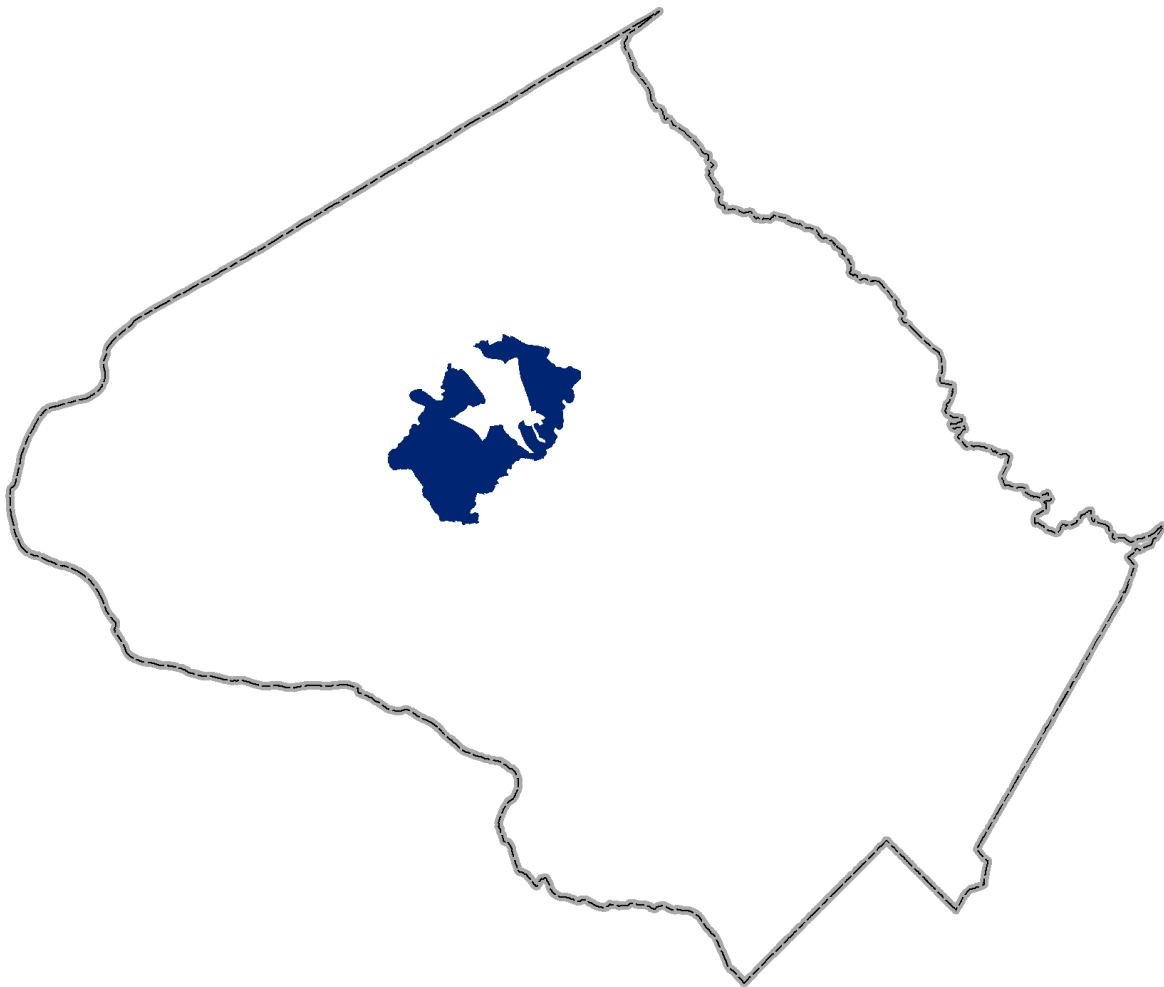


Master Plan Review

GERMANTOWN MASTER PLAN

Approved and Adopted 1989



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 is expected to vote on the proposal at the end of February.

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



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 should 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 daycare facilities at appropriate locations in Germantown.
- Recommends the provision of housing for the elderly at appropriate locations in Germantown.

