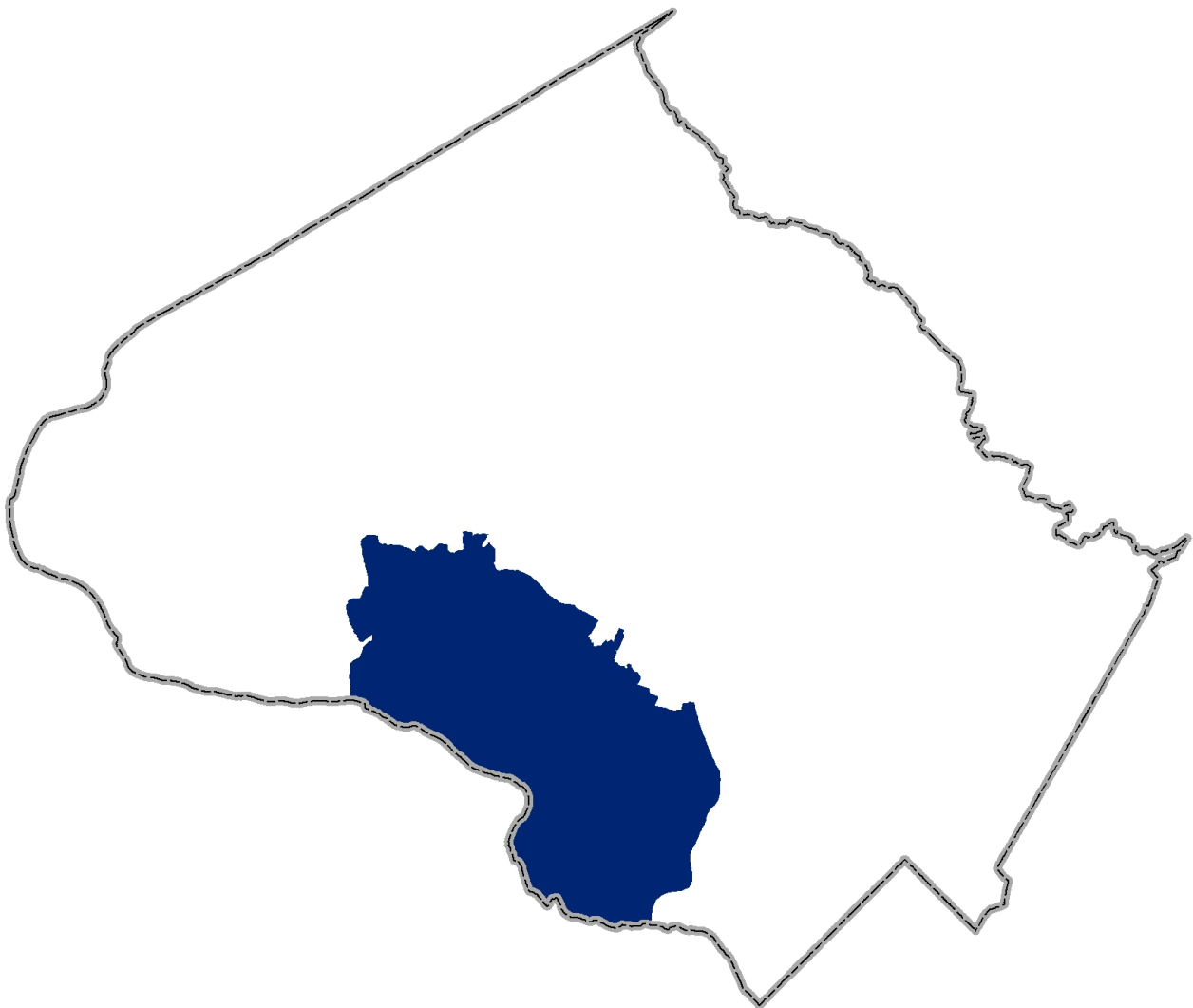


Master Plan Review

POTOMAC

Approved and Adopted March 2002



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



PLAN HIGHLIGHTS

The Potomac Subregion Master Plan was approved and adopted in March 2002. An important goal of the Master Plan is make the environment the pre-eminent policy determinant in the Potomac Subregion. The Master Plan provides recommendations in four main areas: the environment, land use, transportation, community facilities.

Environment:

- Maintain and reaffirm a low-density residential “green wedge” for most of the Subregion
- Augment existing stream valley parks and provide additional protection for water quality by the acquisition of key vacant parcels
- Acquire unique forest areas in the Greenbriar watershed, to be preserved as conservation park land.
- Reconfirm the Piney Branch Special Protection Area
- Limit sewer extensions to within the recommended sewer envelope
- Explore the ultimate use of the Rockville Crushed Stone Quarry as a regional reservoir

Land Use:

- Rezone a limited number of development and redevelopment sites
- Rezone the Cabin John Center to provide development flexibility while ensuring neighborhood compatibility through the site plan review process
- Amend the 1980 Master Plan recommendation for Fortune Parc in order to create a mixed-use development
- Propose alternative uses for two of Potomac’s stone quarries as their reserves become exhausted
- Create a Rural Village Overlay Zone for Darnestown Village center to address its unique characteristics
- Protect the Chesapeake and Ohio Canal National Historic Park, major transportation corridors, and residential communities from incompatible design of special exception uses
- Avoid excessive concentration of special exceptions along major transportation corridors



Chesapeake & Ohio Canal National Historic Park

Transportation:

- Maintain Potomac's two-lane road policy that limits road capacity expansion
- Designate nine identified roads or road segments as rustic or exceptional rustic
- Do not recommend a new Potomac River crossing within the Subregion
- Adjust road classifications to provide a rational hierarchy
- Provide an interconnected system of Class I bikeways
- Support as a priority, a study of paratransit options for Tobytown

Community Facilities

- Acquire surplus school sites as new parks
- Establish a greenway system of park trails, primarily with a natural surface
- Acquire sites for the North Potomac community recreation center, fire station, and a regional services center satellite office
- Expand the Scotland community center

ZONE TRANSLATION

The Potomac Planning Area currently has 31 zones: 2 Rural, 18 Residential, 4 Commercial, 2 Mixed-Use, 2 Industrial, and 3 Planned Development.

Existing Rural

RC: Rural Cluster
RNC: Rural Neighborhood Cluster

R-30: Multi-Family, Low Density
R-20: Multi-Family, Medium Density
R-H: Multi-Family, High-Rise

Existing Residential:

RE-2: Detached Unit, Single-Family
RE-2/TDR: Detached Unit, Single-Family
RE-2C: Detached Unit, Single-Family
RE-2C/TDR: Detached Unit, Single-Family
RE-1: 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-90/TDR: Detached Unit, Single-Family
RT-6: Townhouse, Single-Family
RT-8: Townhouse, Single-Family
RT-10: Townhouse, Single-Family
RT-12.5: Townhouse, Single-Family
RT-15: Townhouse, Single-Family

Existing Commercial

C-1: Convenience Commercial
C-2: General Commercial
C-INN: Country Inn
O-M: Office Building, Moderate Intensity

Existing Mixed-Use:

RMX-1/TDR: Residential Mixed-Use
RMX-2C: Residential Mixed-Use

Existing Industrial:

I-3: Light Industrial
I-2: Heavy Industrial

Existing Planned Development

PD-2: Planned Development
PD-3: Planned Development
PD-5: Planned Development

Standard Translation:

The existing RC and RNC zones will remain. The existing RE-1 will remain RE-1. The existing RE-2 and RE-2/TDR will combine into the RE-2 zone. The C-INN zone will revert to the zone it had prior to rezoning to C-INN, in this case, RE-2. The RE-2C, and RE-2C/TDR will combine to form RE-2C. The existing R-200, R-200/TDR, and R-150 zones will be combined into the R-200 (Residential Low Density) zone. The existing R-90 and R-90/TDR will be merged into R-90 (Residential Medium Density).

