

Master Plan Review

TAKOMA LANGLEY

Approved and Adopted

April 2012



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



TAKOMA LANGLEY CROSSROADS

PLAN HIGHLIGHTS

In April 2012 the County Council approved the Takoma Langley Crossroads Sector Plan. The sector plan makes recommendations that will reinforce the community's best features, such as its vibrant mix of small businesses and affordable housing opportunities.

This densely populated, rapidly urbanizing suburban community of starter homes, garden apartments, and strip shopping centers is centrally located along the International Corridor. Its major employment centers make it attractive to college students, transplants, and other people new to the region.

The Plan's recommendations call for improvement of the community's affordable housing and commercial options. The plan seeks to retain the diversity of local businesses and expand economic development in the neighborhood.

The creation of The Purple Line as a light rail transit option along University Boulevard and construction of the Takoma/Langley Crossroads Transit Center is recommended as a catalyst for mixed-use development consistent with the Montgomery County's general plan.

Suggested environmental improvements will strengthen environmental systems and enhance green space in effort to improve Takoma Langley residents' quality of life.



ZONE IMPLEMENTATION

The Takoma Langley Planning Area currently has 4 zones: 3 Residential and 1 Mixed-Use.

Existing Residential:

RE-2: Detached Unit, Single-Family
R-60: Detached Unit, Single-Family
R-30: Detached Unit, Single-Family

Existing Mixed-Use

CRT: Commercial/Residential-Town

Standard Translation:

The existing residential zones will be translated to retain their current names and boundaries. RE-2 will remain RE-2. R-60 will remain R-60. R-30 will remain R-30.

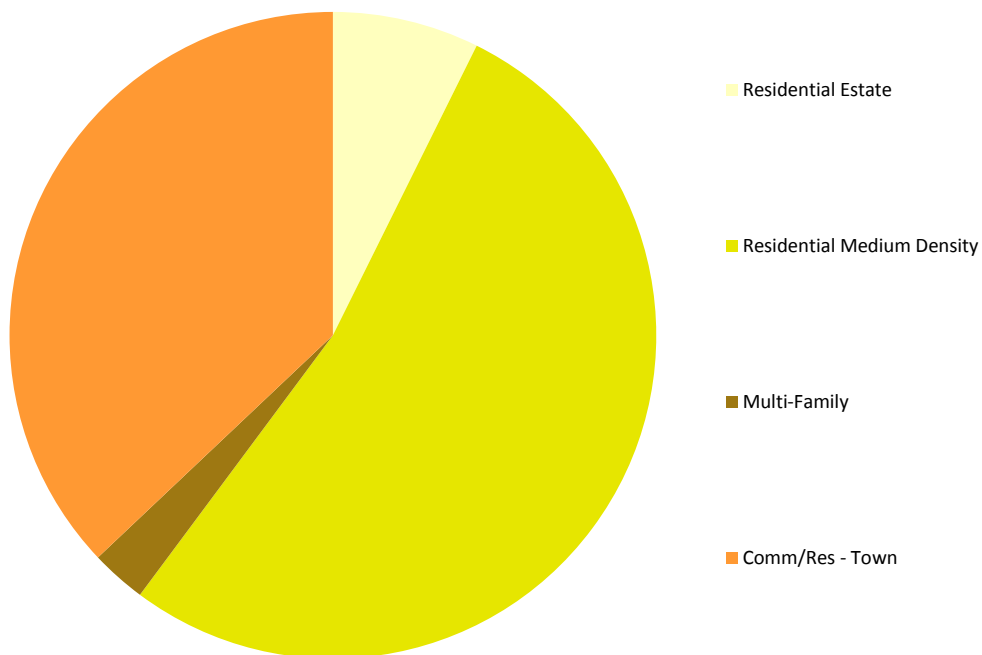
The CRT zones will remain exactly as they are today, with the same density and height designations.