ZONE IMPLEMENTATION

The Germantown (1989) Master Planning Area currently has 27 zones: 2 Rural, 13 Residential, 4 Commercial, 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-3: Highway Commercial
O-M: Office Building, Moderate Intensity

Existing Industrial:

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

Existing Planned Development

T-S: Town Sector
PD-2: Planned Development
PD-4: Planned Development
PD-9: Planned Development
PD-11: Planned Development
PD-15: Planned Development

Standard Implementation:

The existing RDT zone will be renamed AR (Agricultural Reserve). The existing R (Rural) will remain.

The existing RE-2 and RE-2/TDR will be combined to form the RE-2 zone. The existing R-150, R-200, and R-200/TDR zones will be combined into R-200. The existing R-60 and R-90 will remain. R-MH will be merged into R-60. The existing RT-6, RT-8, and RT-12.5 will RT (Townhouse) respectively. R-20 and R-30 will remain as well. All TDR zones will be incorporated into the new TDR Overlay zone.

C-1 will translate to NR (Neighborhood Retail), C-3 will translate to GR (General Retail), C-T will translate to CRN (Commercial Residential Neighborhood), and O-M will translate to EOF (Employment Office). 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.

The existing I-1 zone will be renamed IM (Industrial Moderate) and the existing I-3 will translate to the proposed EOF (Employment Office) zone. The existing Planned Development zones and T-S will remain.

NON-STANDARD CONVERSIONS

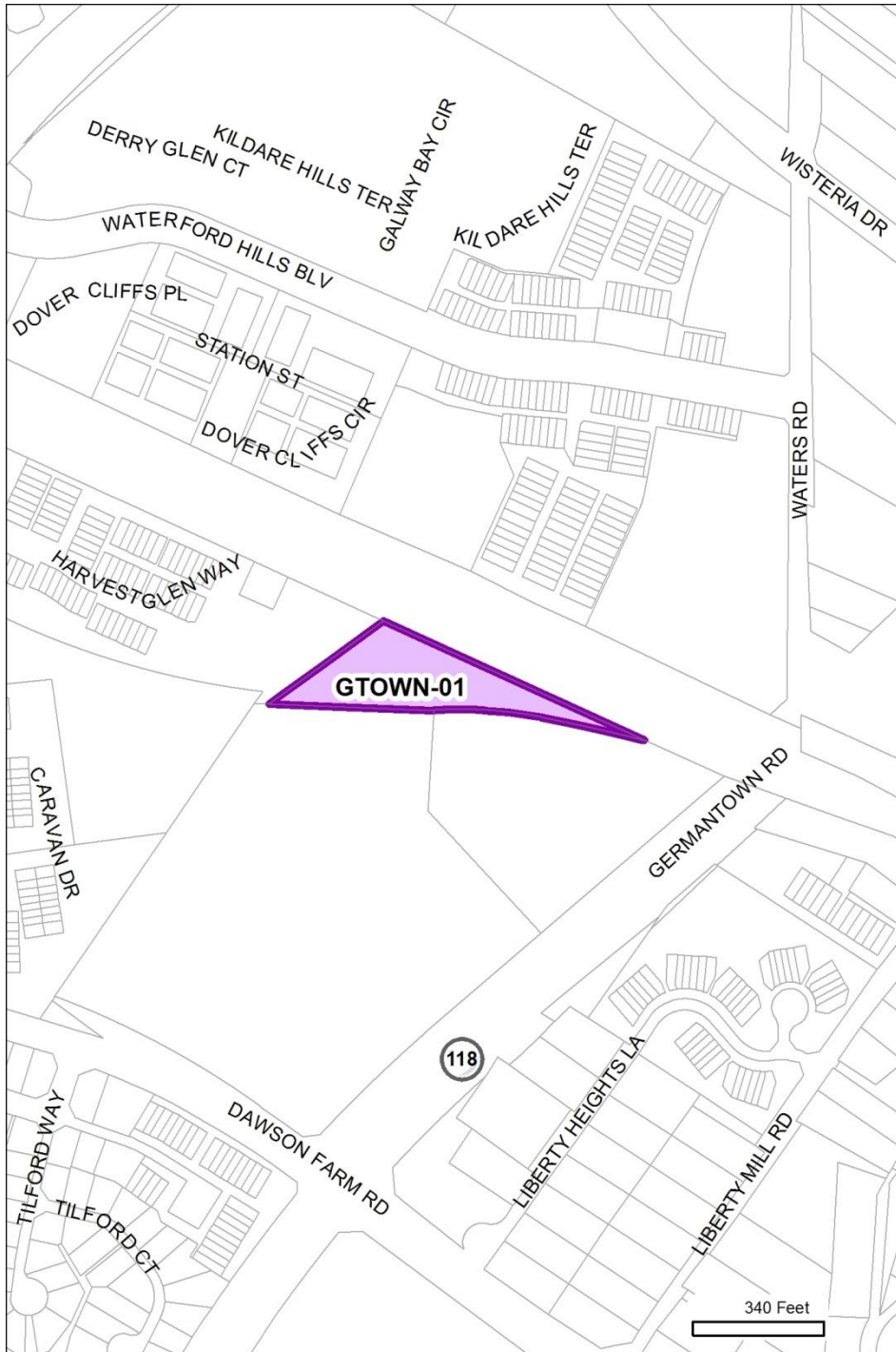
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.

