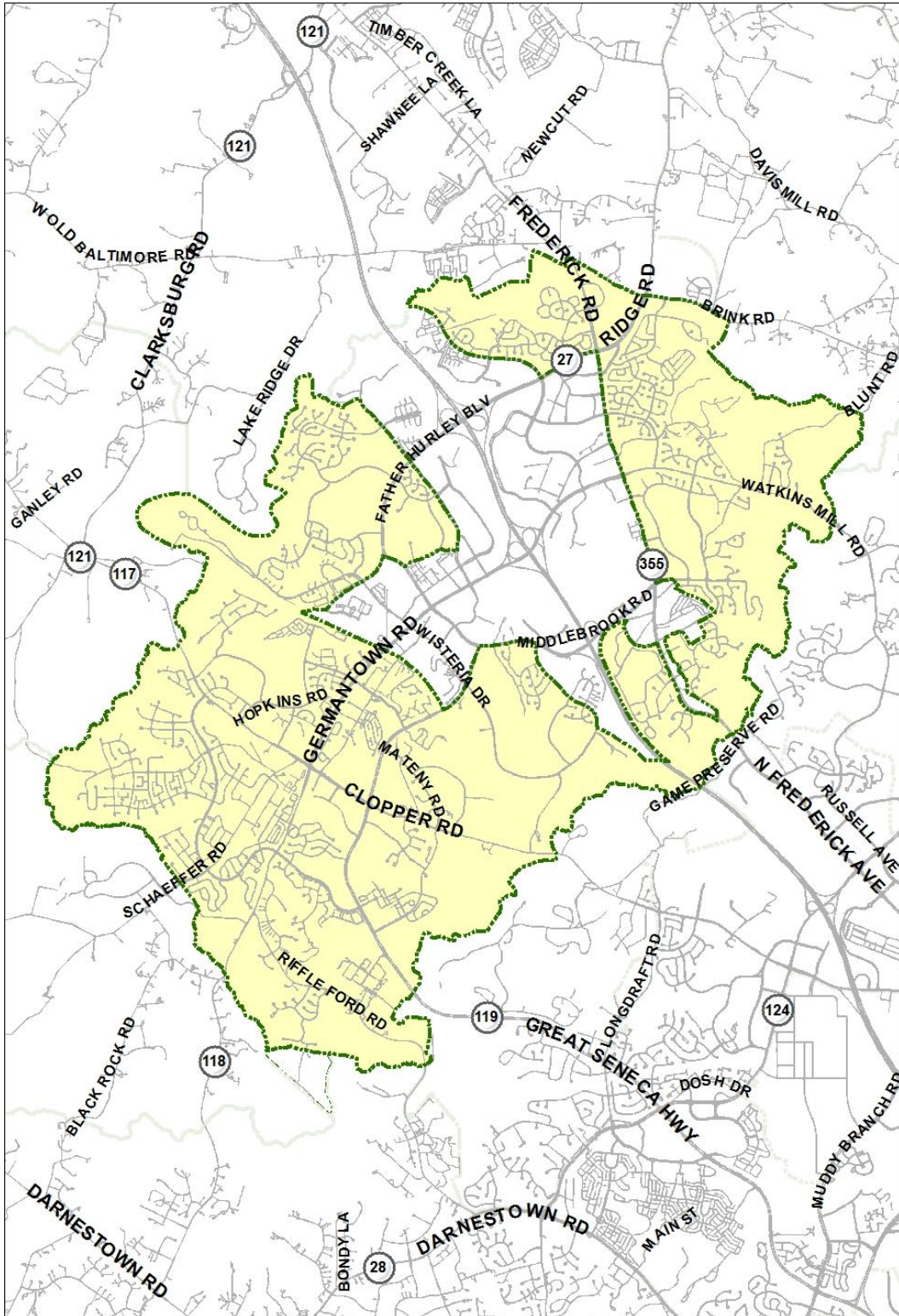
## Germantown (1989): Existing Zoning



## Germantown (1989): Proposed Zoning



# PLANNING AREA CONTEXT

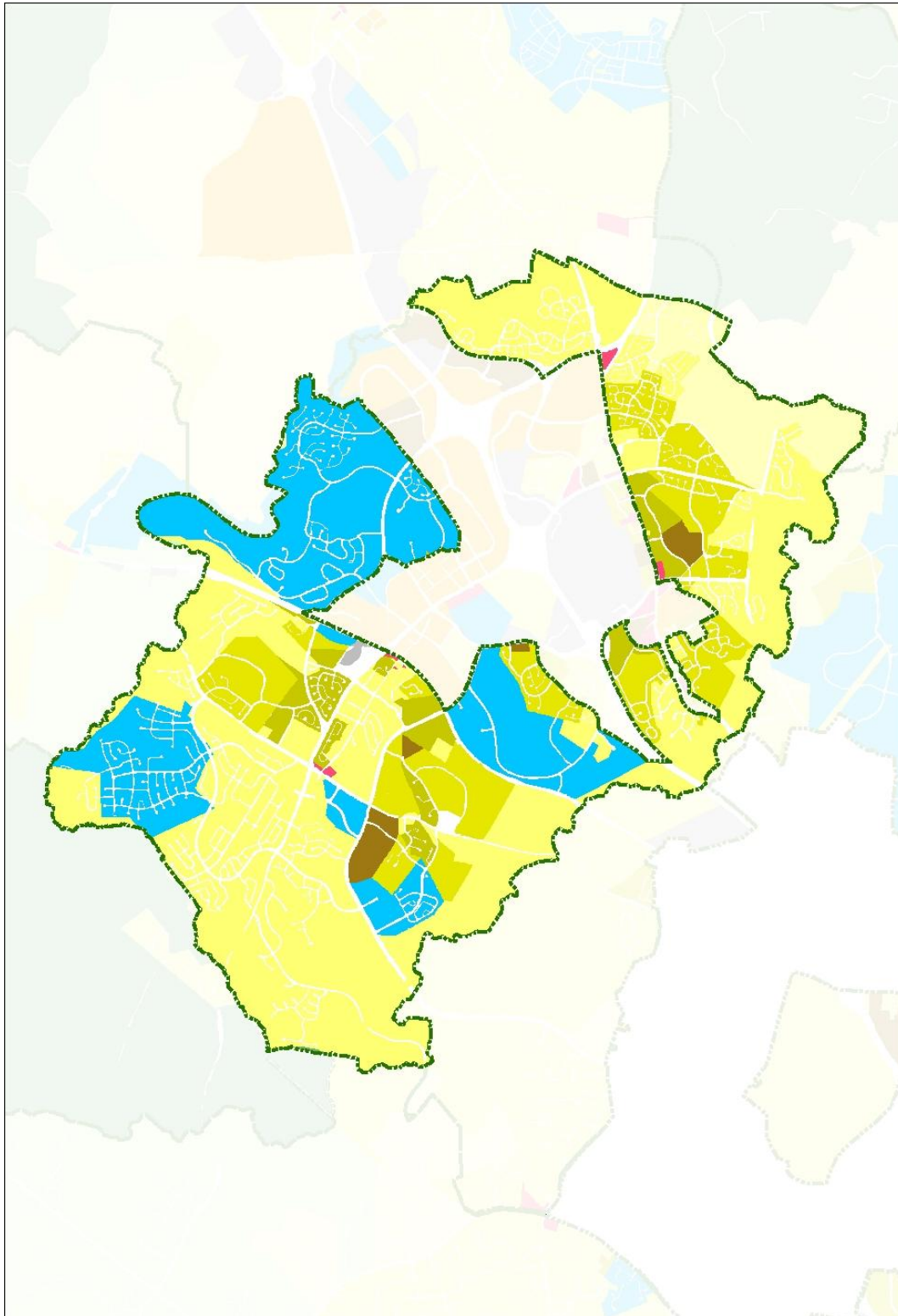


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# EXISTING ZONING MAP



## Existing Zones

- Agricultural Reserve**  
RDT

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- Rural**  
Rural

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- Residential Estate**  
RE-2 & RE-2/TDR

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- Residential Low Density**  
R-150  
R-200 & R-200/TC

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

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- Townhouse**  
RT-6  
RT-8  
RT-12.5

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- Multi-Family**  
R-20  
R-30

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- Commercial**  
C-1  
C-3  
C-T

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- Mixed-Use**  
RMX-2C/TDR

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- Light Industrial**  
I-1  
I-3

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- Planned Development**  
T-S  
PD-2  
PD-4  
PD-9  
PD-11  
PD-15

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# PROPOSED ZONING MAP

## Proposed Zones

- Agricultural Reserve**  
AC

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- Rural**  
RR

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- Residential Estate**  
RE-2