The residential TDR zones will be incorporated into a new TDR Overlay zone.

The existing RT-6, RT-8, RT-10, RT-12.5, and RT-15 will remain RT (Townhouse) respectively. The R-30, R-20, and R-H zones will remain.

The Existing I-2 will be renamed IH (Industrial Heavy) and the existing I-3 will translate to the proposed CRT (Commercial/Residential Town) zone.

The existing Planned Development zones will remain as they are.

The existing Commercial and Mixed-Use zones will translate to specific proposed CRN (Commercial Residential Neighborhood), CRT (Commercial Residential Town), NR (Neighborhood Retail), GR (General Retail), and EOF (Employment Office) zones using both the standard translation criteria and specific Master Plan recommendations. 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. RMX-1/ TDR will translate to CRT with a new TDR Overlay zone.

NON-STANDARD CONVERSIONS

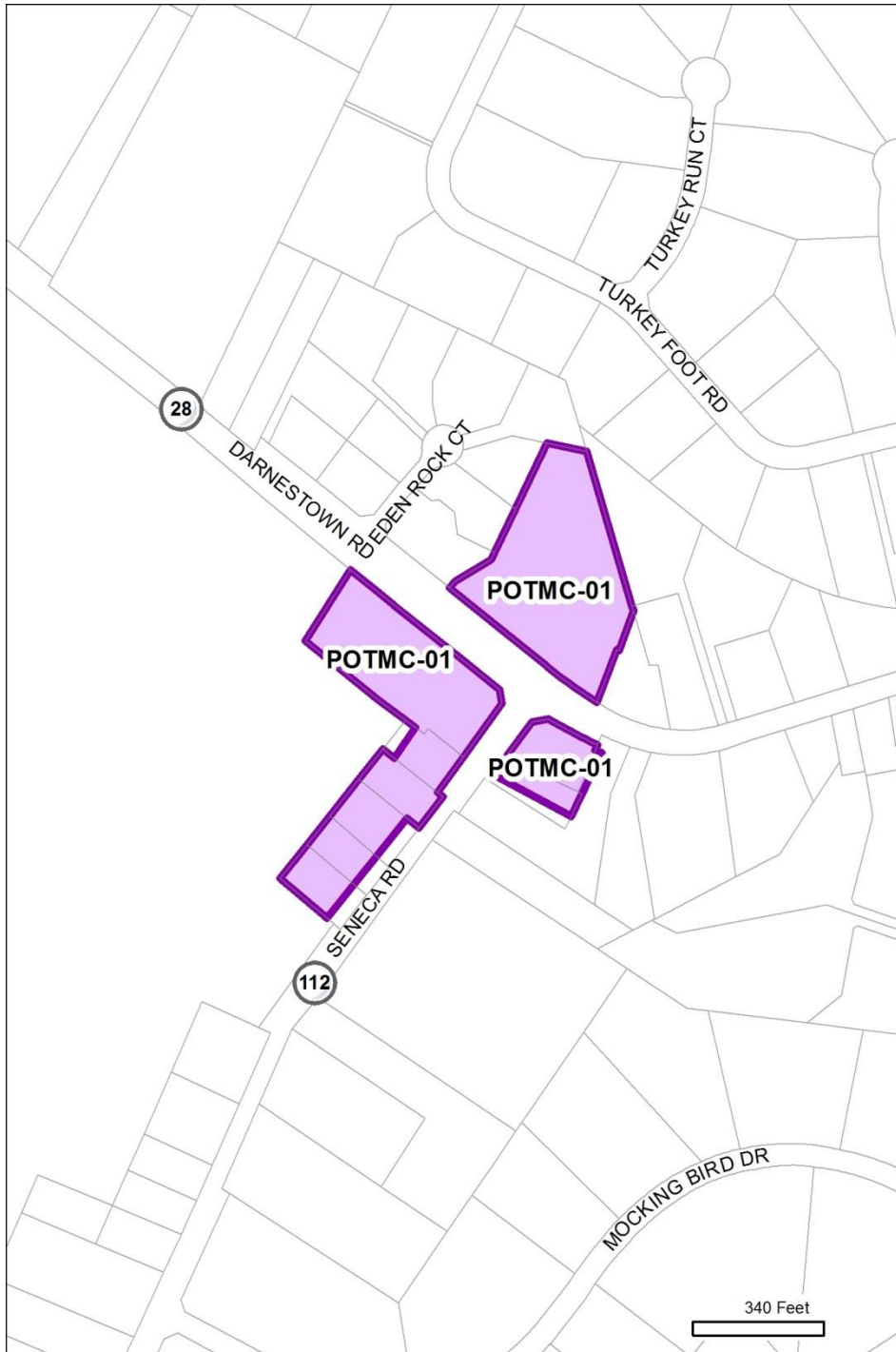
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.

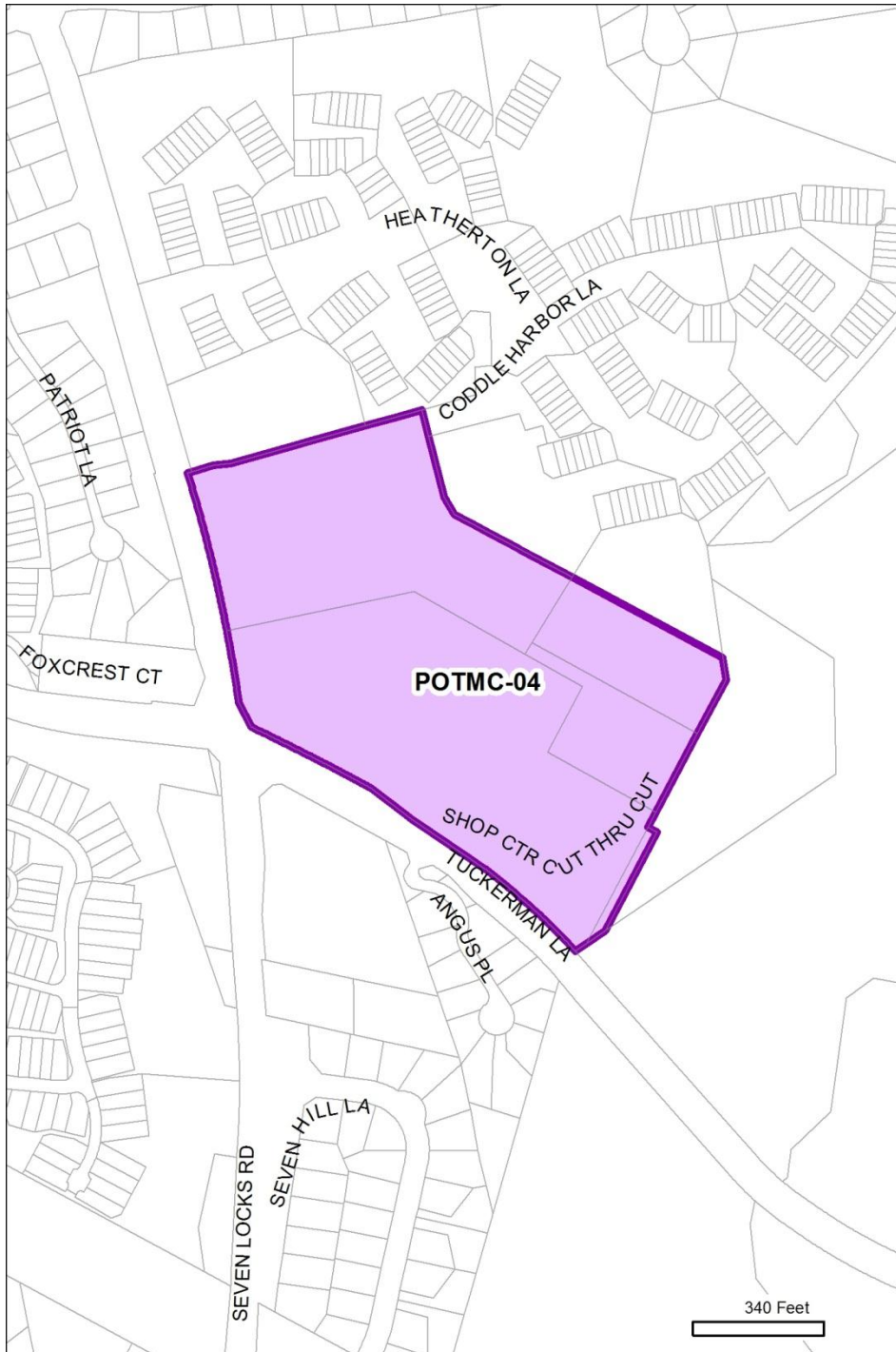
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee instructed that, when requested by a property owner, existing site approvals be reflected in the draft proposed DMA. Non-standard conversions sometimes reflect these project approvals.