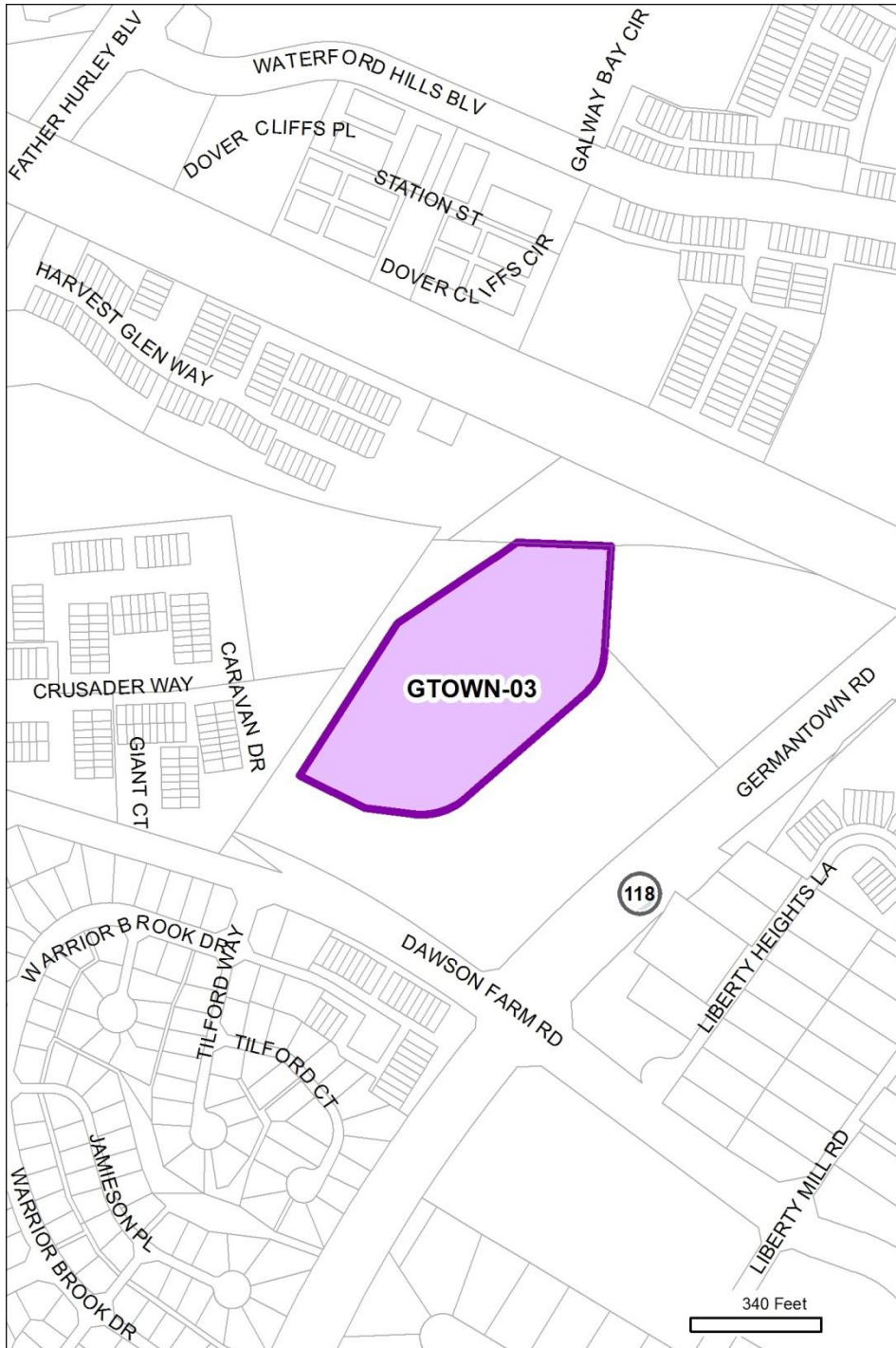
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

