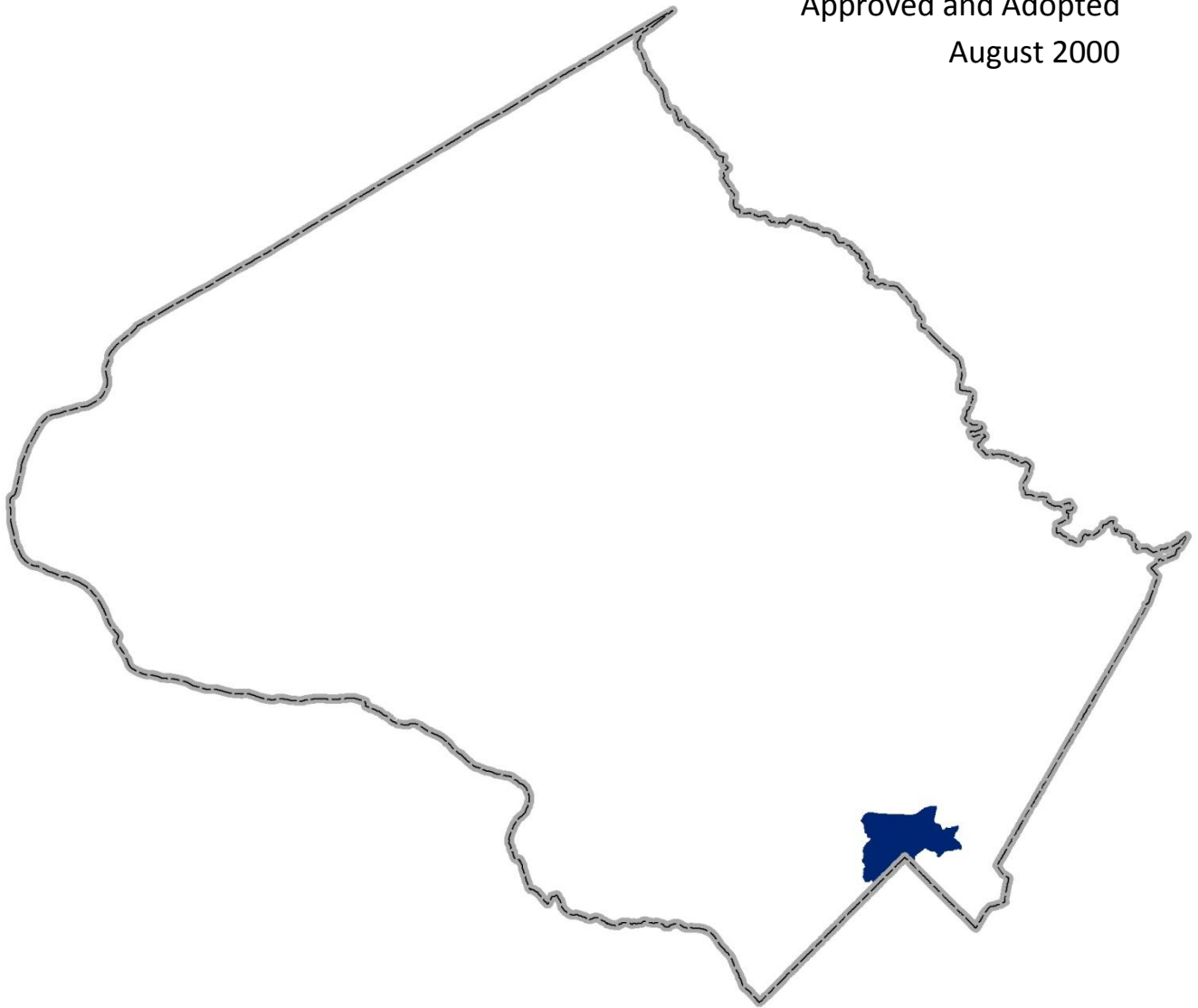


Master Plan Review

NORTH & WEST SILVER SPRING

Approved and Adopted
August 2000



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.