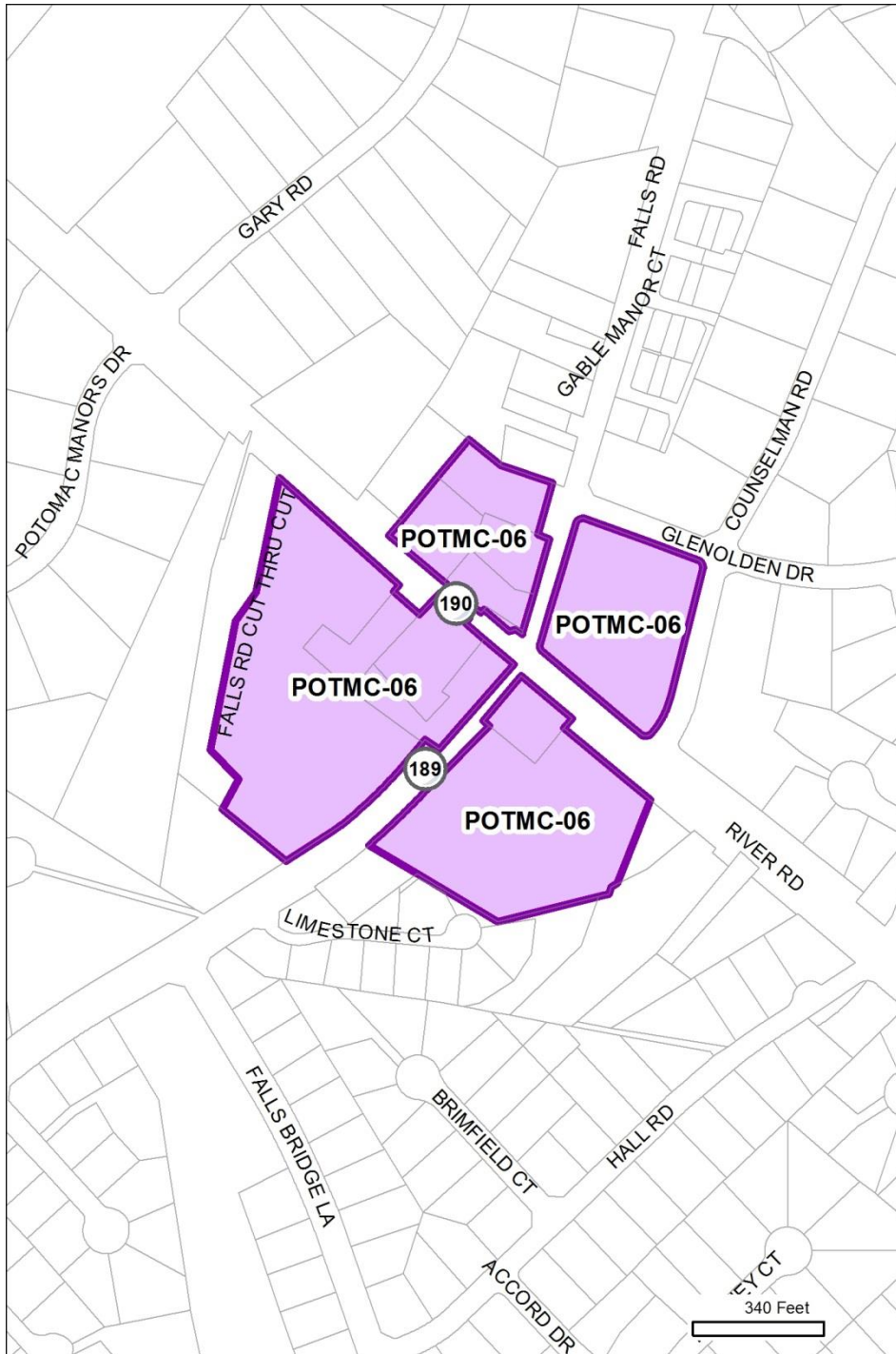
The following pages will give detail on all of the non-standard conversions in this plan area.



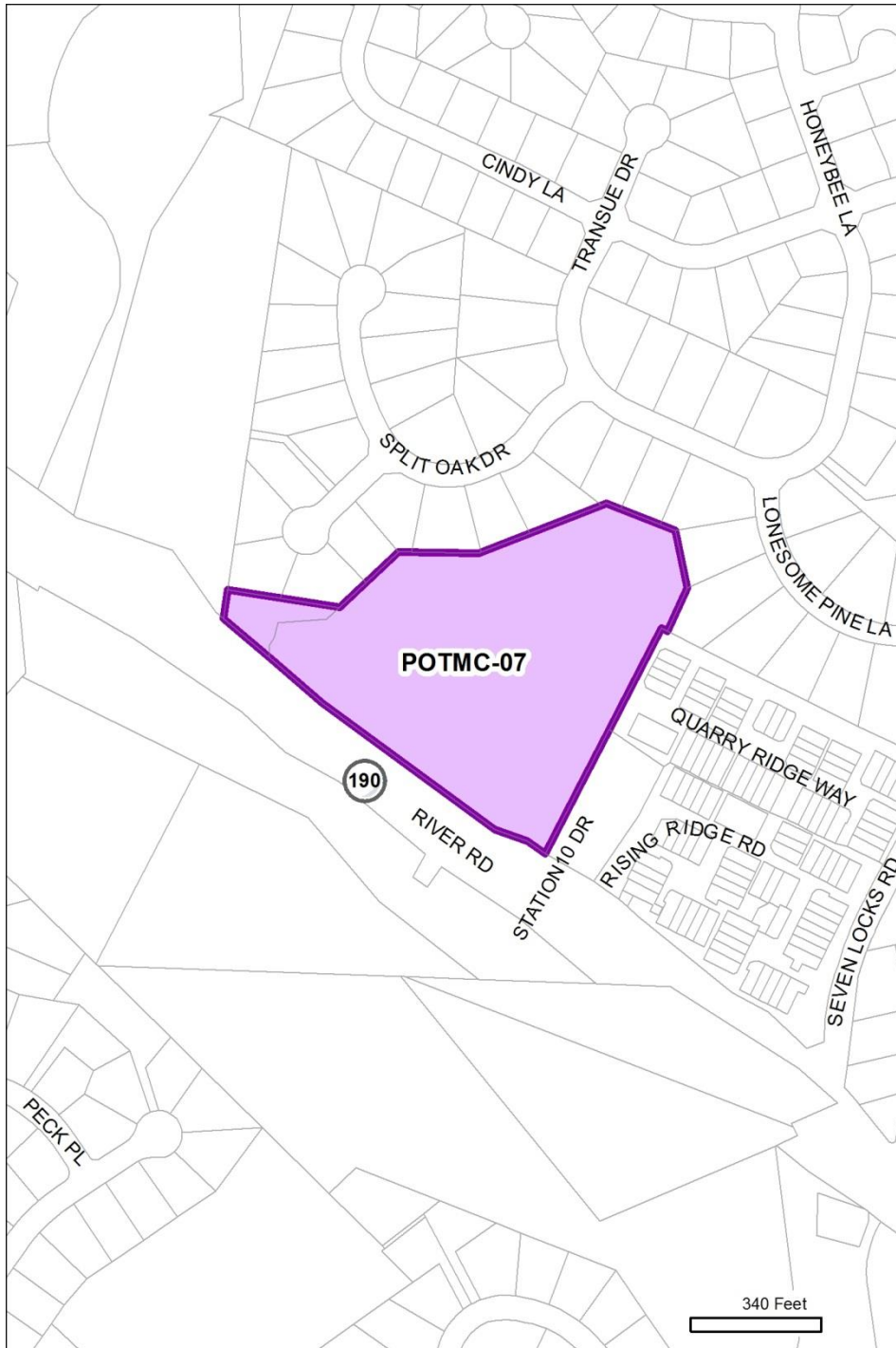
MP Number:		POTMC-01
Master Plan:		Potomac Subregion
Location:		Darnestown Road & Seneca Road
Existing Zone:		C-1 (and Rural Village Overlay)
Standard Conv:		NR-1.0 H-45
Proposed Conv:		CRN-0.25 C-0.25 R-0.0 H-35
Modifications	Zone Group:	Changed to CRN
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.0
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See Montgomery County Zoning Ordinance §59-C-18.232(2)(B) <i>"Density: Except as noted below, the floor area ratio for commercial uses is limited to FAR 0.2, and is computed only on the area of the underlying commercially zoned portion of the site..."</i>		
And Montgomery County Zoning Ordinance §59-C-18.232(2)(D) <i>"Building height. No building may exceed a height of 35 feet."</i>		



