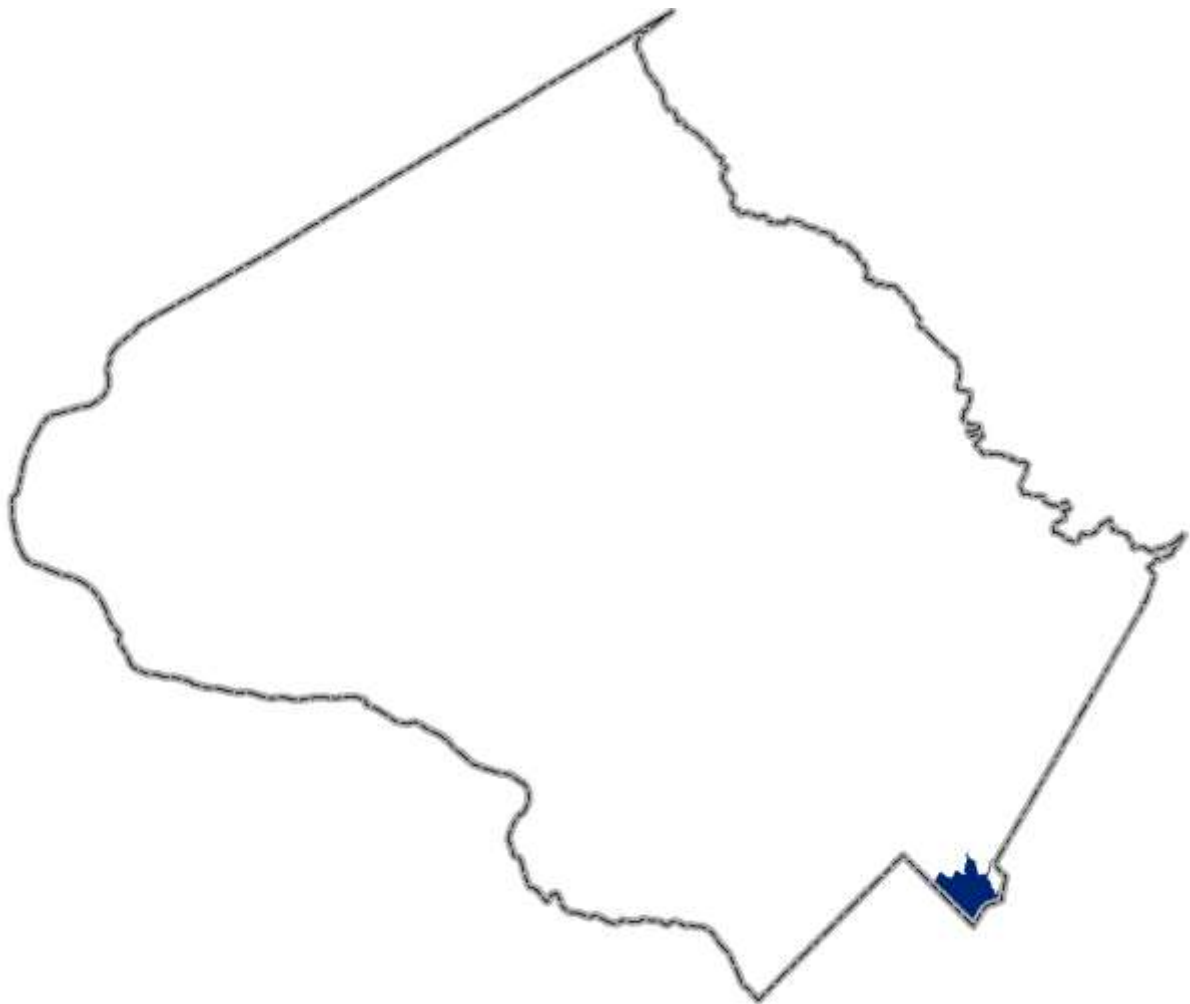


Master Plan Review

TAKOMA PARK

Approved and Adopted
December 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 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 PARK

PLAN HIGHLIGHTS

The Takoma Park Master Plan was approved and adopted in December 2000. The Master Plan establishes a set of recommendations in the areas of community preservation, stability, and character; commercial and institutional centers; community facilities, parks, and environmental resources; and neighborhood friendly circulation.

The Master Plan recommends preserving the existing residential character, retaining the existing mix of housing, providing adequate maintenance for infrastructure and housing stock, and ensuring the provision of community facilities to meet the needs of residents. The Plan further recommends revitalizing the Takoma Park commercial centers in a manner that will not negatively impact the surrounding neighborhoods. The Plan further advocates enhancing the community's public facilities and promoting a circulation system that accommodates vehicular traffic, pedestrians, cyclists, and transit users.



Takoma Park Businesses Community Center



Takoma Park Businesses along Carroll Avenue

ZONE IMPLEMENTATION

The Takoma Park Planning Area currently has 11 zones: 8 Residential and 3 Commercial.

Existing Residential:

RE-2: Detached Unit, Single-Family
R-40: Detached Unit, Single-Family
R-60: Detached Unit, 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

R-10: Multi-Family, High Density

Existing Commercial:

C-1: Convenience Commercial

C-2: General Commercial

O-M: Office Building, Moderate Intensity

Standard Translation:

The existing RE-2 will remain RE-2. The existing R-40 and R-60 will remain. The existing RT-8 and RT-12.5 will remain. The R-30, R-20, and R-10 zones will remain.

The existing C-1, C-2, and O-M zones will be translated into the proposed CRT (Commercial Residential Town) and EOF (Employment Office) zones using both the standard translation criteria and specific Master Plan recommendations. Commercial parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standardized translation. Each parcel's proximity to single-family detached neighborhoods was considered in the translation decision, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

NON-STANDARD CONVERSIONS

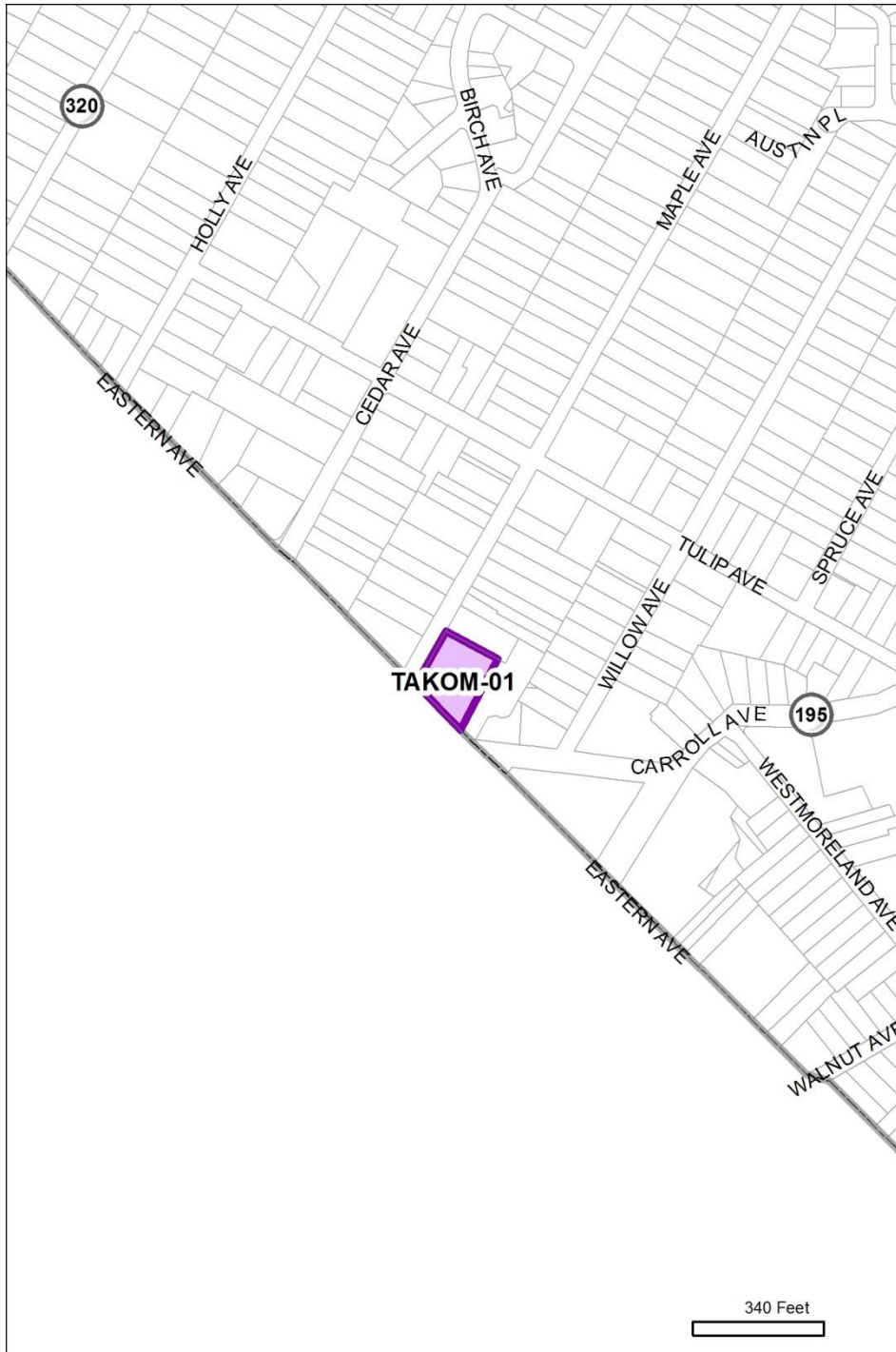
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.