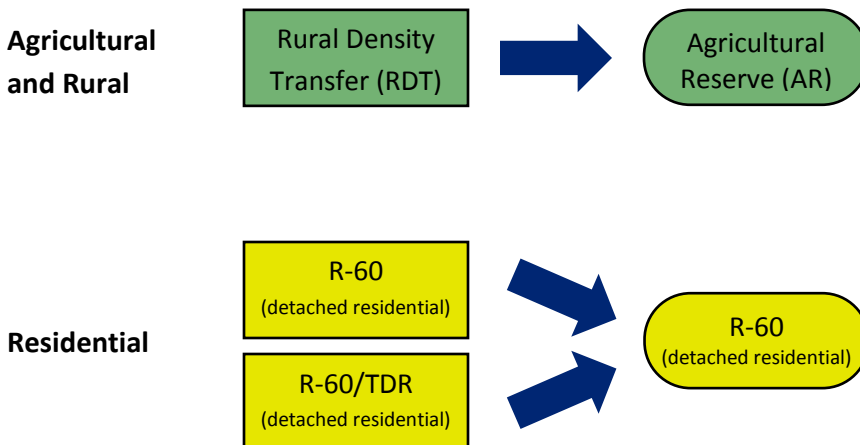
Agricultural, Residential, and Industrial Zone Implementation:

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



NORTH & WEST SILVER SPRING

PLAN VISION

The North and West Silver Spring Master Plan was approved and adopted in August 2000. Located adjacent to the Silver Spring CBD, the North and West Silver Spring neighborhoods are both primarily residential communities and include local commercial centers, light industrial, service, and institutional uses. The Master Plan recommends enhancing the residential neighborhoods with upgraded infrastructure, reuse of historic resources, a multi-modal transportation system to increase resident access to Metrorail and commercial areas, and enhanced parks and community facilities.



Meadowbrook Stables: Historic resource in West Silver Spring

PLAN HIGHLIGHTS

Preservation of North and West Silver Spring's residential nature is an important theme in the Master Plan which recommends limiting commercial and industrial development to the existing center and reducing the impact of traffic within the neighborhoods. To reaffirm the residential nature of the neighborhood, the Master Plan also recommends encouraging pedestrian activity along Georgia Avenue in Montgomery Hills. The Plan proposes to transform the existing 7-lane highway into a landscaped urban boulevard with a center median, improved local circulation, and wide tree-lined sidewalks.



Georgia Avenue in Montgomery Hills

ZONE IMPLEMENTATION

The North and West Silver Spring Planning Area currently has 13 zones: 4 Commercial, 7 Residential, 1 Industrial, and 1 Planned Development.

Existing Commercial:

- C-1: Convenience Commercial
- C-2: General Commercial
- C-4: Limited Commercial
- C-O: Commercial, Office Building

Existing Planned Development:

- PD-15: Planned Development

Existing Industrial:

- I-1: Light Industrial

Existing Residential:

- R-90: Detached Unit, Single-Family
- R-60: Detached Unit, Single-Family
- RT-8: Townhouse, Single-Family
- RT-10: Townhouse, Single-Family
- RT-12.5: Townhouse, Single-Family
- RT-15: Townhouse, Single-Family
- R-10: Multi-Family, High Density
- R-20: Multi-Family, Medium Density
- R-H: Multi-Family, High-Rise Planned

The existing R-60 and R-90 will remain. The RT-8 , RT-10, RT-12.5, and RT-15 will remain RT (Townhouse) respectively. The R-10, R-20, and R-H will remain.

The existing C-O zone has typically consisted predominantly of office uses and will be translated to the proposed EOF (Employment Office) zone. The existing C-1 and C-2 zones will translate to the proposed zone CRT (Commercial Residential Town) based on the location and context for each of the parcels located in these three zones. Each parcel will be translated using the standardized translation, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

The existing I-1 will be translated into IM (Moderate Industrial).