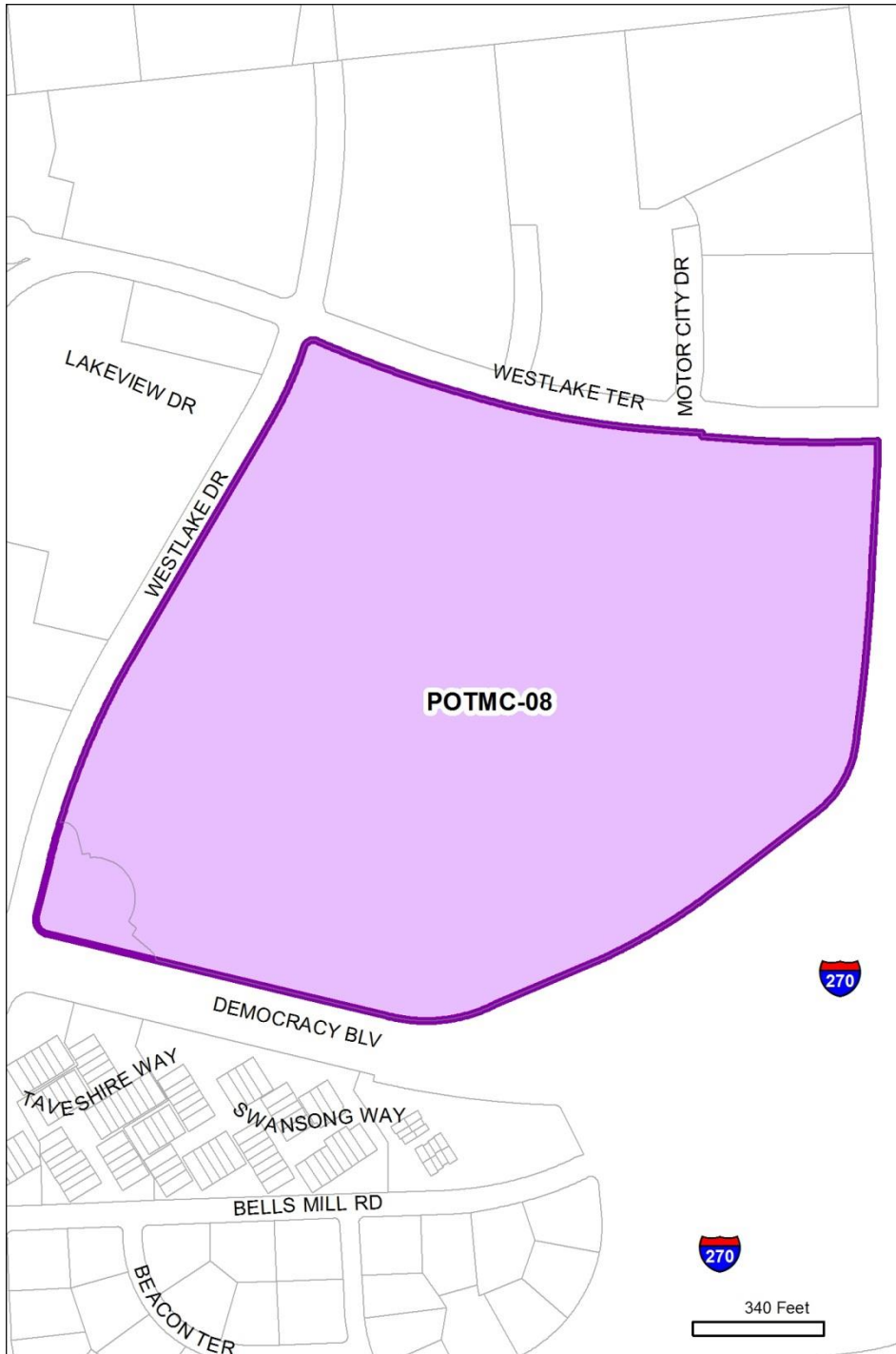
MP Number:		POTMC-04
Master Plan:		Potomac Subregion
Location:		Cabin John Mall
Existing Zone:		RMX-2C
Standard Conv:		CRT-2.0 C-0.5 R-1.5 H-65 T
Proposed Conv:		CRT-0.75 C-0.5 R-0.25 H-35 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	Standard
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for non-standard conversion:		
<p>Potomac Subregion Master Plan, page 46-48:</p> <p><i>Under the optional method, the following residential components are permitted up to a total of 135 dwelling units (including MPDUs): 75 units of elderly or affordable housing ... (135 units will only be permitted if 75 units are elderly or affordable); up to 40 townhouses... and up to 40 units in a single story above retail...The combination of housing units in the latter two categories shall not exceed 60 units.</i></p> <p><i>...Heights of buildings, including combinations of housing and structured parking, shall not exceed 35 feet to ensure a scale compatible with the surrounding neighborhoods."</i></p>		
Notes:		
<p>This site is 1,025,212.02 square feet.</p> <p>135 dwelling units would be approximately 0.23 - 0.29 FAR.</p>		