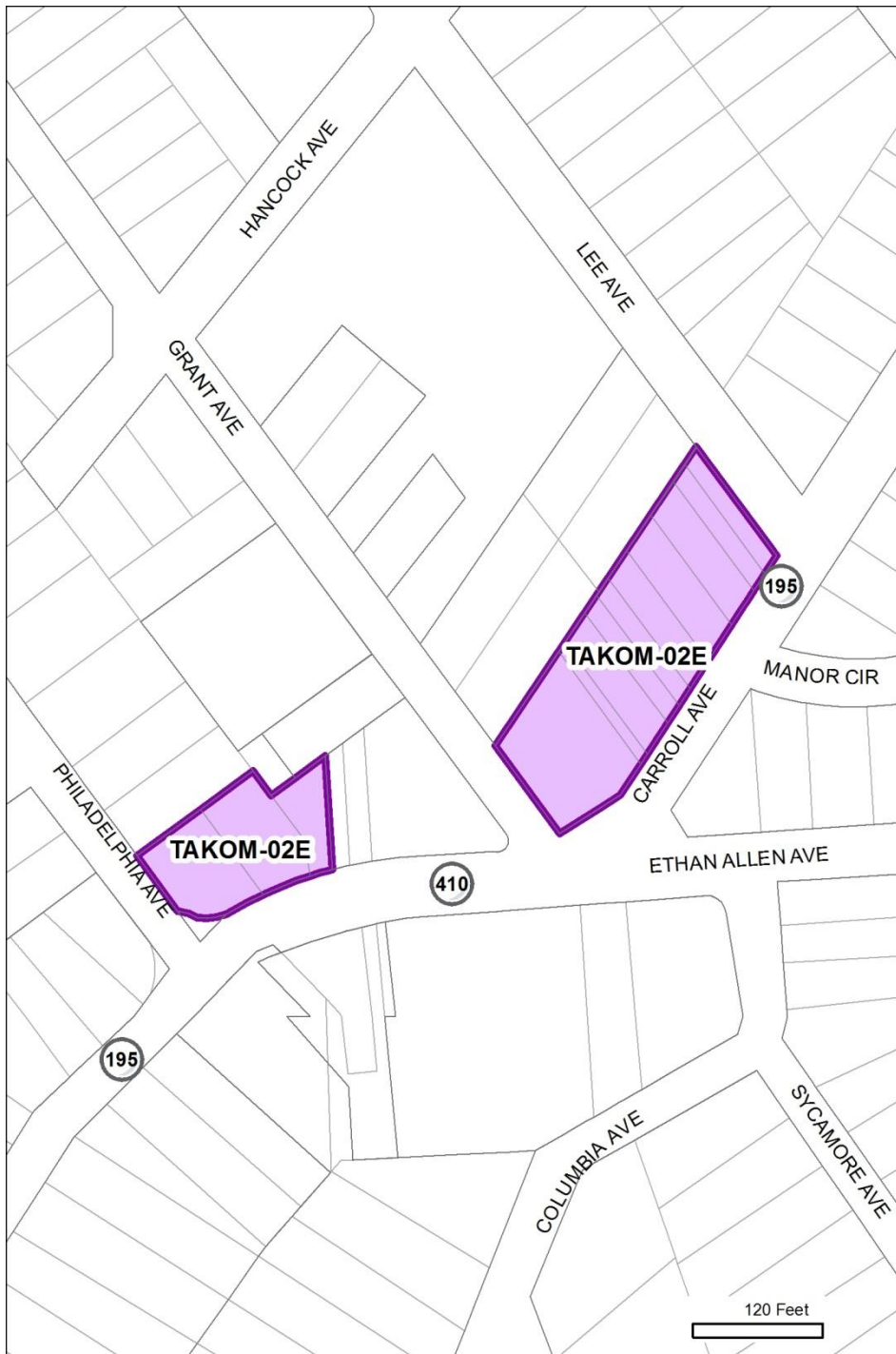
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

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.

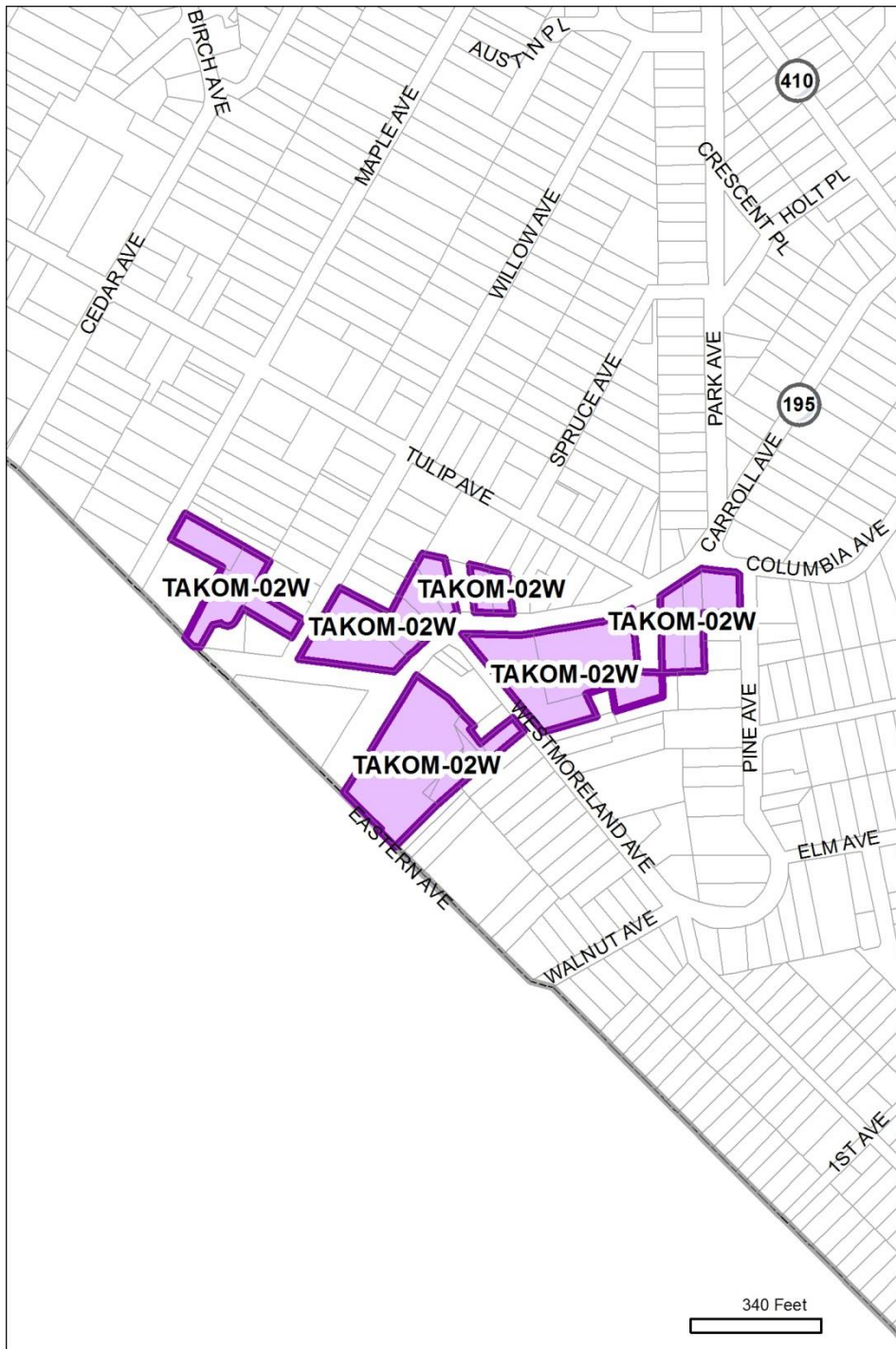
The following pages will give detail on all of the non-standard conversions in this plan area.