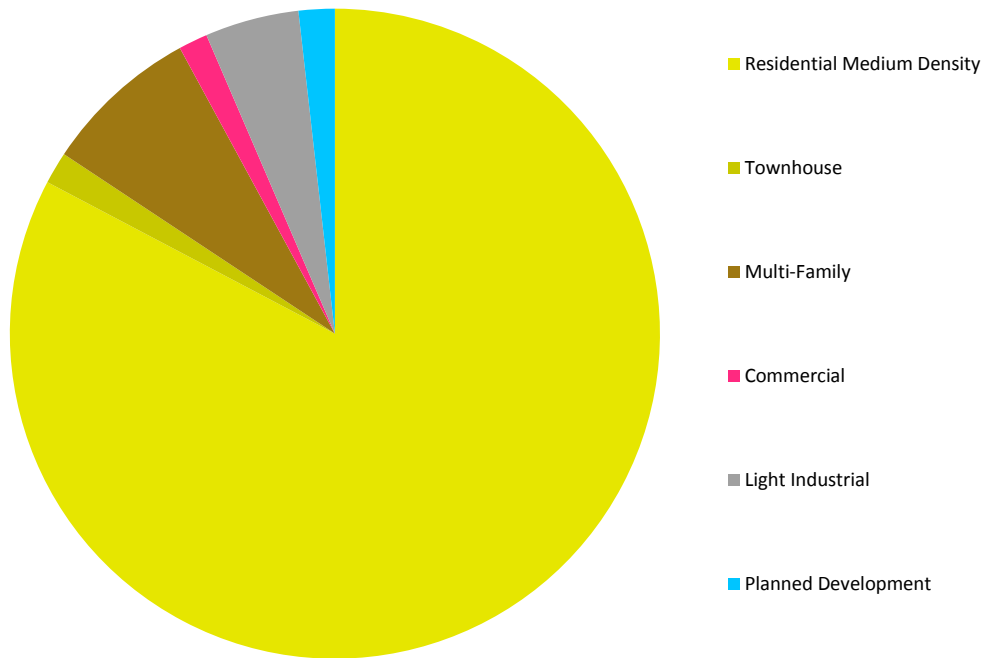
The existing PD-15 will remain.

ZONE IMPLEMENTATION

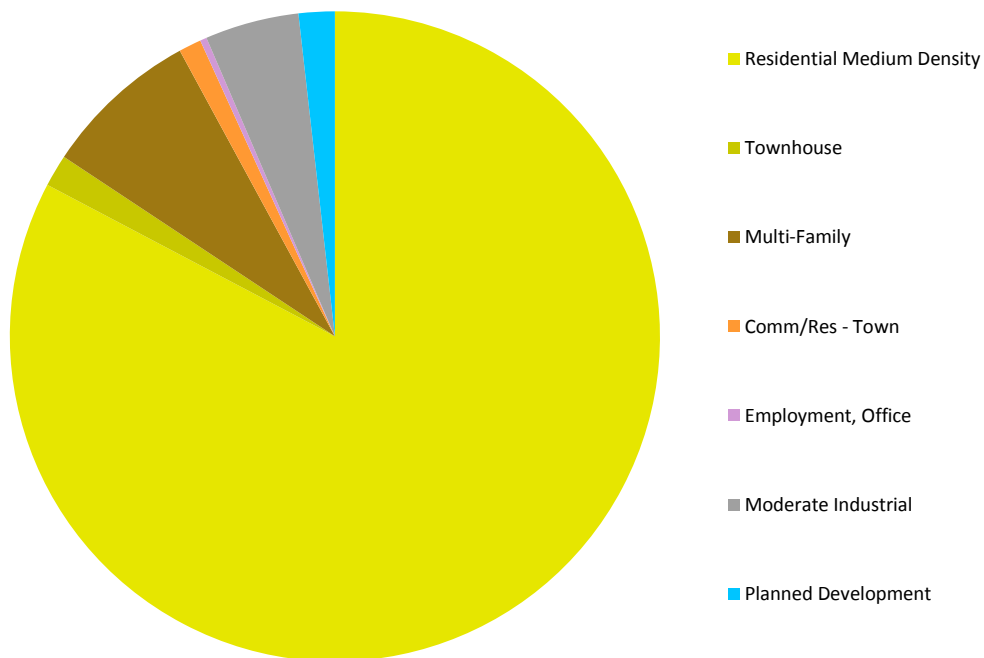
North and West Silver Spring					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-60	1,207.49	70.87	R-60	1,207.49	70.87
R-90	201.77	11.84	R-90	201.77	11.84
RT-8	4.65	0.27	RT-8	4.65	0.27
RT-10	1.87	0.11	RT-10	1.87	0.11
RT-12.5	18.19	1.07	RT-12.5	18.19	1.07
RT-15	2.46	0.14	RT-15	2.46	0.14
R-10	48.92	2.87	R-10	48.92	2.87
R-20	72.23	4.24	R-20	72.23	4.24
R-H	11.27	0.66	R-H	11.27	0.66
C-1	5.45	0.32	CRT-0.75 C-0.5 R-0.25 H-45	3.49	0.20
			CRT-1.0 C-0.75 R-0.5 H-45	1.99	0.12
C-2	9.07	0.53	CRT-1.5 C-1.5 R-0.75 H-45	3.61	0.21
			CRT-2.0 C-1.5 R-0.75 H-45	3.37	0.20
			CRT-2.25 C-1.5 R-0.75 H-45	2.09	0.12
C-4	4.48	0.26	CRT-0.75 C-0.75 R-0.5 H-40	4.48	0.26
C-O	5.63	0.33	EOF-3.0 H-100	5.63	0.33
I-1	79.65	4.68	IM-2.5 H-50	79.65	4.68
PD-15	30.55	1.79	PD-15	30.55	1.79
Grand Total	1,703.71		Grand Total	1,703.71	