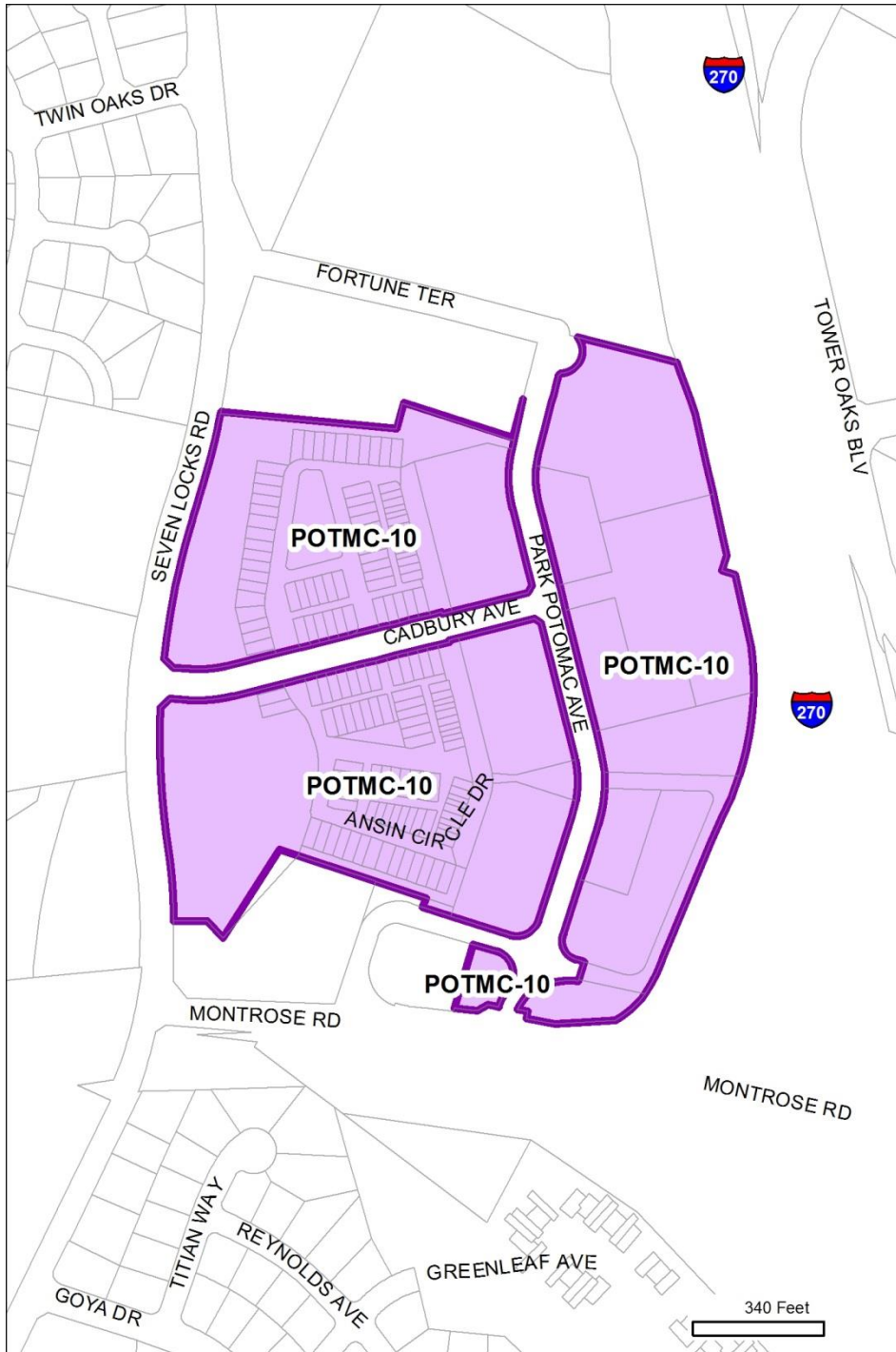
MP Number:		POTMC-06
Master Plan:		Potomac Subregion
Location:		River Road & Falls Road
Existing Zone:		C-1
Standard Conv:		NR-1.0 H-45
Proposed Conv:		NR-1.0 H-35
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 35'
Reason for non-standard conversion:		
Potomac Subregion Master Plan, page 63-67: <i>"Provide ground floor retail in compatible buildings not more than 35 feet high."</i>		



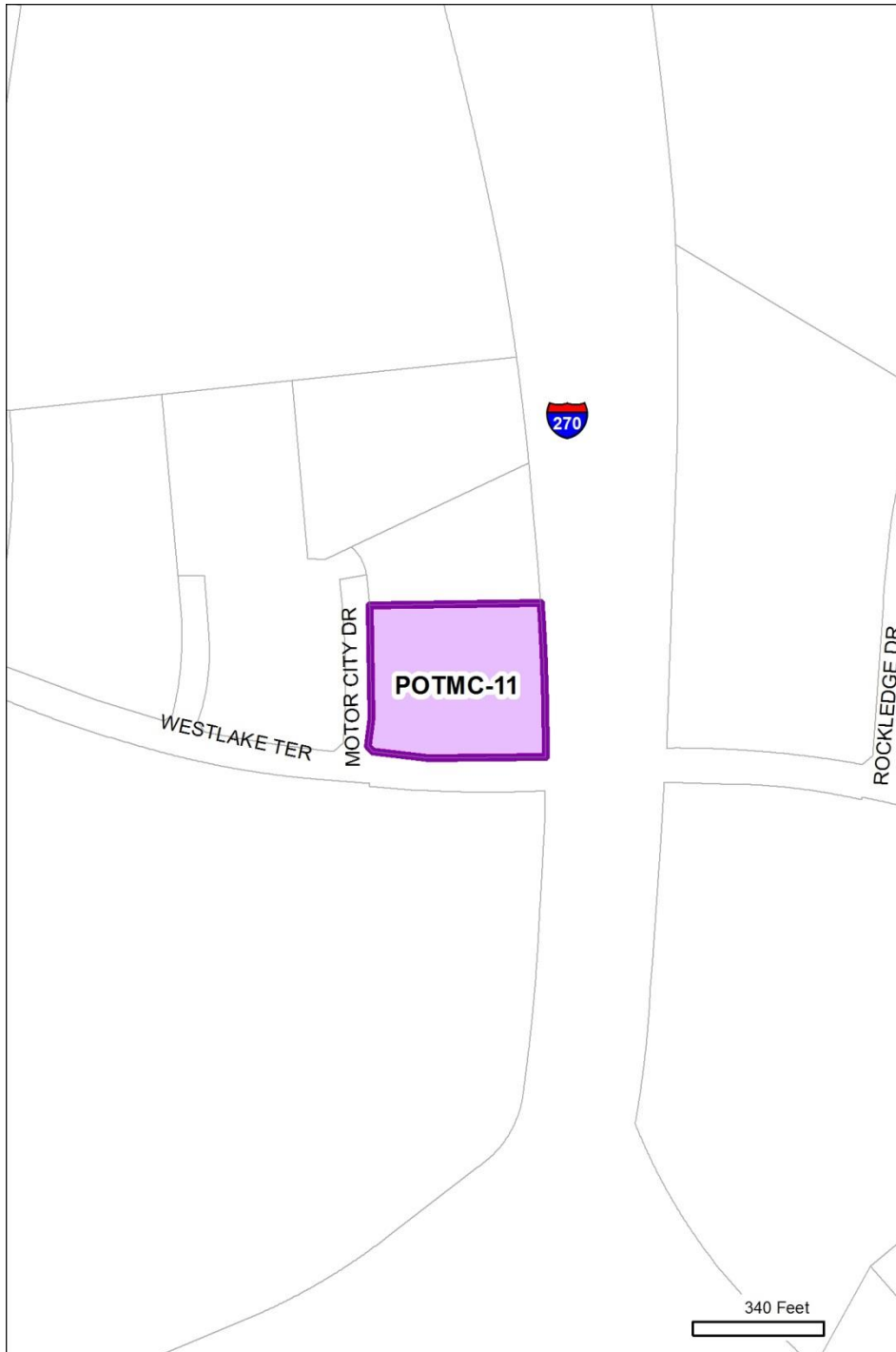
MP Number:		POTMC-07
Master Plan:		Potomac Subregion
Location:		Stoneyhurst Quarry
Existing Zone:		RMX-1/TDR
Standard Conv:		CRT-0.75 C-0.5 R-0.25 H-65 T
Proposed Conv:		CRT-0.5 C-0.25 R-0.25 H-60 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Standard
	Height:	Reduced to 60'
Reason for non-standard conversion:		
<p>Potomac Subregion Master Plan, page 56-62:</p> <p><i>"The maximum density on the site must not exceed 80 single family units (including MPDUs) under the standard method. A waiver of the requirement for 15 percent detached dwellings is recommended. Under the optional method, up to 97 units (including MPDUs) are permitted... ...Maximum height for any portion of building to be five stories."</i></p> <p><i>However, for the full density to be achieved, the developers must purchase TDRs. Therefore, the base R FAR is set at 0.25, though additional FAR is available through the TDR overlay.</i></p>		