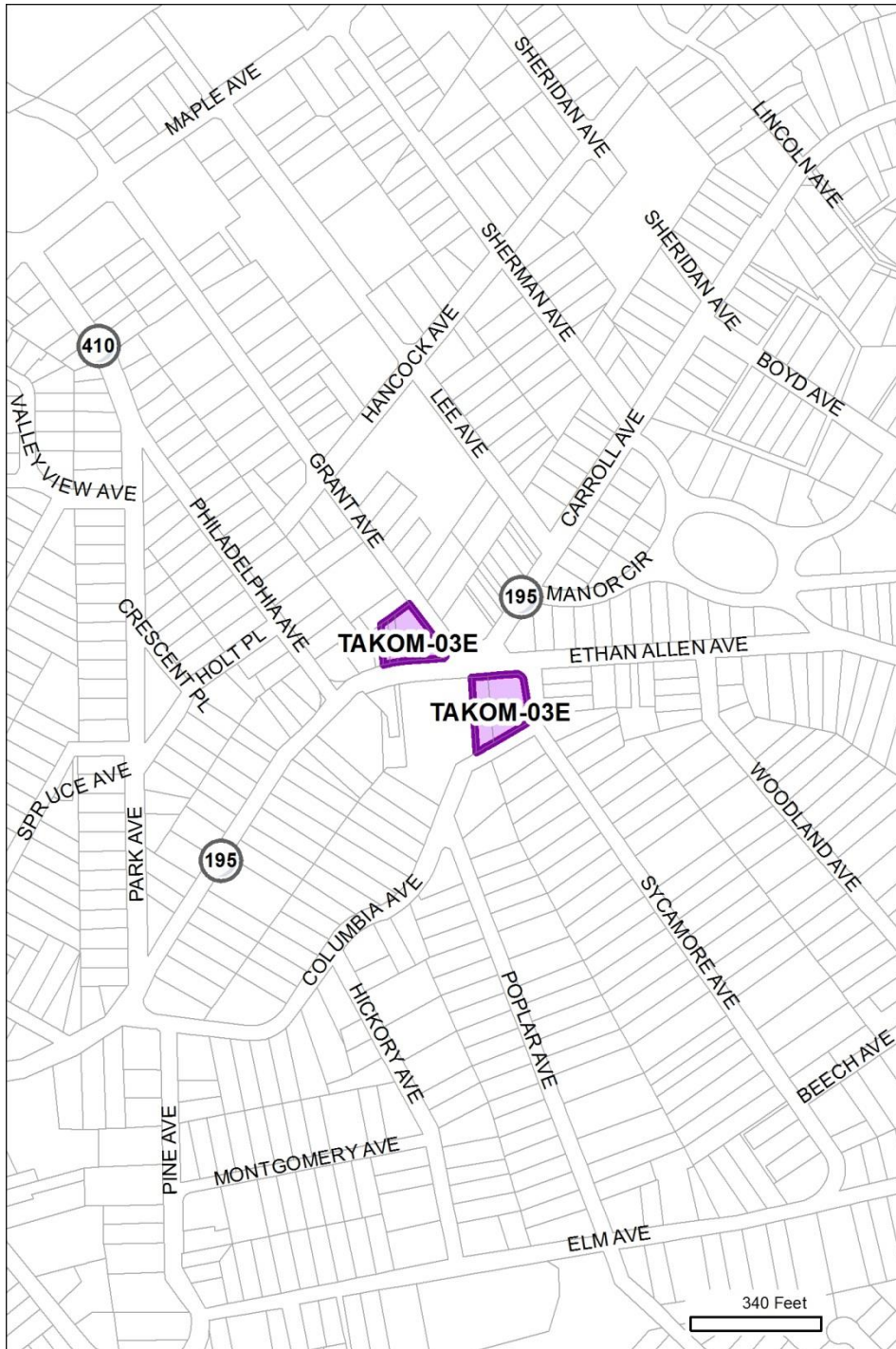
MP Number:		TAKOM-01
Master Plan:		Takoma Park
Location:		Carroll Ave & Eastern Av
Existing Zone:		C-2
Standard Conv:		CRT-2.0 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.0 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



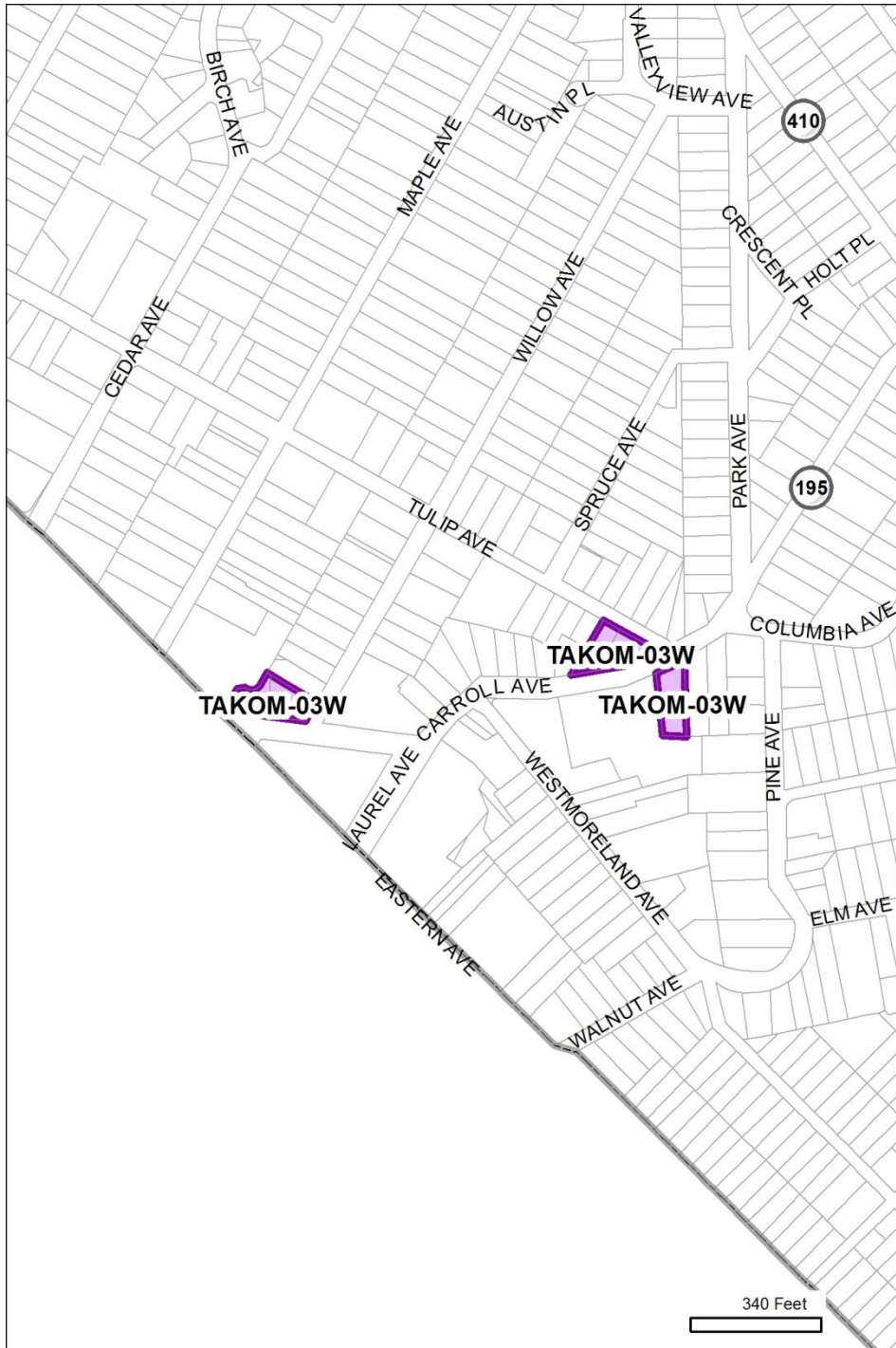
MP Number:		TAKOM-02E
Master Plan:		Takoma Park
Location:		Takoma Junction
Existing Zone:		C-1
Standard Conv:		CRT-0.5 C-0.5 R-0.25 H-35
Proposed Conv:		CRT-0.5 C-0.5 R-0.25 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



