

ZONING MONTGOMERY

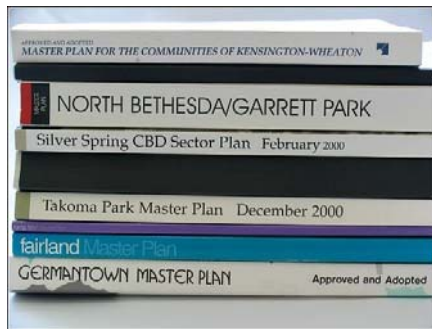
January 2012 Project Update

Discussion of the November 2011 draft (Development Standards, Uses and Use Standards for all Zones) will continue on January 11 when staff brings a draft zone conversion chart to the ZAP meeting. The rewrite team is happy to accept feedback on the draft via our online comment tool or email.

On January 25, the consultant team will return to present another discussion draft, covering general development standards, to the ZAP panel. This draft will include parking, landscaping and lighting requirements.

Master Plan Analysis

Master Plans are critical to the planning process in Montgomery County and the Rewrite Team is analyzing each of the County's Master Plans to ensure that the new Zoning Code is compatible with Plan goals and recommendations. Master Plan guidelines regarding uses, heights and density are being carefully factored into zone conversion recommendations. The new Zoning Code will strengthen our community planning efforts by providing the County with an improved zoning "toolkit" which will allow planners to fine tune heights and densities in new Master Plans.



Commercial, Mixed-Use and Industrial Zones

The November 2011 draft incorporated the family of mixed-use Commercial Residential (CR) Zones recently passed by County Council. It also introduced a family of Employment Zones, which are designed to allow limited residential uses in areas of the County that are primarily auto-oriented retail and office-park type uses. Industrially zoned land in the County will remain substantively the same as it exists today.



ZAP Meeting

Staff will present a draft zone conversion chart to discuss with the Zoning Advisory Panel:

7pm
Wed, January 11
Auditorium
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. On January 12, meeting materials will be available on our website.

Let's Chat

Invite our team to attend your next community group meeting! We will give an overview presentation about the project and answer questions specific to your neighborhood. To schedule a presentation, contact project manager Pamela Dunn.

Join Our Mailing List!



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