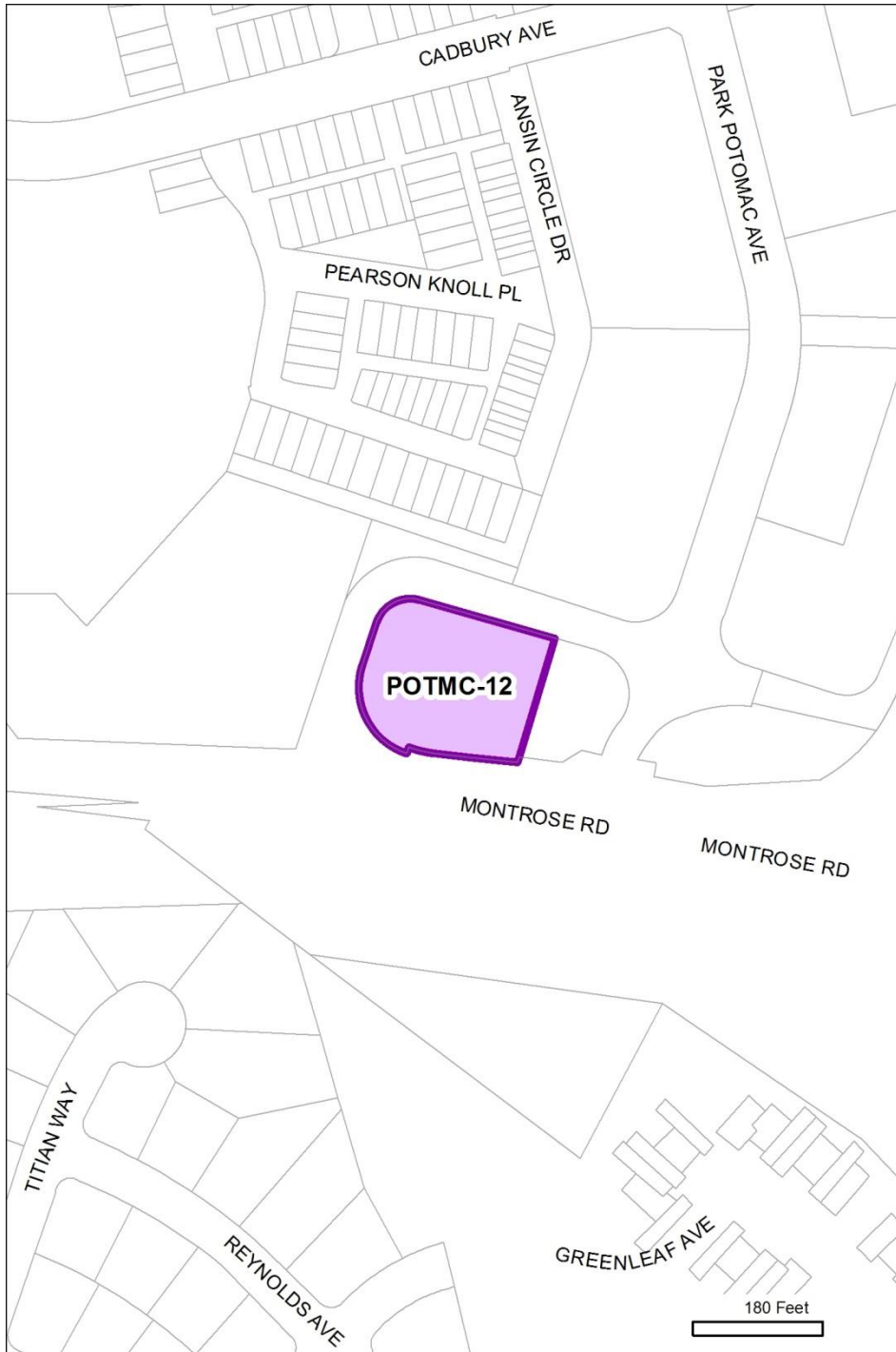
MP Number:		POTMC-08
Master Plan:		Potomac Subregion
Location:		Montgomery Mall
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-75
Proposed Conv:		GR-1.5 H-45
Modifications	Zone Group:	Changed to GR
	Overall FAR:	Decreased to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Decreased to 45'
Reason for non-standard conversion:		
<p><i>The Potomac Subregion Master Plan does not envision changing Montgomery Mall away from being a regional shopping center. Therefore the site is not appropriate for the CRT zone.</i></p> <p><i>Under the current zoning ordinance, development in the C-2 zone can reach 1.5 FAR without mixing uses. It is within 300' of single-family detached residential, so height should be limited to 45' according to the current zoning ordinance.</i></p>		



MP Number:		POTMC-10
Master Plan:		Potomac Subregion
Location:		Park Potomac
Existing Zone:		I-3
Standard Conv:		EOF-0.75 H-100
Proposed Conv:		CRT-1.25 C-0.5 R-0.75 H-100 T
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Increased to 1.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
<p><i>This site was approved under the Optional Method for the I-3 zone, and its existing approvals allow for up to 0.39 FAR of non-residential development and up to 600 units of residential.</i></p> <p><i>The Master Plan also recommends this site as a mixed-use site, suitable for the MXPD zone. While the developers decided to use the I-3 optional method instead, the CRT is a much better fit for this site than the EOF zone.</i></p> <p><i>In terms of densities, the most appropriate translation of the site's existing approvals is to CRT-1.25 C-0.5 R-0.75 H-100 T.</i></p> <p>SEE ALSO: Change log document MAP-R-226 and MAP-E-306.</p>		



MP Number:		POTMC-11
Master Plan:		Potomac Subregion
Location:		Westlake Ter & Motor City Dr
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-75
Proposed Conv:		CRT-2.5 C-1.5 R-2.0 H-75
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 2.5
	Comm'l FAR:	Standard
	Resid'l FAR:	Increased to 2.0
	Height:	Standard
Reason for non-standard conversion:		
<p><i>Match development approvals. This property is under site plan 820090140, which allows for a maximum FAR of 2.36 and a maximum commercial FAR of 0.45, which leaves 1.91 FAR for residential.</i></p> <p><i>Accordingly, the overall density should be increased to 2.5 FAR and the residential density should be increased to 2.0, as per site plan 820090140.</i></p> <p>SEE ALSO: Change log document MAP-R-213.</p>		