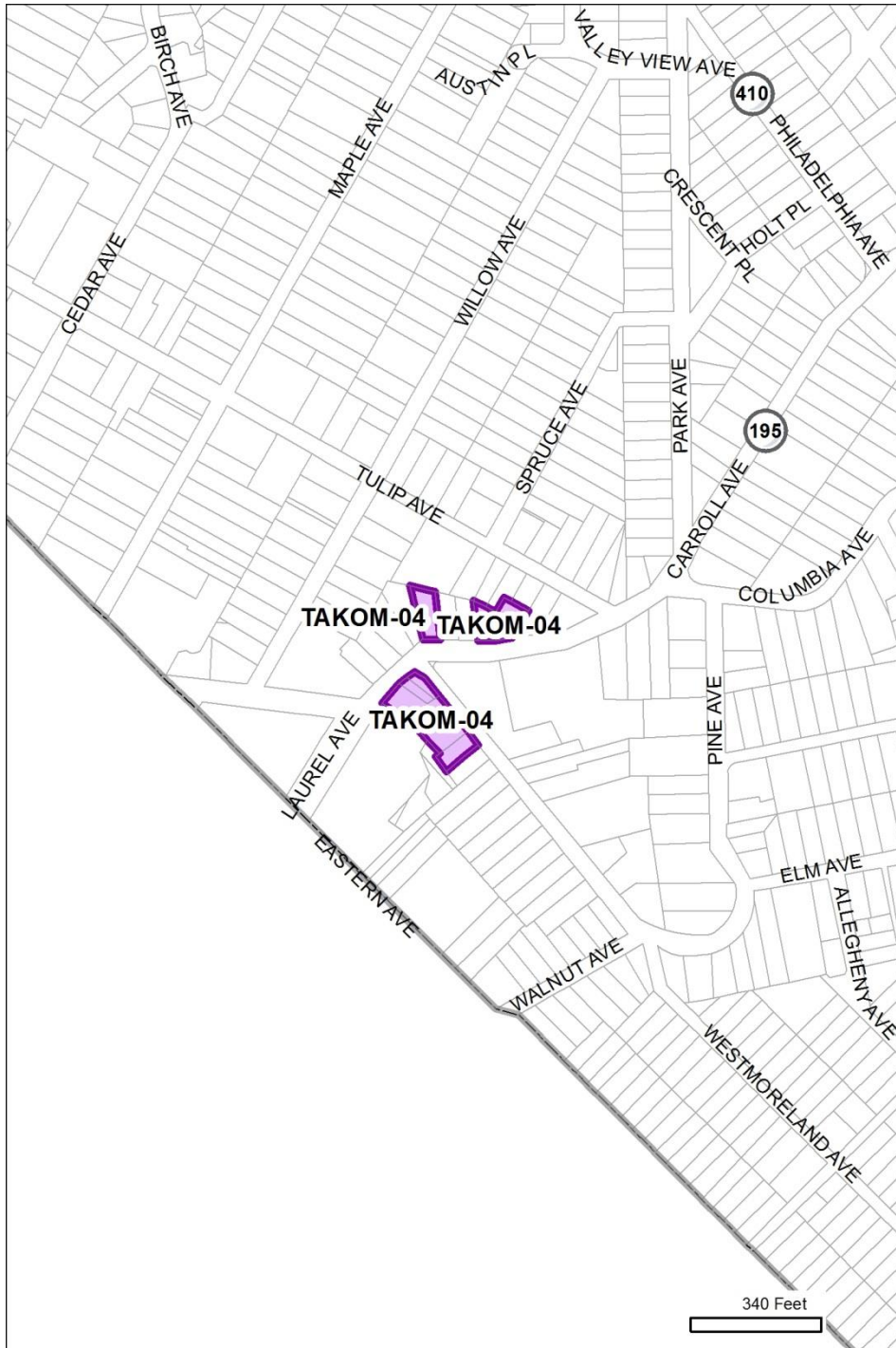
MP Number:		TAKOM-02W
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-1
Standard Conv:		CRT-0.5 C-0.5 R-0.25 H-35
Proposed Conv:		CRT-0.5 C-0.5 R-0.25 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



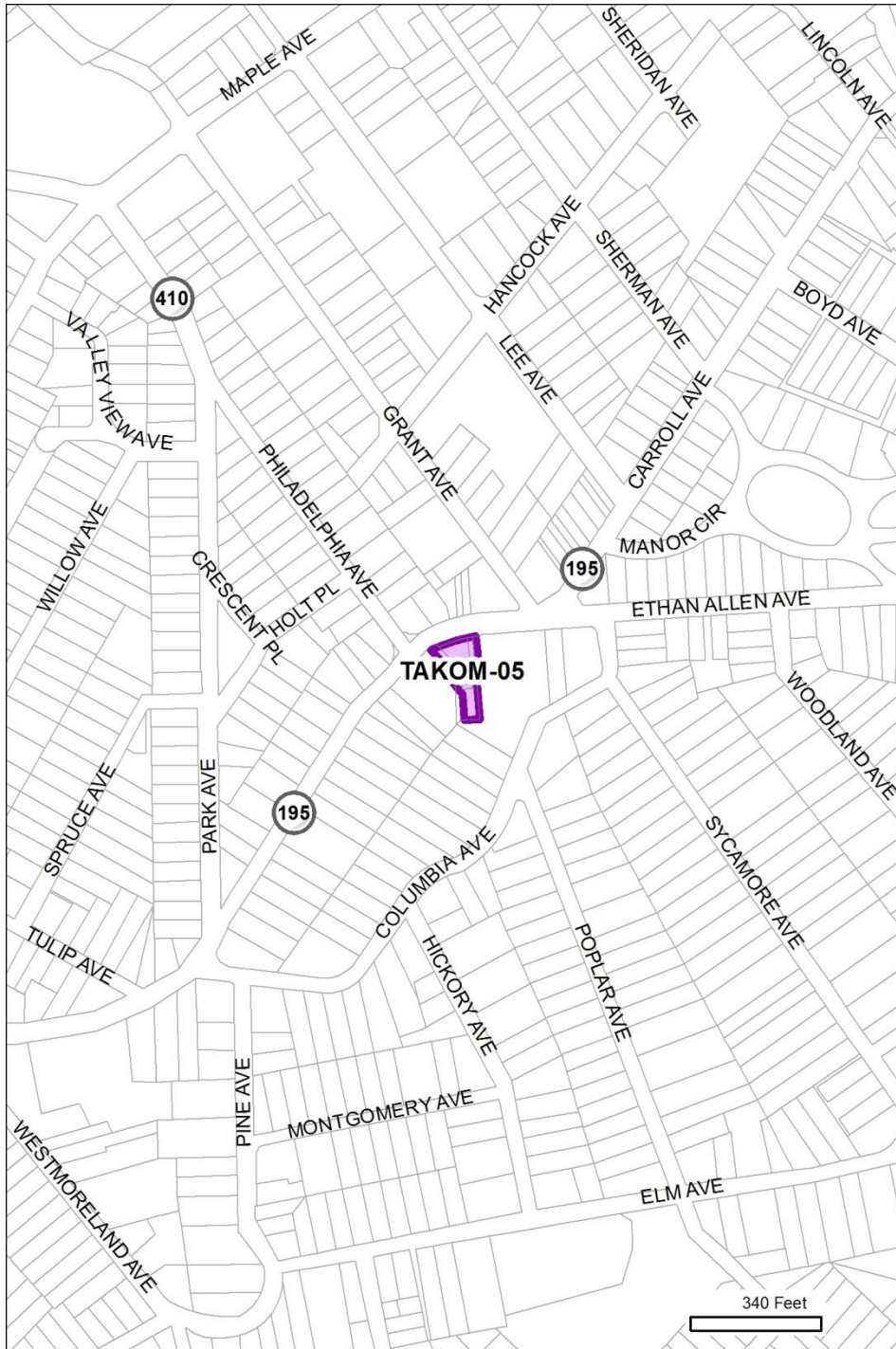
MP Number:		TAKOM-03E
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-1
Standard Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Proposed Conv:		CRT-0.75 C-0.5 R-0.25 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



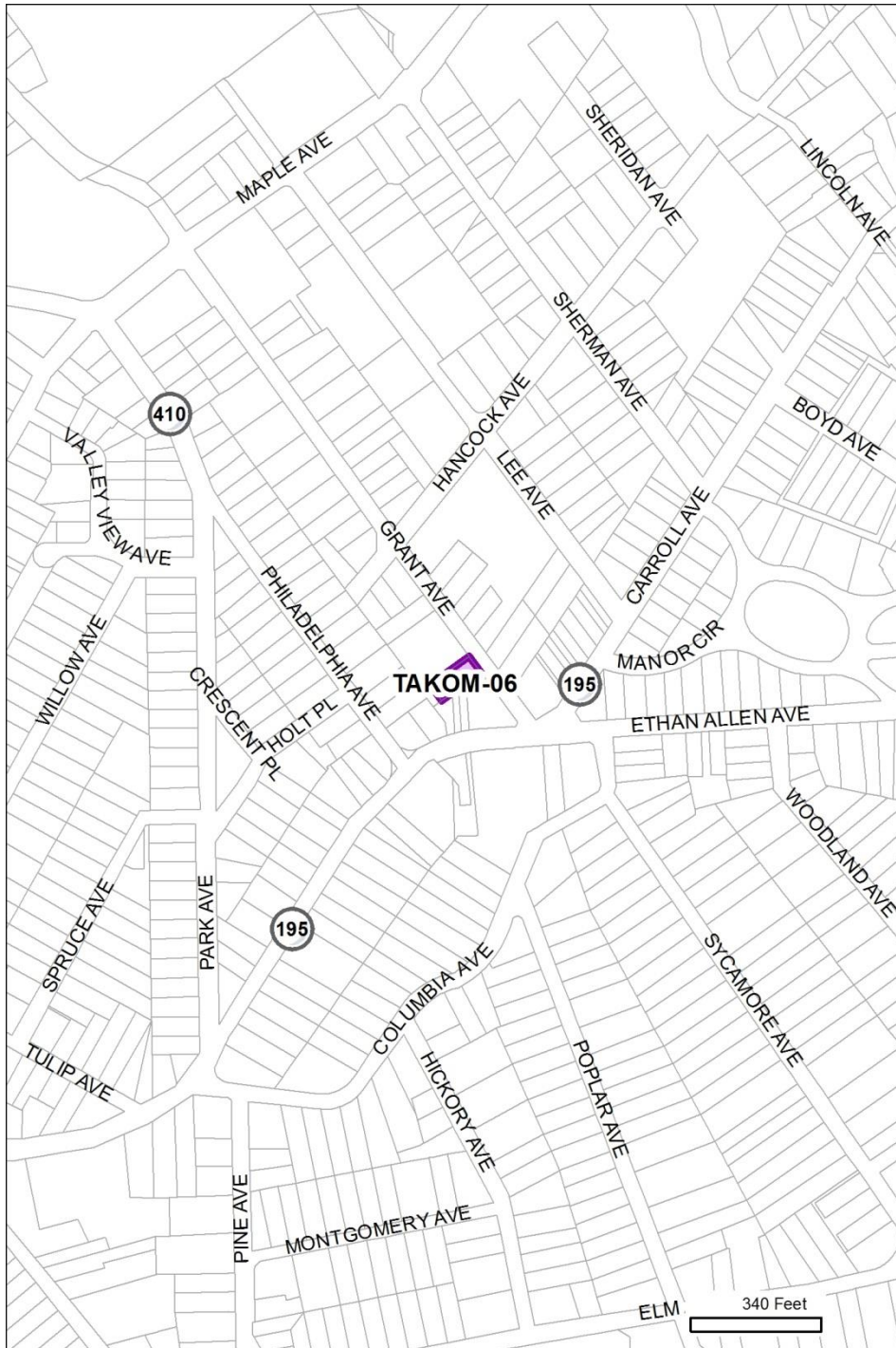
MP Number:		TAKOM-03W
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-1
Standard Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Proposed Conv:		CRT-0.75 C-0.5 R-0.25 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