ZONE IMPLEMENTATION

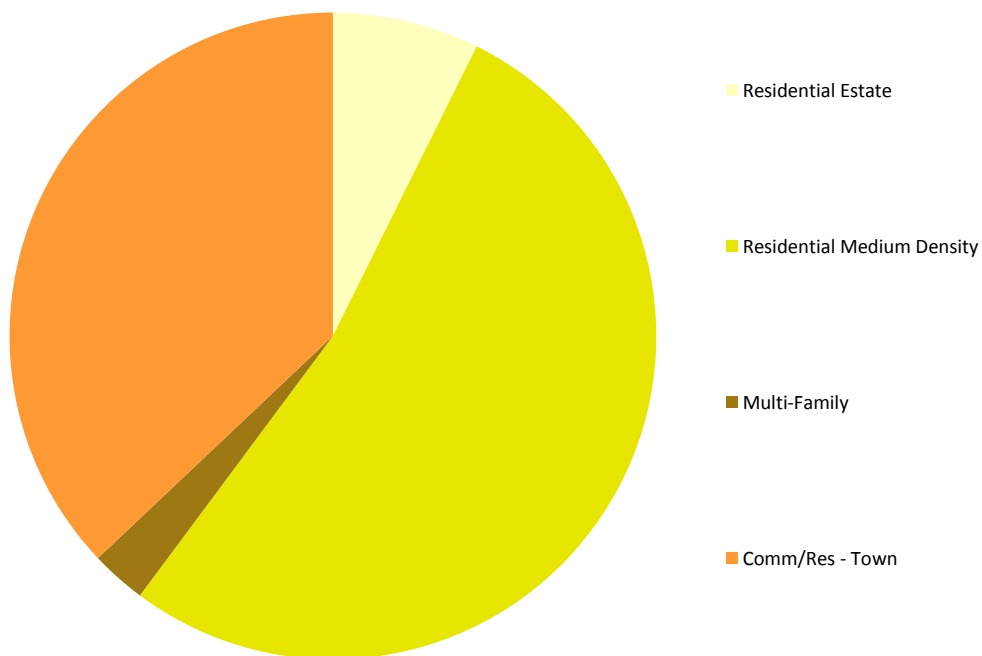
Takoma Langley Crossroads					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RE-2	10.27	7.34	RE-2	10.27	7.34
R-60	73.98	52.83	R-60	73.98	52.83
R-30	3.88	2.77	R-30	3.88	2.77
CRT-1.5 C-1.0 R-0.5 H-60	1.13	0.80	CRT-1.5 C-1.0 R-0.5 H-60	1.13	0.80
CRT-1.5 C-1.0 R-1.5 H-60	4.44	3.17	CRT-1.5 C-1.0 R-1.5 H-60	4.44	3.17
CRT-1.5 C-1.5 R-1.5 H-40	0.42	0.30	CRT-1.5 C-1.5 R-1.5 H-40	0.42	0.30
CRT-2.0 C-0.5 R-1.5 H-130	9.45	6.75	CRT-2.0 C-0.5 R-1.5 H-130	9.45	6.75
CRT-2.0 C-1.0 R-1.5 H-60	1.79	1.28	CRT-2.0 C-1.0 R-1.5 H-60	1.79	1.28
CRT-2.0 C-1.0 R-2.0 H-40	0.71	0.51	CRT-2.0 C-1.0 R-2.0 H-40	0.71	0.51
CRT-2.0 C-1.5 R-1.5 H-80	3.23	2.31	CRT-2.0 C-1.5 R-1.5 H-80	3.23	2.31
CRT-2.0 C-2.0 R-2.0 H-50	1.40	1.00	CRT-2.0 C-2.0 R-2.0 H-50	1.40	1.00
CRT-2.0 C-2.0 R-2.0 H-60	1.82	1.30	CRT-2.0 C-2.0 R-2.0 H-60	1.82	1.30
CRT-2.0 C-2.0 R-2.0 H-70	1.95	1.39	CRT-2.0 C-2.0 R-2.0 H-70	1.95	1.39
CRT-2.5 C-2.0 R-1.5 H-100	9.10	6.50	CRT-2.5 C-2.0 R-1.5 H-100	9.10	6.50
CRT-2.5 C-2.5 R-1.5 H-80	4.27	3.05	CRT-2.5 C-2.5 R-1.5 H-80	4.27	3.05
CRT-2.5 C-2.5 R-2.5 H-60	2.25	1.61	CRT-2.5 C-2.5 R-2.5 H-60	2.25	1.61
CRT-3.0 C-1.0 R-2.0 H-100	9.92	7.08	CRT-3.0 C-1.0 R-2.0 H-100	9.92	7.08
Grand Total	140.03		Grand Total	140.03	