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:		GTOWN-01
Master Plan:		Germantown Master Plan (1989)
Location:		Germantown Rd & CSX Railroad
Existing Zone:		I-3
Standard Conv:		EOF-0.75 H-100 T
Proposed Conv:		EOF-0.25 H-100 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Germantown Master Plan (1989), page 59 <i>"This Plan recommends that the property be zoned I-3 with a 0.25 FAR."</i>		



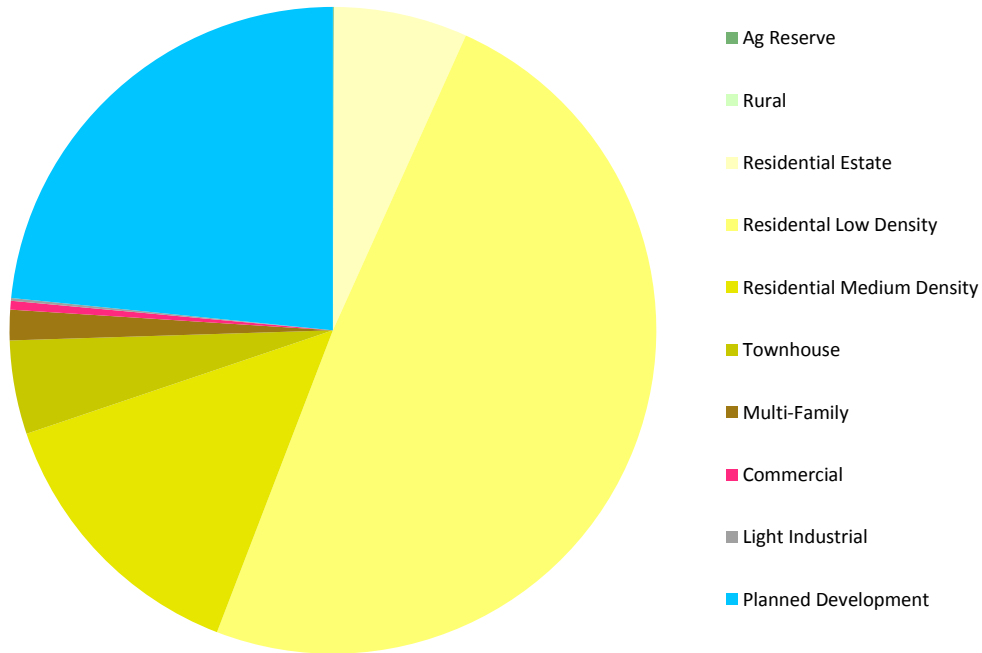
MP Number:		GTOWN-03
Master Plan:		Germantown Master Plan (1989)
Location:		Germantown Rd & Dawson Farm Rd
Existing Zone:		I-1
Standard Conv:		IM-2.5 H-50
Proposed Conv:		IM-2.5 H-80
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 80'
Reason for non-standard conversion:		
Match Development Approvals		
<i>This site is approved for development under site plan 81998022F.</i>		
<i>The site is approved for height up to 79'.</i>		
SEE ALSO: Change log document MAP-R-244.		