ZONE IMPLEMENTATION

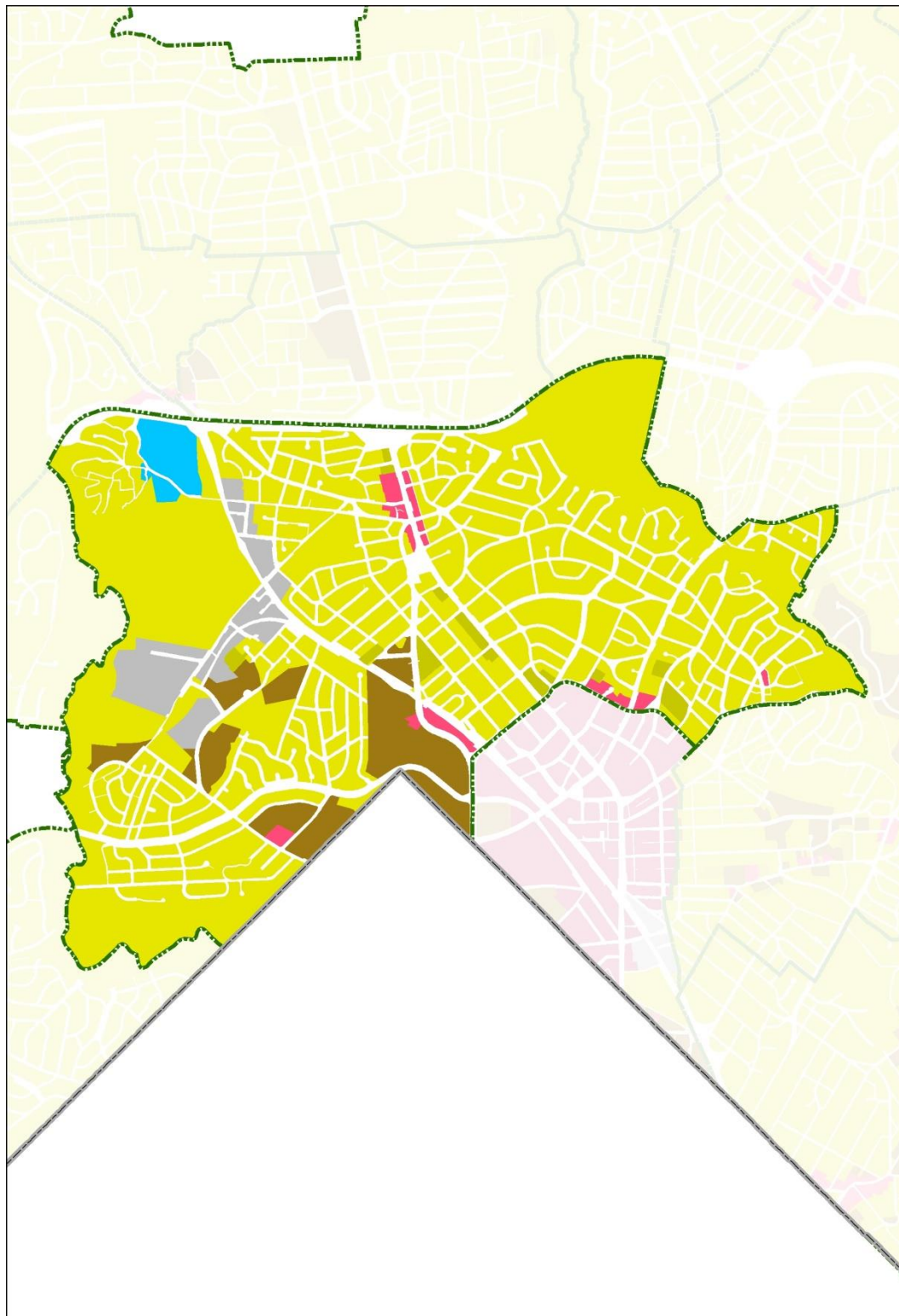
North & West Silver Spring: Existing Zoning