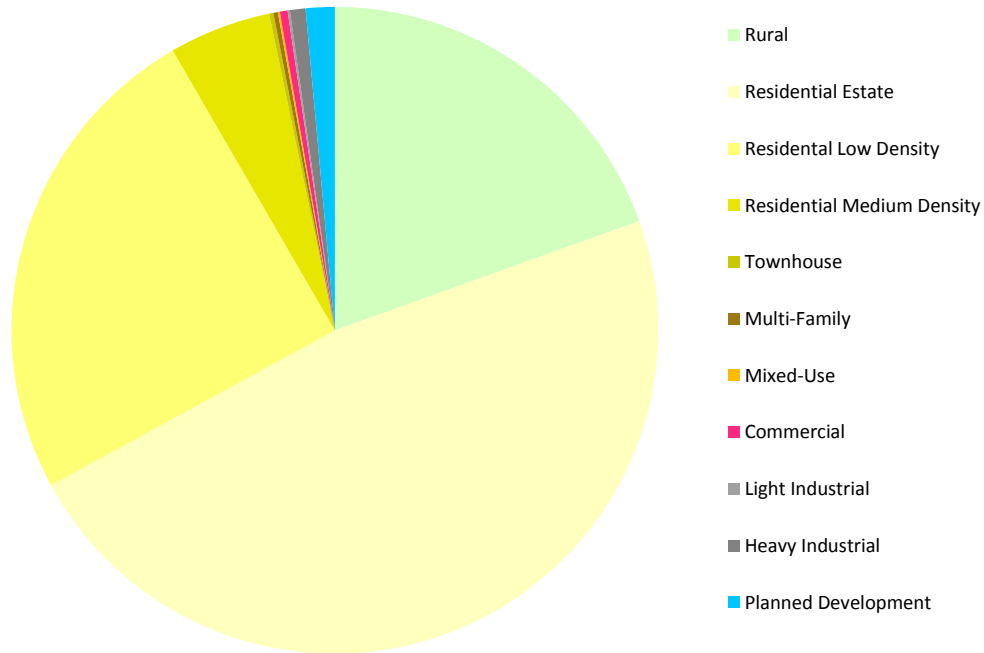
MP Number:		POTMC-12
Master Plan:		Potomac Subregion
Location:		Park Potomac
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-75
Proposed Conv:		CRT-1.25 C-0.5 R-0.75 H-100 T
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Increased to 1.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 100'
Reason for non-standard conversion:		
<p><i>This site was part of the adjacent site approved under the Optional Method for the I-3 zone, and its existing approvals allow for up to 0.39 FAR of non-residential development and up to 600 units of residential.</i></p> <p><i>The Master Plan also recommends this site as a mixed-use site, suitable for the MXPD zone. While the developers decided to use the I-3 optional method instead, the CRT is a much better fit for this site than the EOF zone.</i></p> <p><i>In terms of densities, the most appropriate translation of the site's existing approvals is to CRT-1.25 C-0.5 R-0.75 H-100 T.</i></p> <p><i>Because this site was approved as part of the same approvals as the adjacent site, staff believes it should be converted to the exact same CRT zone.</i></p> <p>SEE ALSO: Change log document MAP-R-226 and MAP-E-306.</p>		

ZONE TRANSLATION

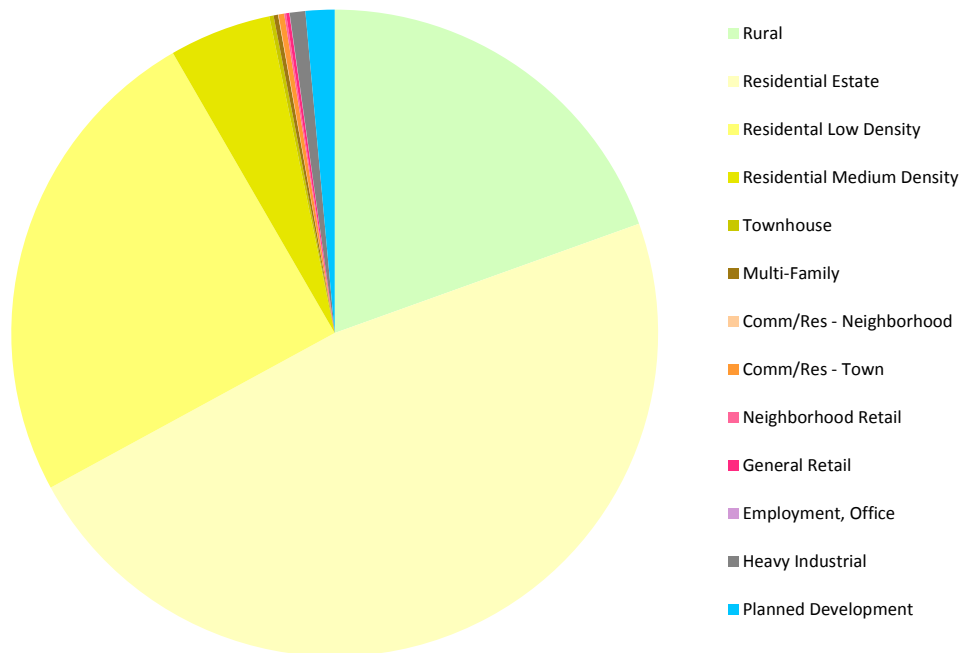
Potomac					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RC	7,104.97	19.14	RC	7,104.97	19.14
RNC	137.84	0.37	RNC	137.84	0.37
RE-1	1,596.31	4.30	RE-1	1,596.31	4.30
RE-2	14,032.95	37.81	RE-2	14,222.20	38.32
RE-2/TDR	182.45	0.49			
C-INN	6.80	0.02			
RE-2C	860.36	2.32	RE-2C	1,829.06	4.93
RE-2C/TDR	968.70	2.61			
R-150	504.98	1.36	R-200	9,128.1	24.59
R-200	7,241.37	19.51			
R-200/TDR	1,381.75	3.72			
R-90	1,854.83	5.00	R-90	1,891.70	5.10
R-90/TDR	36.87	0.10			
RT-6	3.06	0.01	RT-6	3.06	0.01
RT-8	26.22	0.07	RT-8	26.22	0.07
RT-10	20.54	0.06	RT-10	20.54	0.06
RT-12.5	26.34	0.07	RT-12.5	26.34	0.07
RT-15	2.76	0.01	RT-15	2.76	0.01
R-20	17.17	0.05	R-20	17.17	0.05
R-30	44.91	0.12	R-30	44.91	0.12
R-H	21.30	0.06	R-H	21.30	0.06
RMX-1/TDR	13.07	0.04	CRT-0.5 C-0.25 R-0.25 H-60 T	13.07	0.04
RMX-2C	23.54	0.06	CRT-0.75 C-0.5 R-0.25 H-35 T	23.54	0.06
C-1	44.91	0.12	CRN-0.25 C-0.25 R-0.0 H-35	9.30	0.03
			NR-1.0 H-35	21.37	0.06
			NR-1.0 H-45	14.24	0.04
C-2	84.35	0.23	CRT-2.25 C-1.5 R-0.75 H-75	20.40	0.05
			CRT-2.5 C-1.5 R-2.0 H-75	4.09	0.01
			GR-1.5 H-45	59.86	0.16
O-M	7.09	0.02	CRT-1.25 C-0.5 R-0.75 H-100 T	1.05	0.00
			EOF-1.5 H-75	6.04	0.02
I-3	41.91	0.11	CRT-1.25 C-0.5 R-0.75 H-100 T	41.91	0.11
I-2	289.12	0.78	IH-2.5 H-70	289.12	0.78
PD-2	255.13	0.69	PD-2	255.13	0.69
PD-3	279.29	0.75	PD-3	279.29	0.75
PD-5	3.05	0.01	PD-5	3.05	0.01
Grand Total	37,114.24		Grand Total	37,114.24	