ZONE IMPLEMENTATION

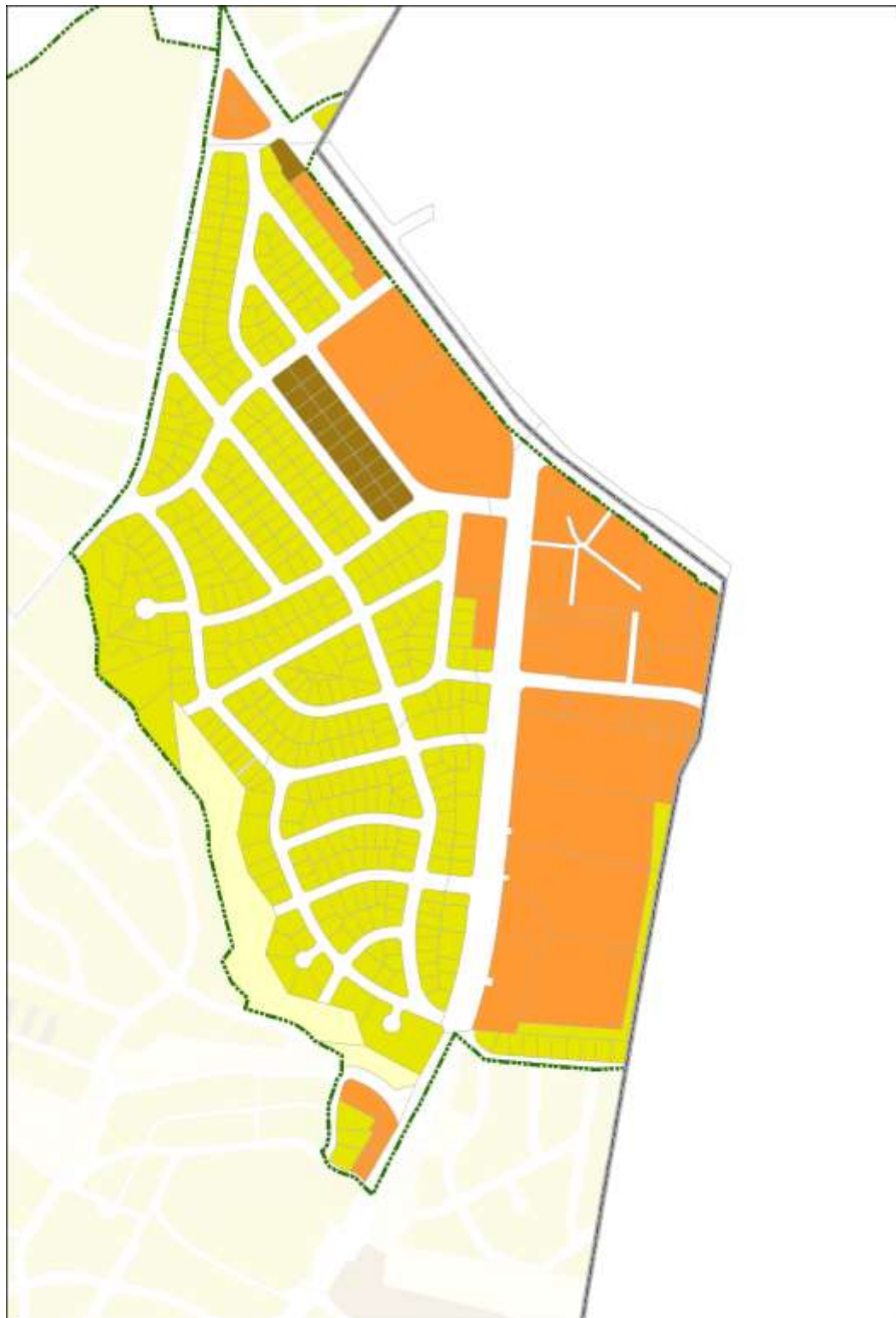
Takoma Langley: Existing Zoning



Takoma Langley: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Residential Estate**
RE-2