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- Residential Low Density**  
RLD-20

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- Residential Medium Density**  
RMD-6  
RMD-9

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- Townhouse**  
TLD  
TMD

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- Multi-Family**  
RHD-2  
RHD-3

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- Comm/Res-Neighborhood**  
CRN

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- Employment, General**  
EG

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- Comm/Res-Town**  
CRT

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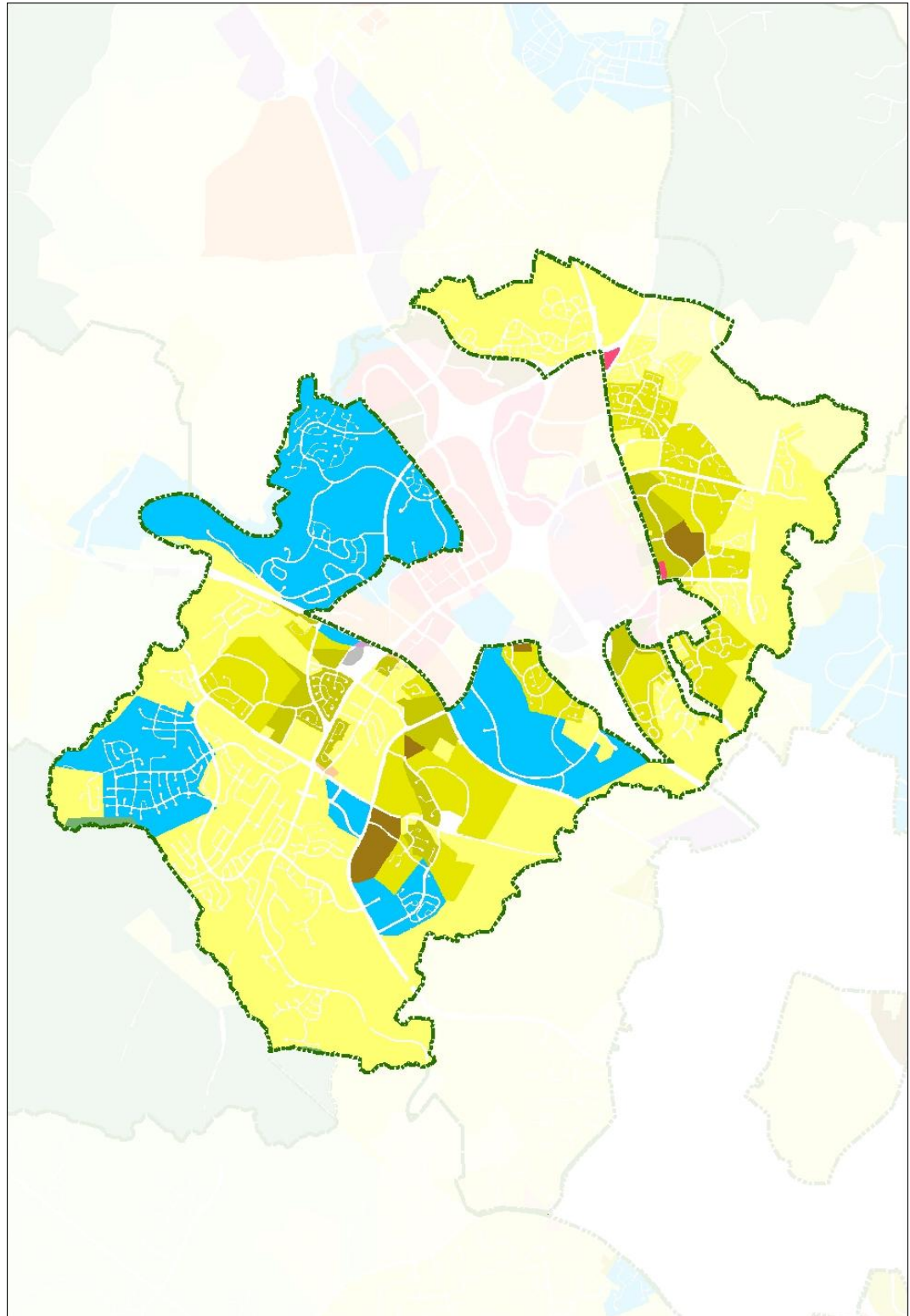
- Light Industrial**  
IL

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- Employment, Office**  
EOF

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- Planned Development**  
PD



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