ZONE IMPLEMENTATION

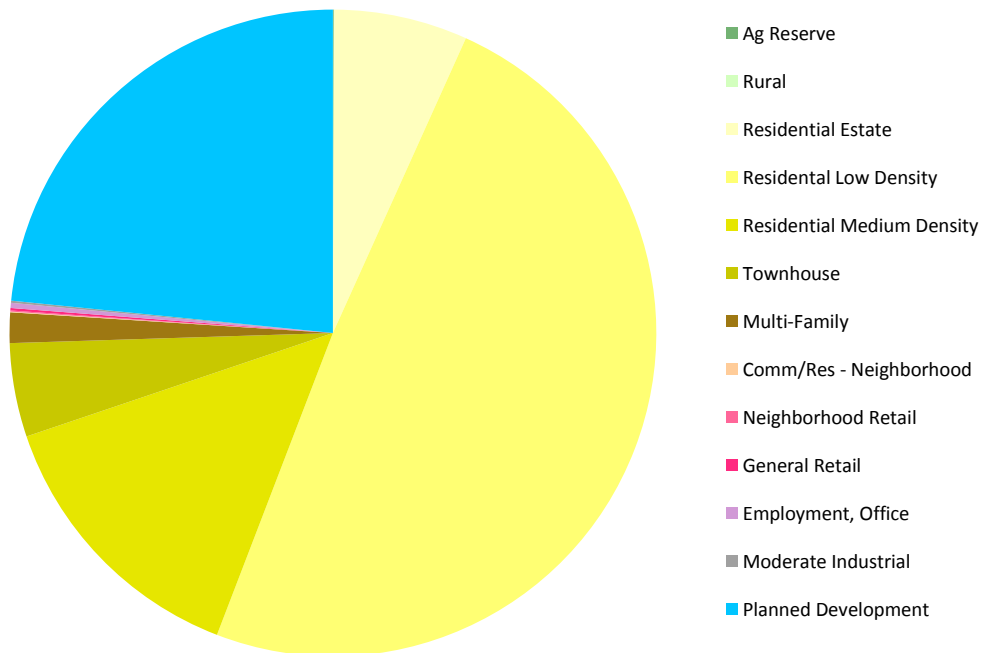
Germantown (1989)					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RDT	3.39	0.05	AR	3.39	0.05
RURAL	2.61	0.04	RURAL	2.61	0.04
RE-2	376.89	5.09	RE-2	492.83	6.66
RE-2/TDR	115.94	1.57			
R-150	7.56	0.10	R-200	3,630.63	49.07
R-200	2,982.96	40.31			
R-200/TDR	640.12	8.65			
R-60	469.97	6.35	R-60	546.70	7.39
R-MH	76.73	1.04			
R-90	490.07	6.62	R-90	490.07	6.62
RT-6	22.15	0.30	RT-6	22.15	0.30
RT-8	49.62	0.67	RT-8	49.62	0.67
RT-12.5	274.73	3.71	RT-12.5	274.73	3.71
R-20	51.34	0.69	R-20	51.34	0.69
R-30	61.06	0.83	R-30	61.06	0.83
C-1	4.06	0.05	NR-1.0 H-45	4.06	0.05
C-3	9.17	0.12	GR-1.5 H-45	9.17	0.12
C-T	2.58	0.03	CRN-0.5 C-0.5 R-0.25 H-35	2.58	0.03
O-M	16.59	0.22	EOF-1.5 H-75	16.59	0.22
I-1	7.82	0.11	IM-2.5 H-80	7.82	0.11
I-3	2.28	0.03	EOF-0.25 H-100 T	2.28	0.03
PD-11	39.90	0.54	PD-11	39.90	0.54
PD-15	12.04	0.16	PD-15	12.04	0.16
PD-2	340.90	4.61	PD-2	340.90	4.61
PD-4	99.66	1.35	PD-4	99.66	1.35
PD-9	360.90	4.88	PD-9	360.90	4.88
T-S	877.59	11.86	T-S	877.59	11.86
Grand Total	7,398.64		Grand Total	7,398.64	