North & West Silver Spring: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

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

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

- Multi-Family**
R-20
R-10
R-H

- Commercial**
C-1
C-2
C-4
C-O

- Light Industrial**
I-1

- Planned Development**
PD-15

PROPOSED ZONING MAP

Proposed Zones

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

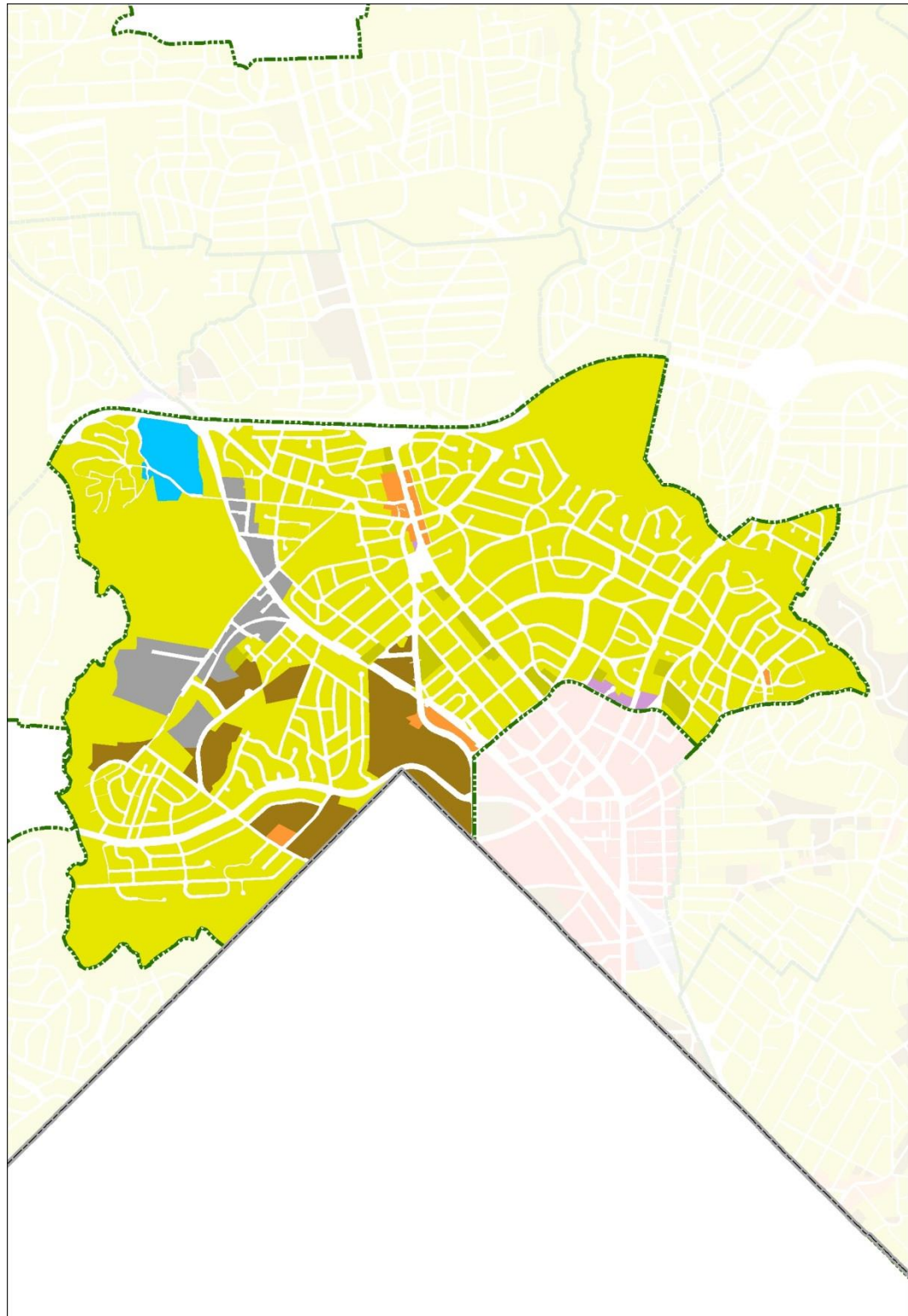
- Townhouse**
RT-8
RT-10
RT-12.5

- Multi-Family**
R-20
R-10
R-H

- Comm/Res-
Town**
CRT
- Employment,
Office**
EOF

- Moderate
Industrial**
IM

- Planned
Development**
PD-15



PLANNING AREA CONTEXT