- Residential Medium Density**
R-60

- Multi-Family**
R-30

- Comm/Res-Town**
CRT

PROPOSED ZONING MAP

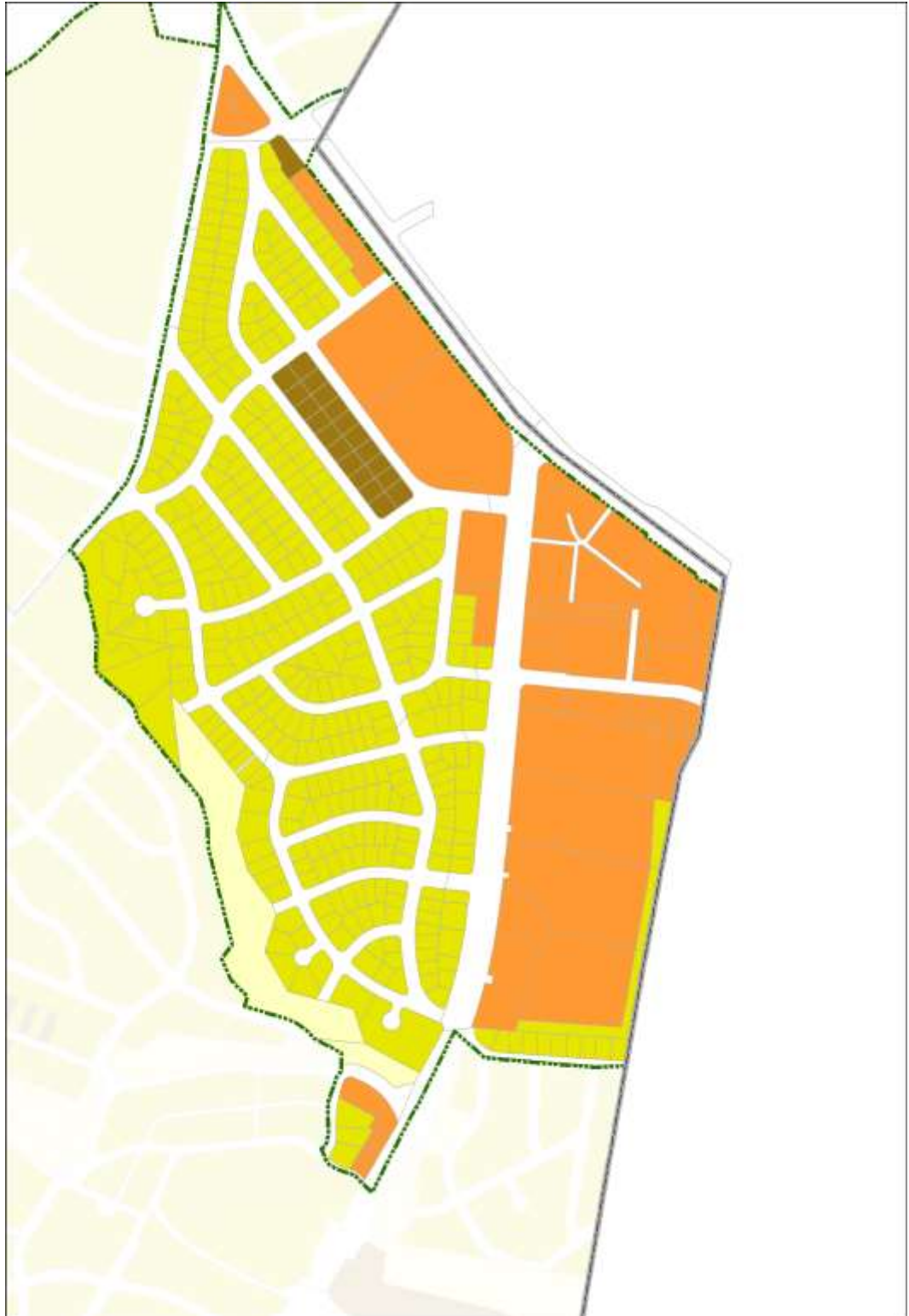
Proposed Zones

- Residential Estate**
RE-2

- Residential Medium Density**
R-60

- Multi-Family**
R-30

- Comm/Res-Town**
CRT



PLANNING AREA CONTEXT