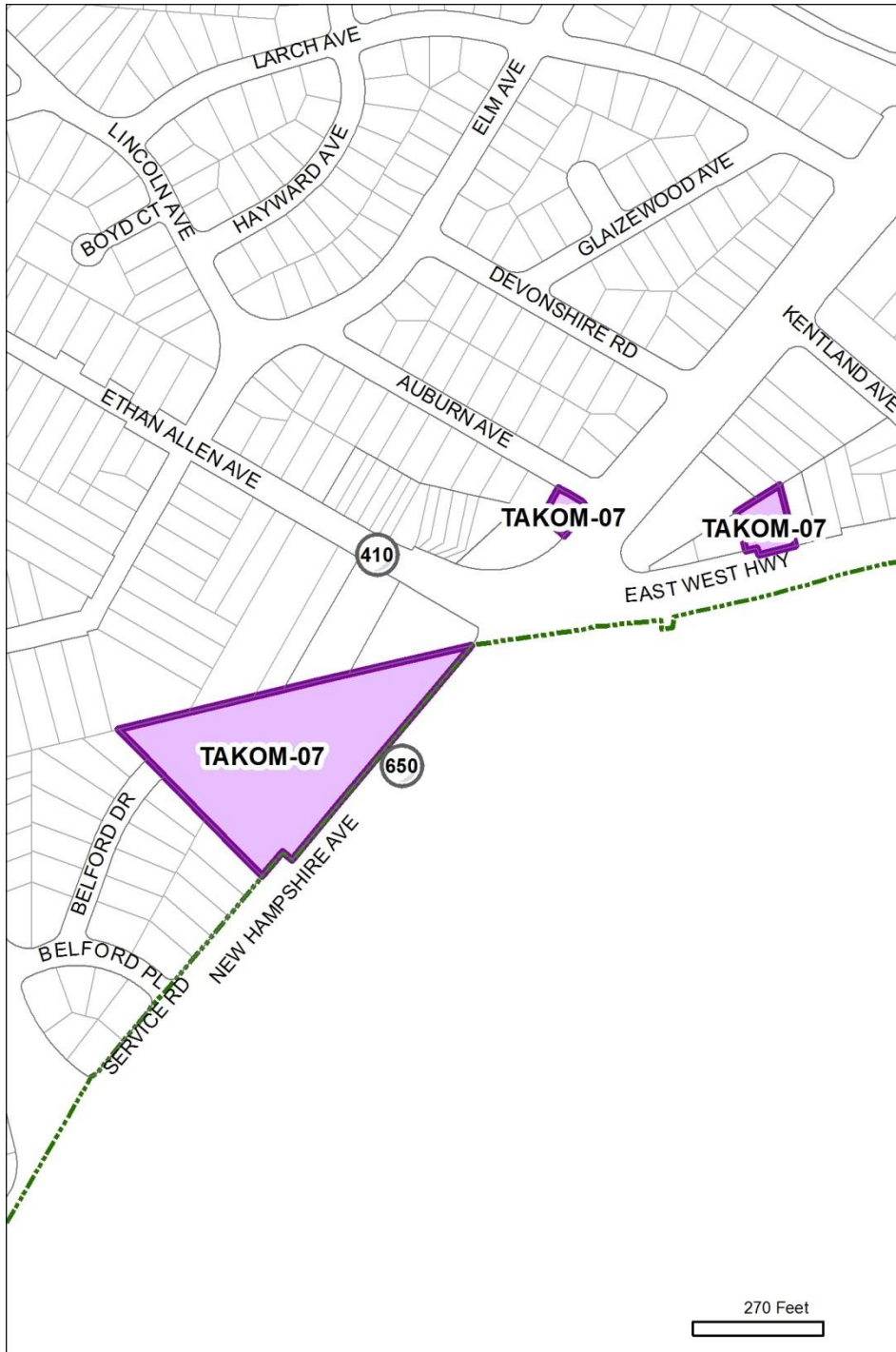
MP Number:		TAKOM-04
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-1
Standard Conv:		CRT-1.0 C-0.75 R-0.5 H-45
Proposed Conv:		CRT-1.0 C-0.75 R-0.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



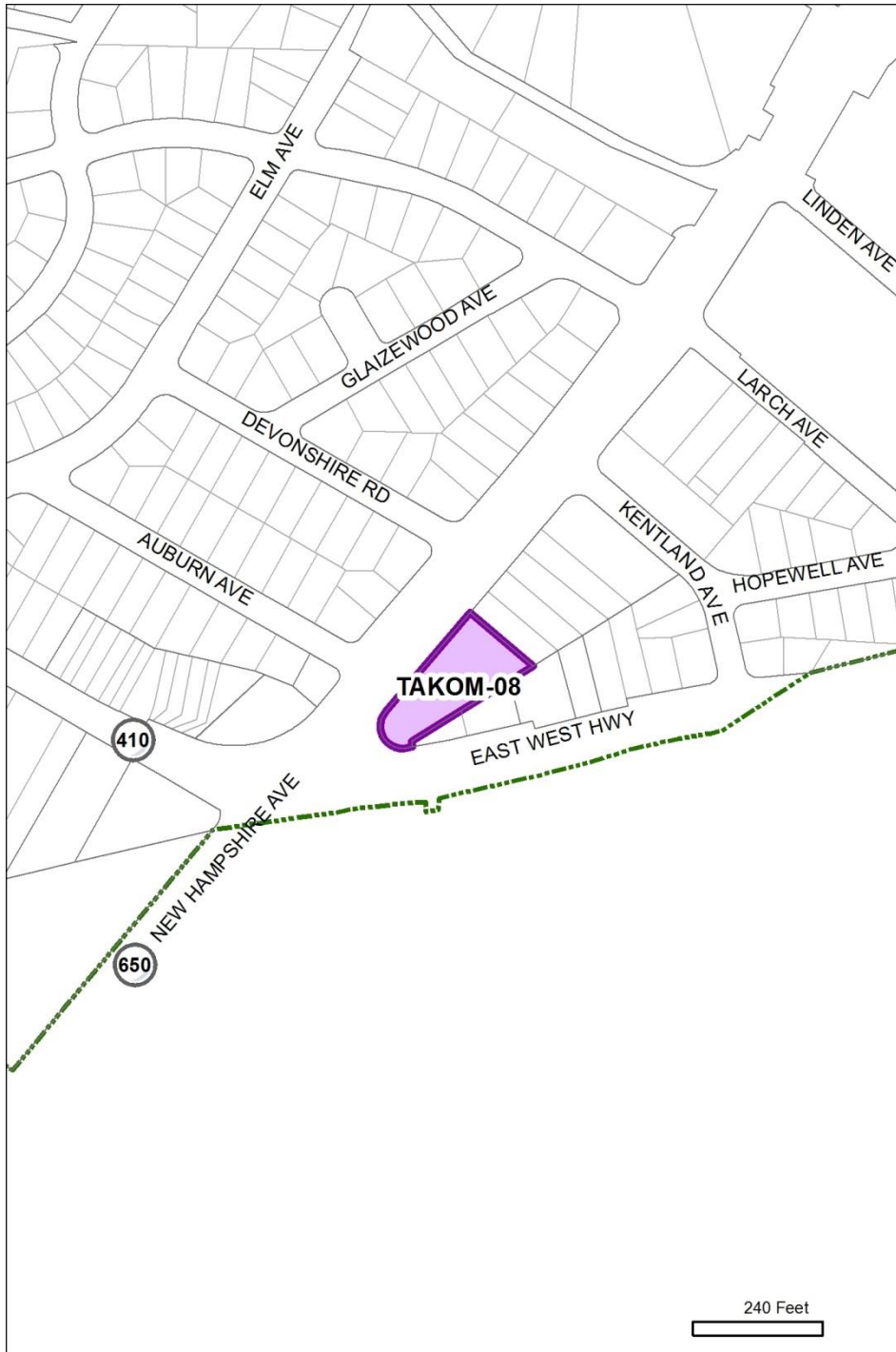
MP Number:		TAKOM-05
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.25 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