ZONE IMPLEMENTATION

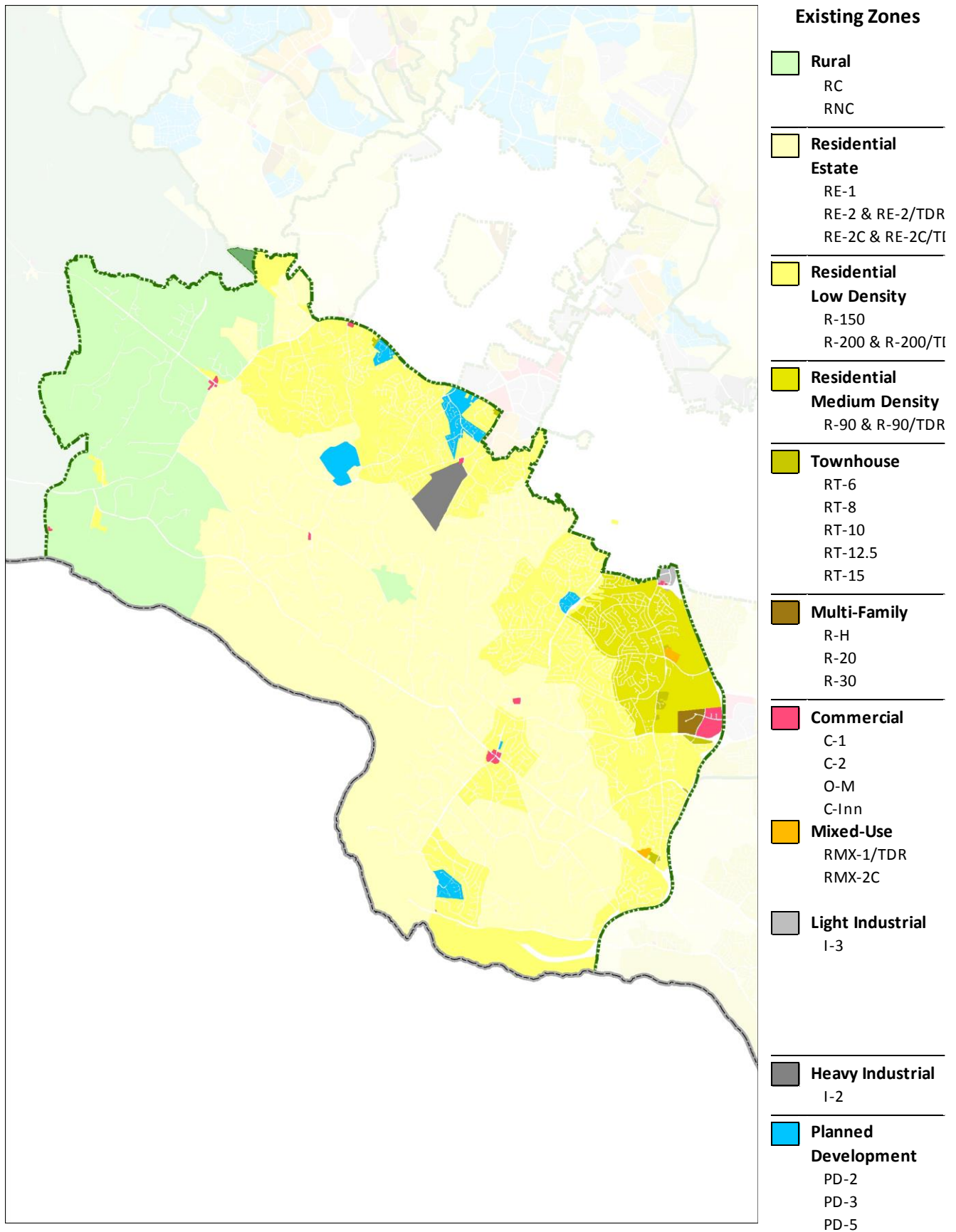
Potomac Subregion: Existing Zoning



Potomac Subregion: Proposed Zoning



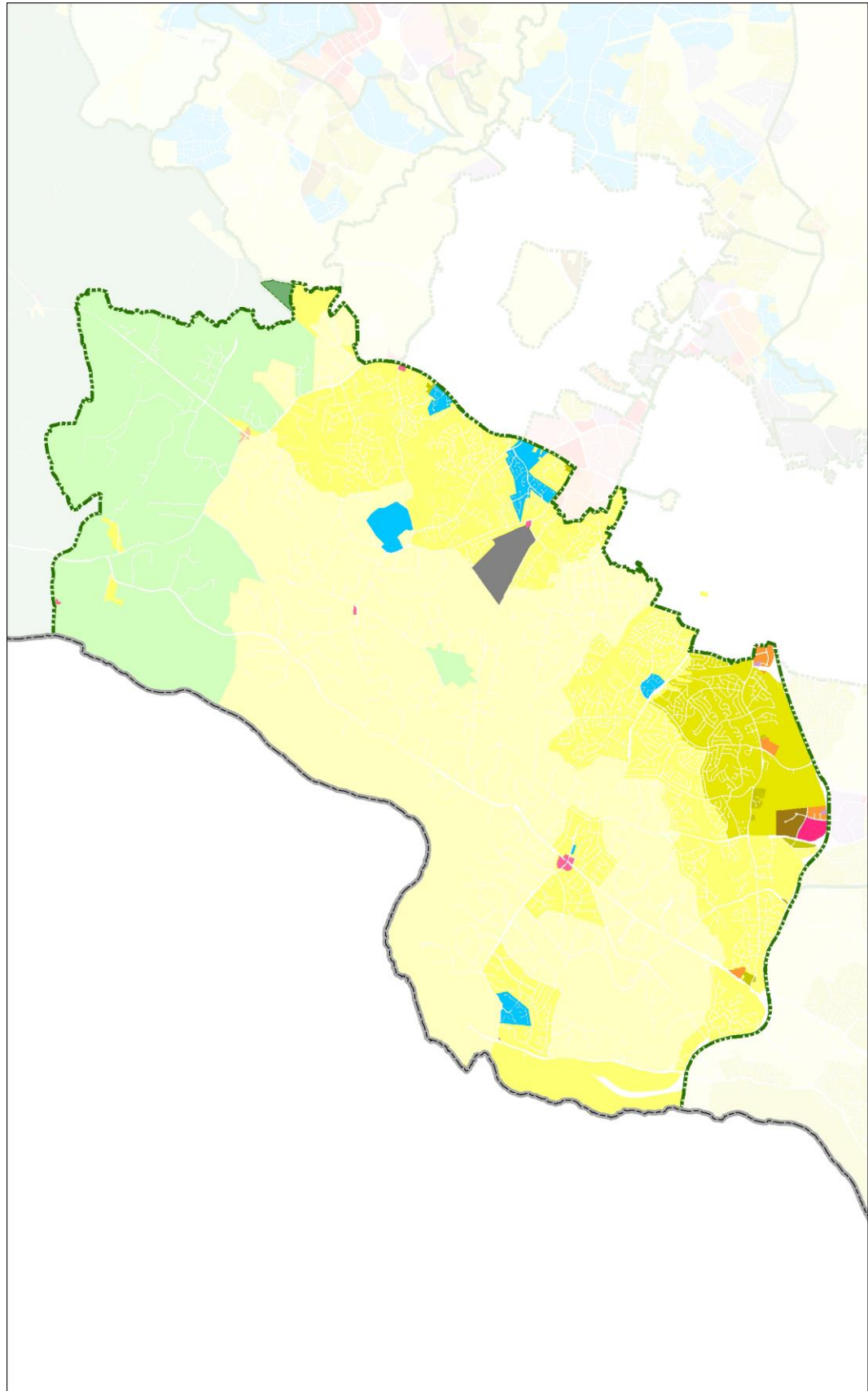
EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

■	Rural RC RNC
■	Residential Estate RE-1 RE-2 RE-2C
■	Residential Low Density R-200
■	Residential Medium Density R-90
■	Townhouse RT-6 RT-8 RT-10 RT-12.5 RT-15
■	Multi-Family R-H R-20 R-30
■	Comm/Res-Neighborhood CRN
■	Comm/Res-Town CRT
■	General Retail GR
■	Employment, Office EOF
■	Neighborhood Retail NR
■	Heavy Industrial IH
■	Planned Development PD-2 PD-3 PD-5



PLANNING AREA CONTEXT