ZONE IMPLEMENTATION

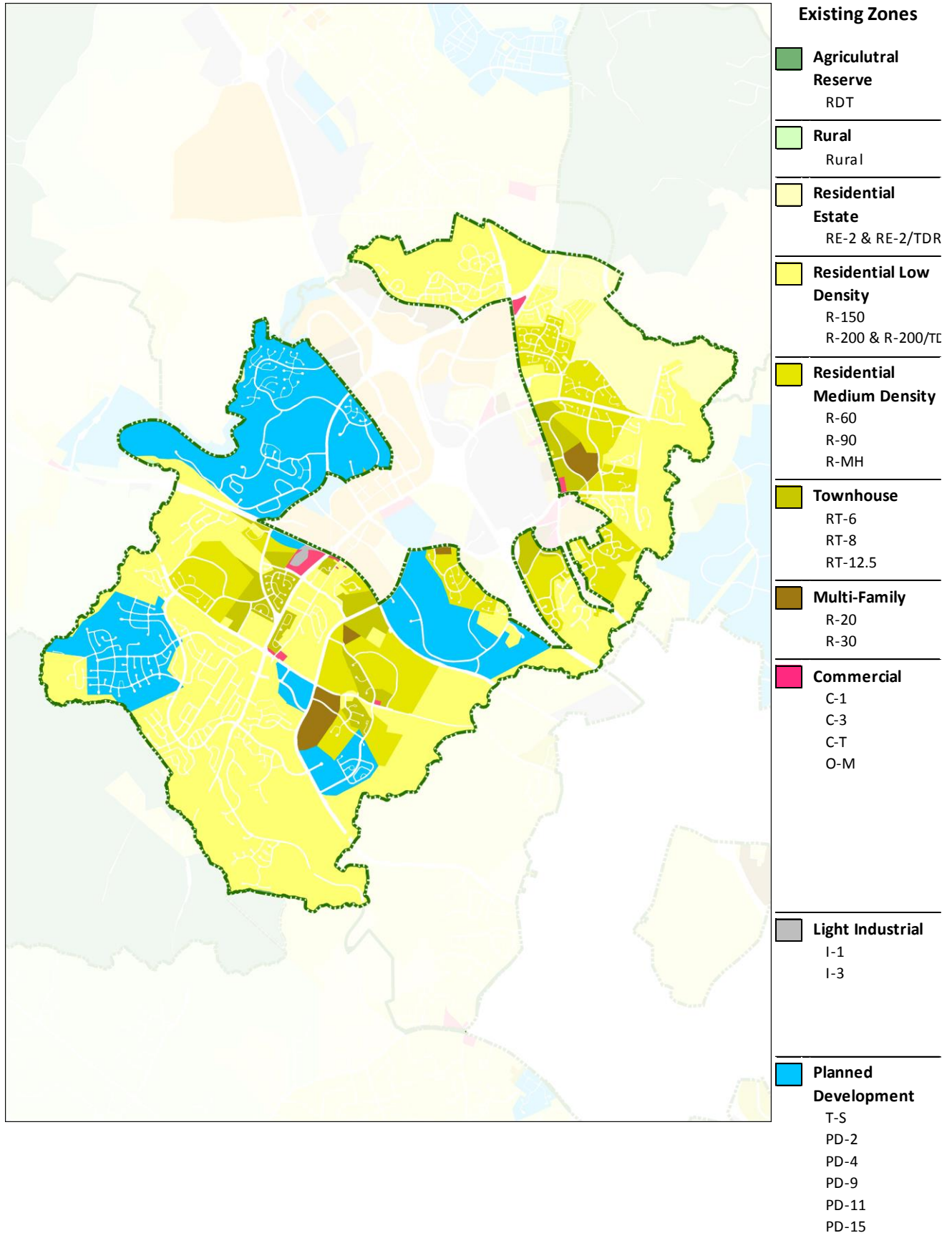
Germantown (1989): Existing Zoning



Germantown (1989): Proposed Zoning

















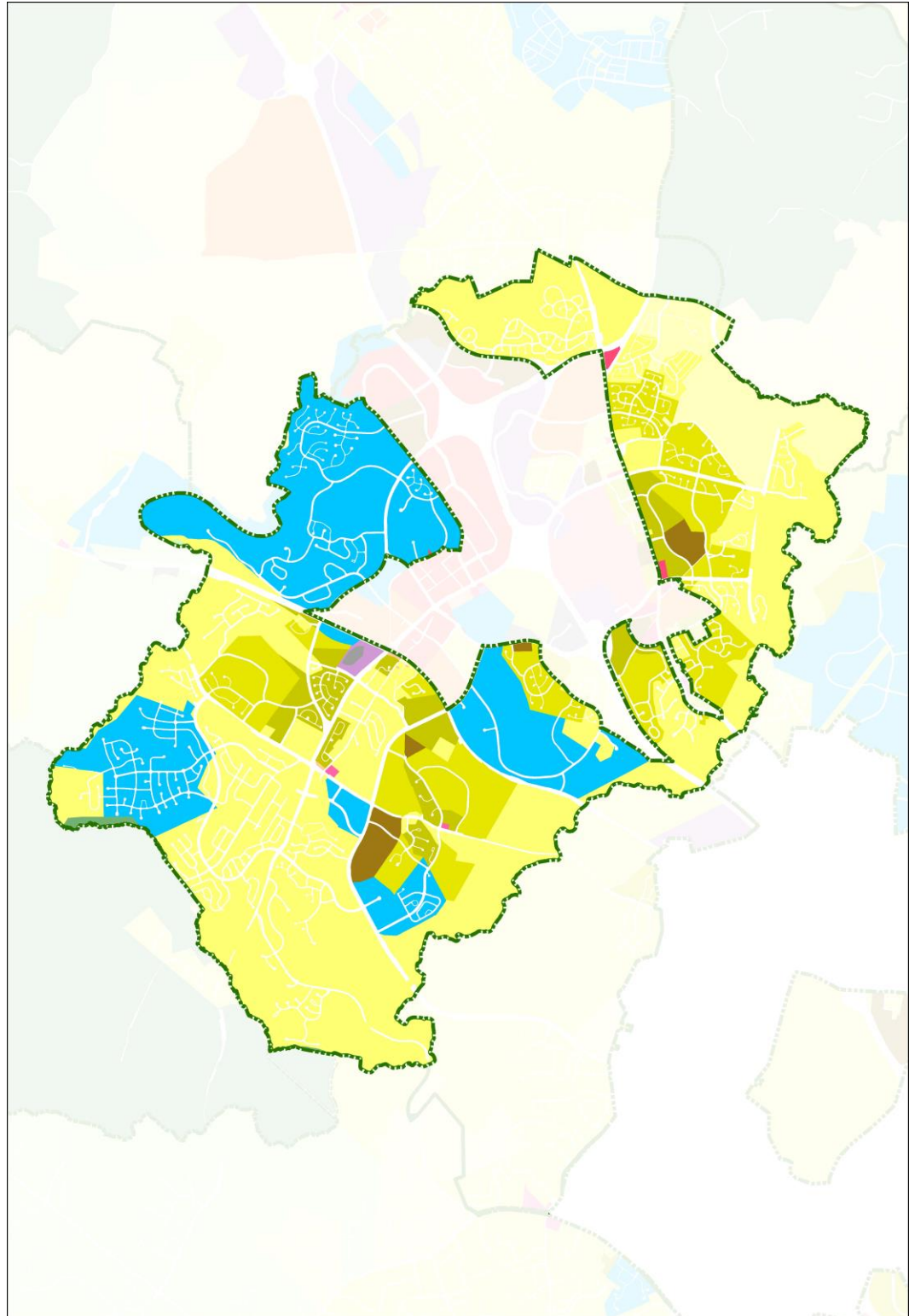
EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

	Agricultural Reserve AR
	Rural Rural
	Residential Estate RE-2
	Residential Low Density R-200
	Residential Medium Density R-60 R-90
	Townhouse RT-6 RT-8 RT-12.5
	Multi-Family R-20 R-30
	Comm/Res-Neighborhood CRN
	General Retail GR
	Neighborhood Retail NR
	Employment, Office EOF
	Moderate Industrial IM
	Employment, Office EOF
	Planned Development T-S PD-2 PD-4 PD-9 PD-11 PD-15



PLANNING AREA CONTEXT