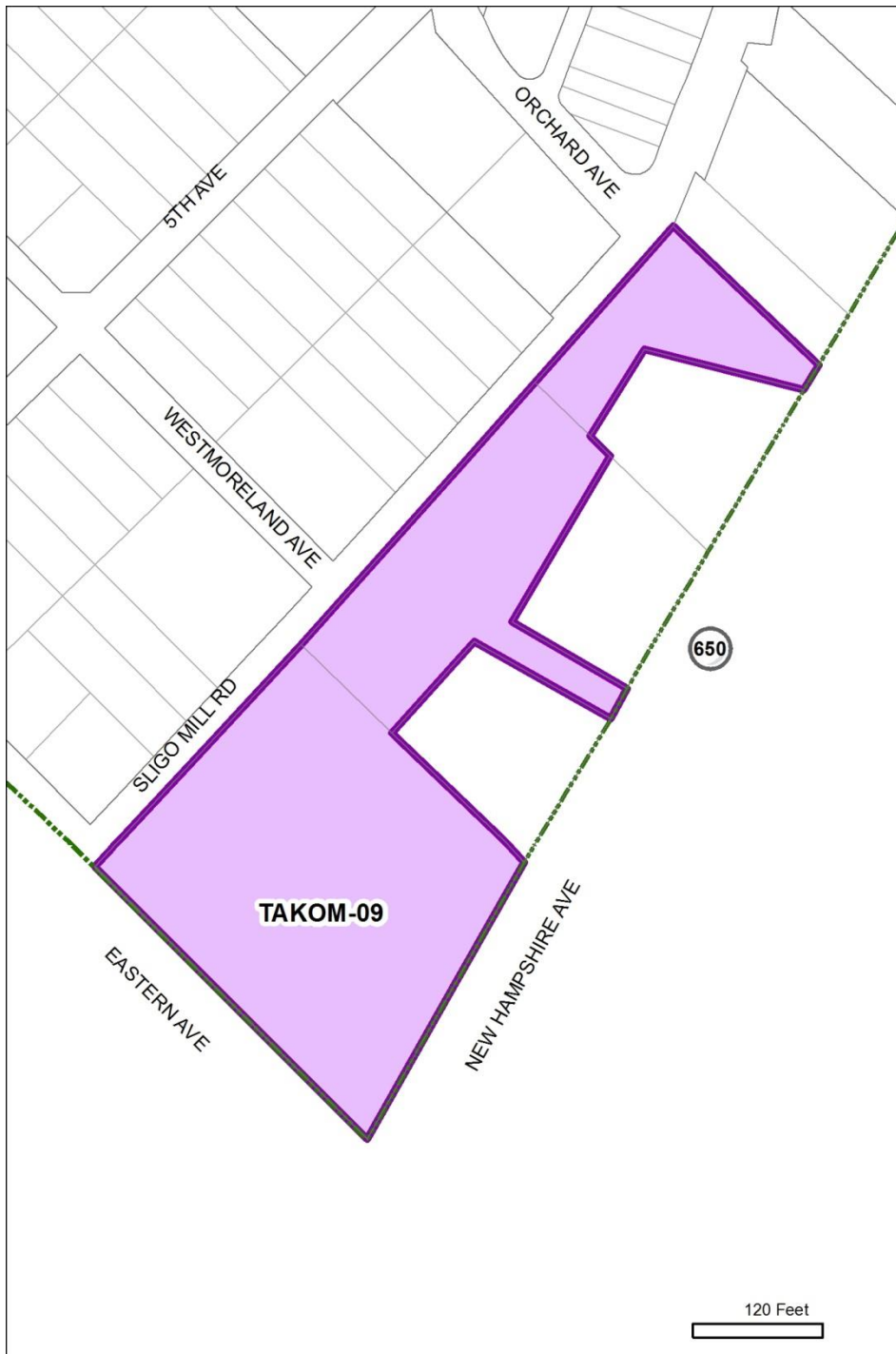
MP Number:		TAKOM-06
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-60
Proposed Conv:		EOF-1.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



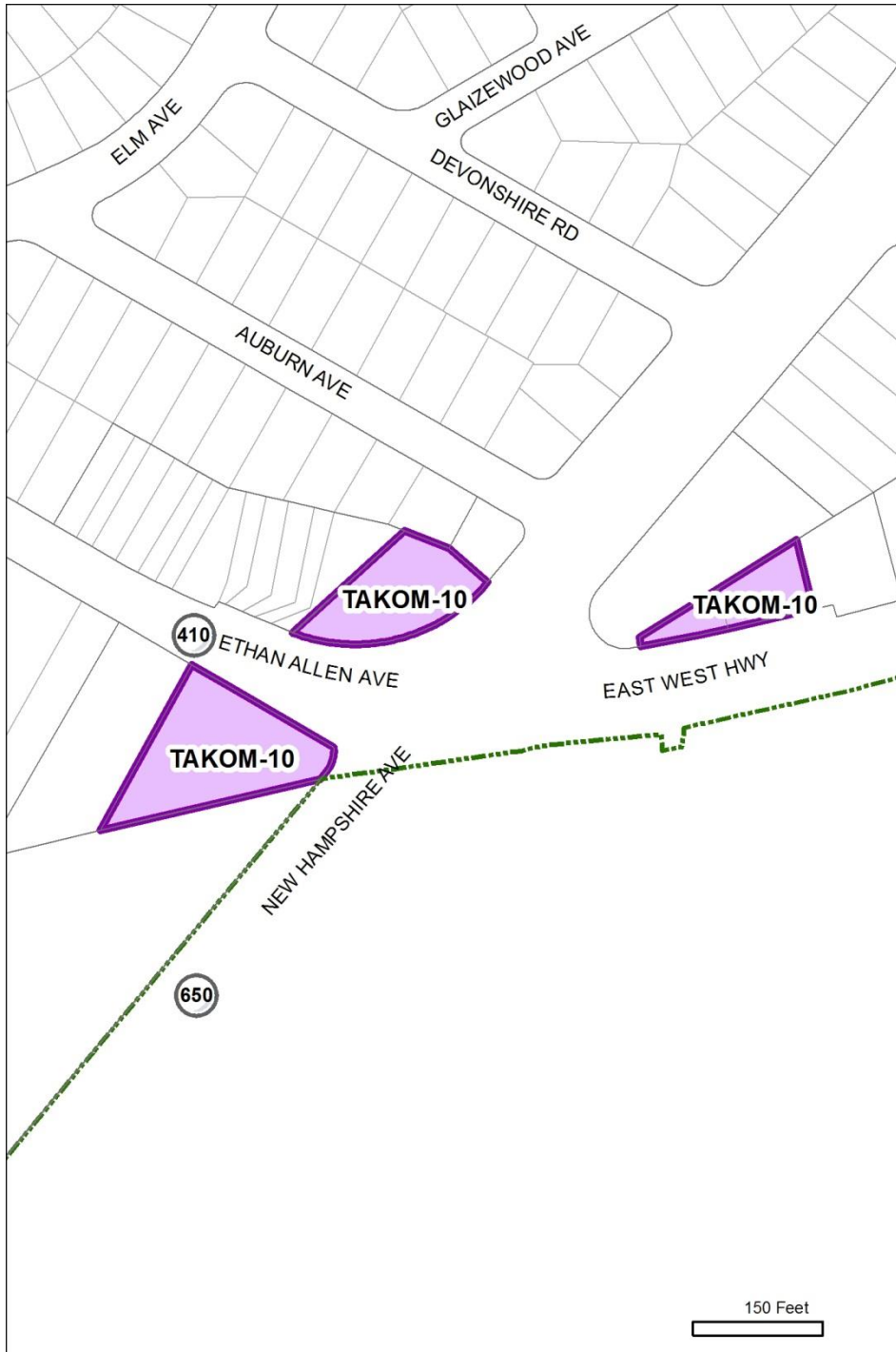
MP Number:		TAKOM-07
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-1.5 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-1.5 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



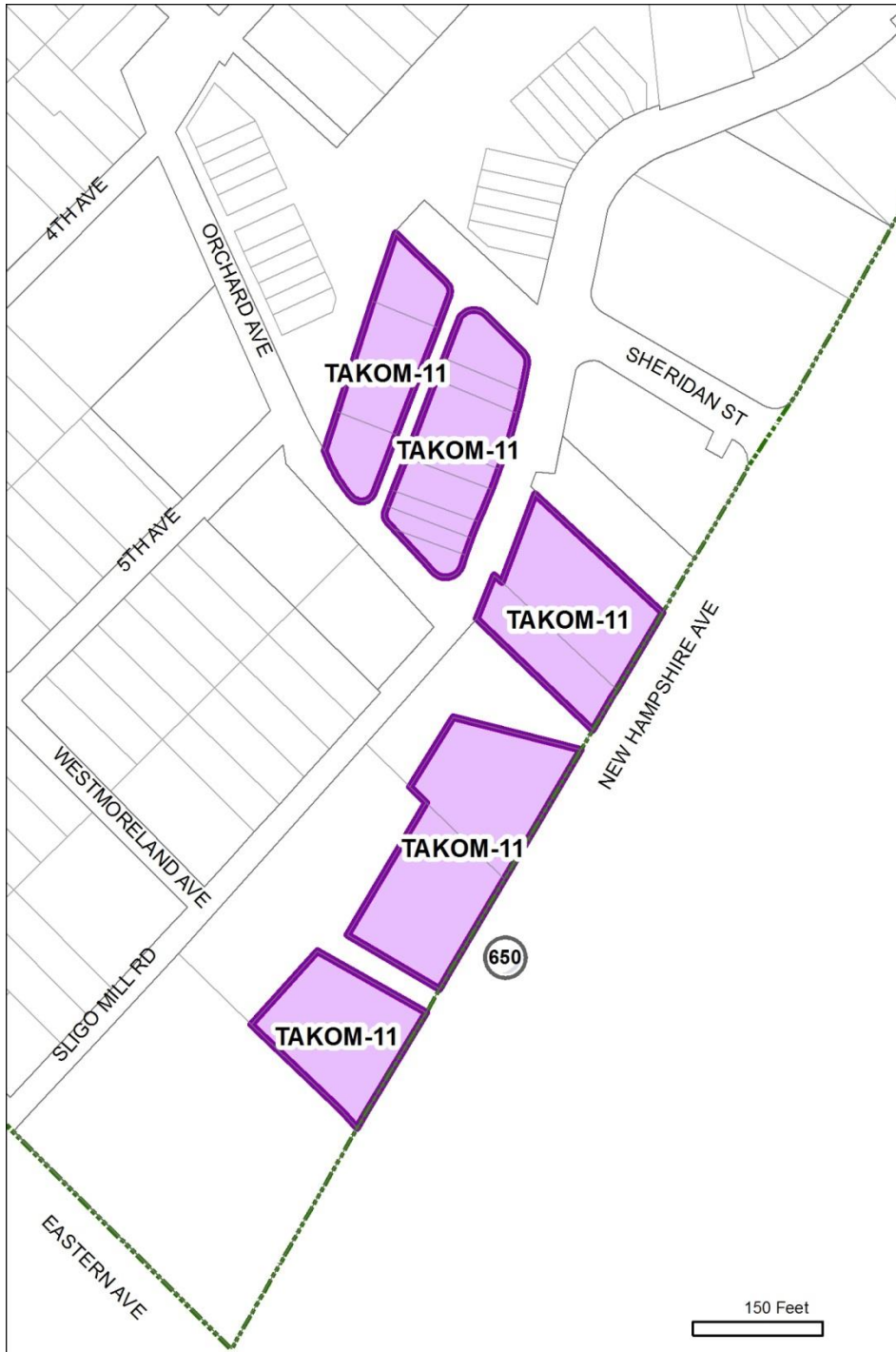
MP Number:		TAKOM-08
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.0 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.0 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



MP Number:		TAKOM-09
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.0 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.0 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



MP Number:		TAKOM-10
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.25 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
Montgomery County Zoning Ordinance §59-C-18.213(c): <i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i>		



MP Number:		TAKOM-11
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Proposed Conv:		CRT-2.25 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



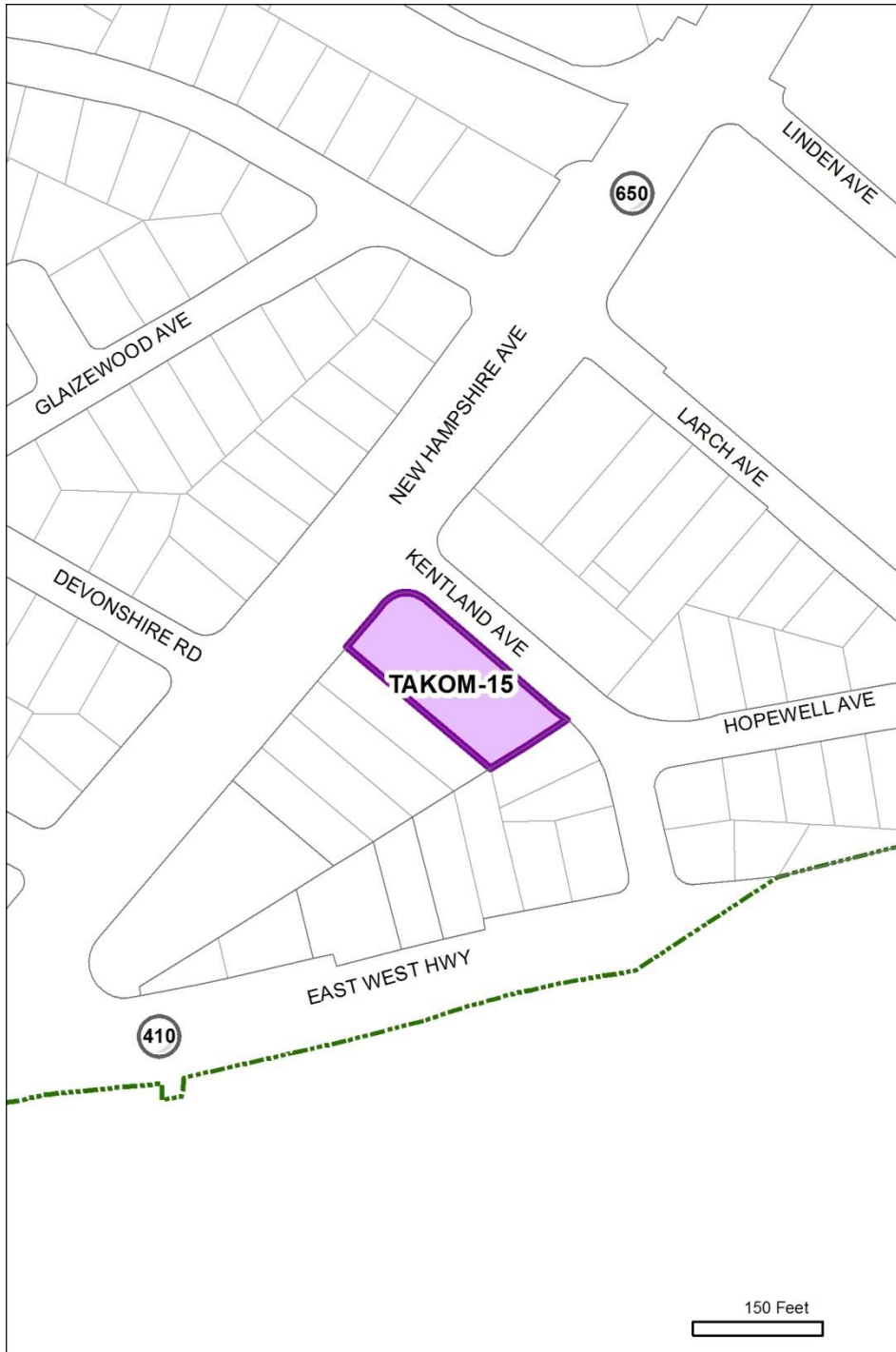
MP Number:		TAKOM-12
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-2
Standard Conv:		CRT-2.25 C-1.5 R-0.75 H-75
Proposed Conv:		CRT-2.25 C-1.5 R-0.75 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



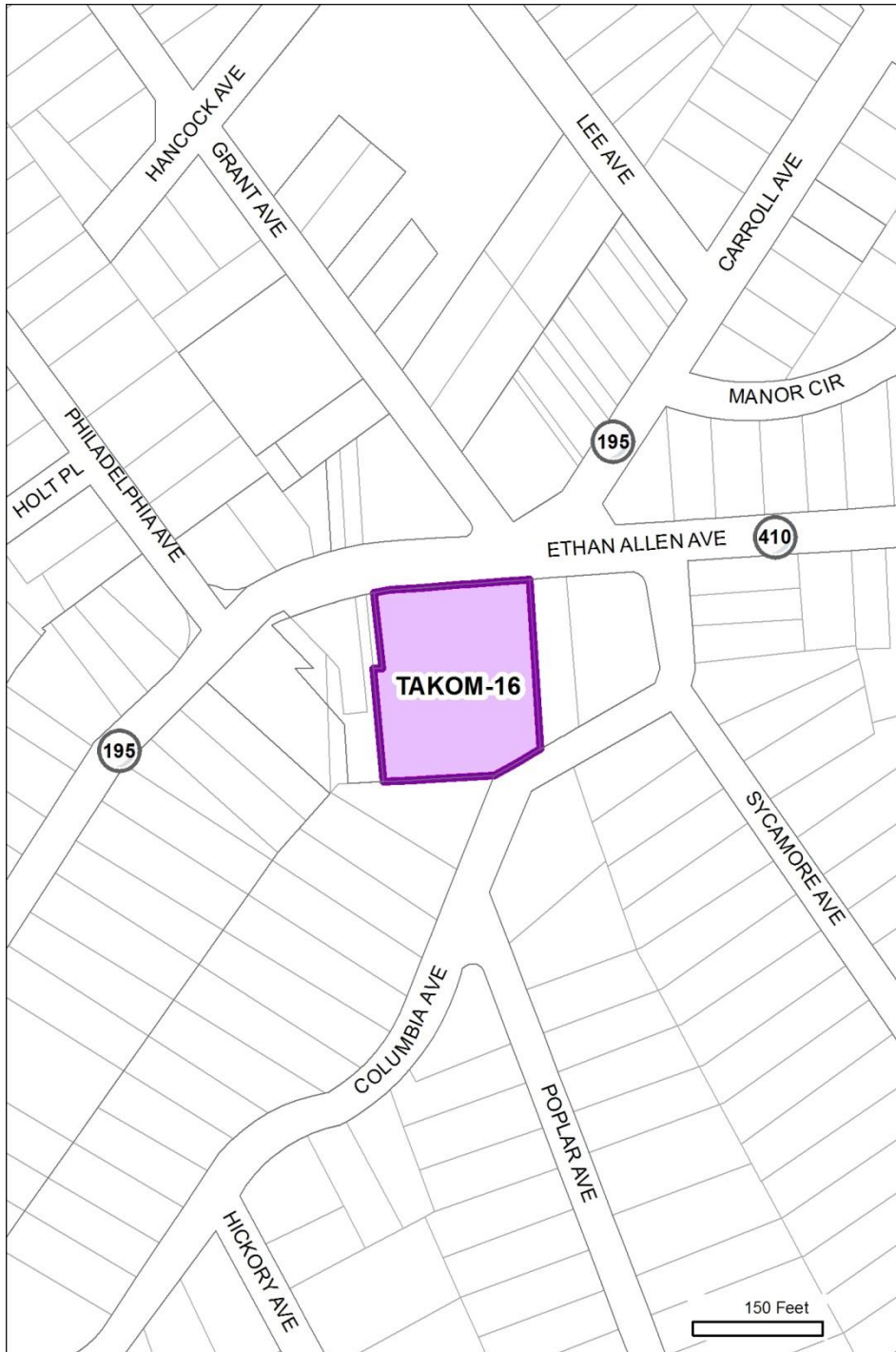
MP Number:		TAKOM-13
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		O-M
Standard Conv:		CRT-1.5 C-1.5 R-0.5 H-60
Proposed Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



MP Number:		TAKOM-14
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		O-M
Standard Conv:		CRT-1.5 C-1.5 R-0.5 H-60
Proposed Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



MP Number:		TAKOM-15
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		O-M
Standard Conv:		CRT-1.5 C-1.5 R-0.5 H-75
Proposed Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		



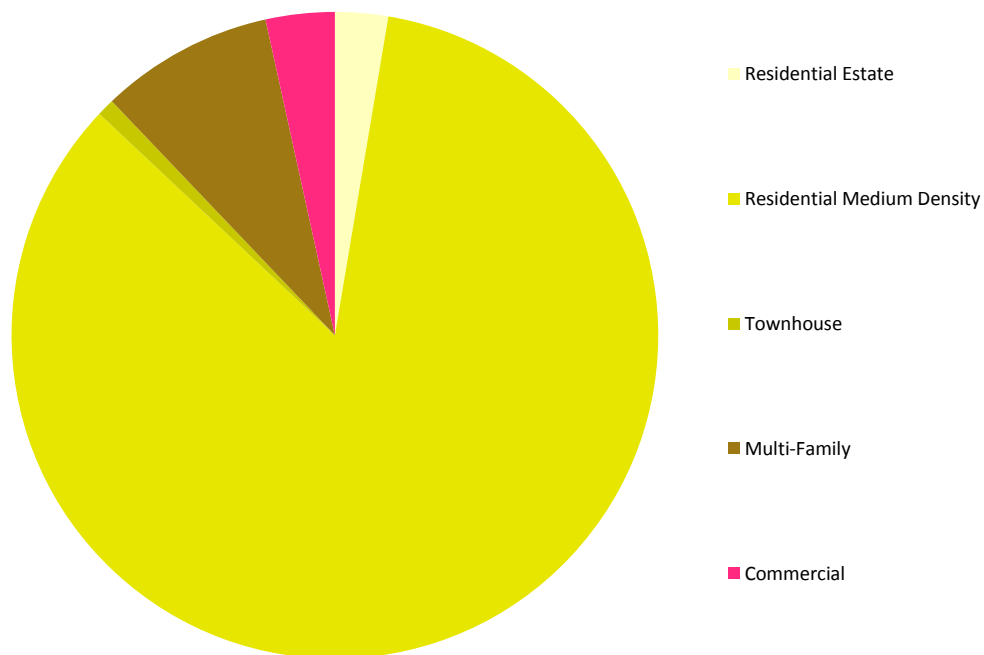
MP Number:		TAKOM-16
Master Plan:		Takoma Park
Location:		Takoma Park
Existing Zone:		C-1
Standard Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Proposed Conv:		CRT-0.75 C-0.5 R-0.25 H-50
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 50'
Reason for non-standard conversion:		
<p>Montgomery County Zoning Ordinance §59-C-18.213(c):</p> <p><i>"Within the overlay zone, building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable Master Plan."</i></p>		

ZONE IMPLEMENTATION

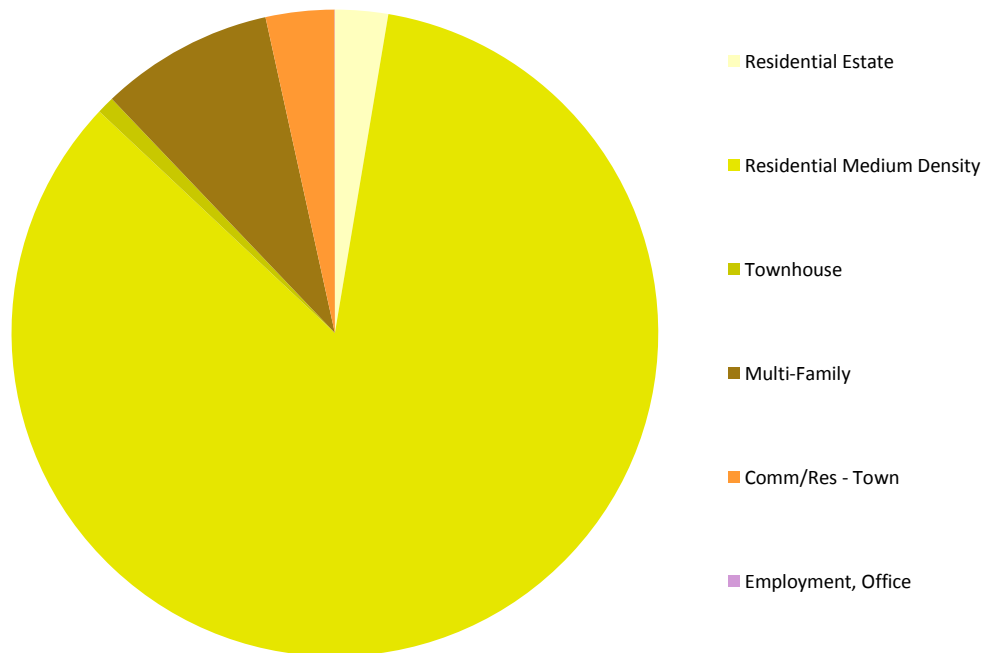
Takoma Park					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RE-2	24.71	2.65	RE-2	24.71	2.65
R-40	42.31	4.53	R-40	42.31	4.53
R-60	745.54	79.83	R-60	745.54	79.83
RT-8	7.11	0.76	RT-8	7.11	0.76
RT-12.5	1.06	0.11	RT-12.5	1.06	0.11
R-10	34.26	3.67	R-10	34.26	3.67
R-20	29.68	3.18	R-20	29.68	3.18
R-30	17.05	1.83	R-30	17.05	1.83
C-1	13.99	1.50	CRT-0.5 C-0.5 R-0.25 H-35	1.06	0.11
			CRT-0.5 C-0.5 R-0.25 H-50	9.84	1.05
			CRT-0.75 C-0.5 R-0.25 H-45	0.17	0.02
			CRT-0.75 C-0.5 R-0.25 H-50	1.91	0.20
			CRT-1.0 C-0.75 R-0.5 H-50	1.02	0.11
C-2	15.64	1.67	CRT-1.5 C-1.5 R-0.75 H-50	4.00	0.43
			CRT-2.0 C-1.5 R-0.75 H-50	4.86	0.52
			CRT-2.25 C-1.5 R-0.75 H-50	6.77	0.72
O-M	2.54	0.27	CRT-1.5 C-1.5 R-0.5 H-50	2.40	0.26
			EOF-1.0 H-50	0.15	0.02
Grand Total	933.89		Grand Total	933.89	

ZONE IMPLEMENTATION

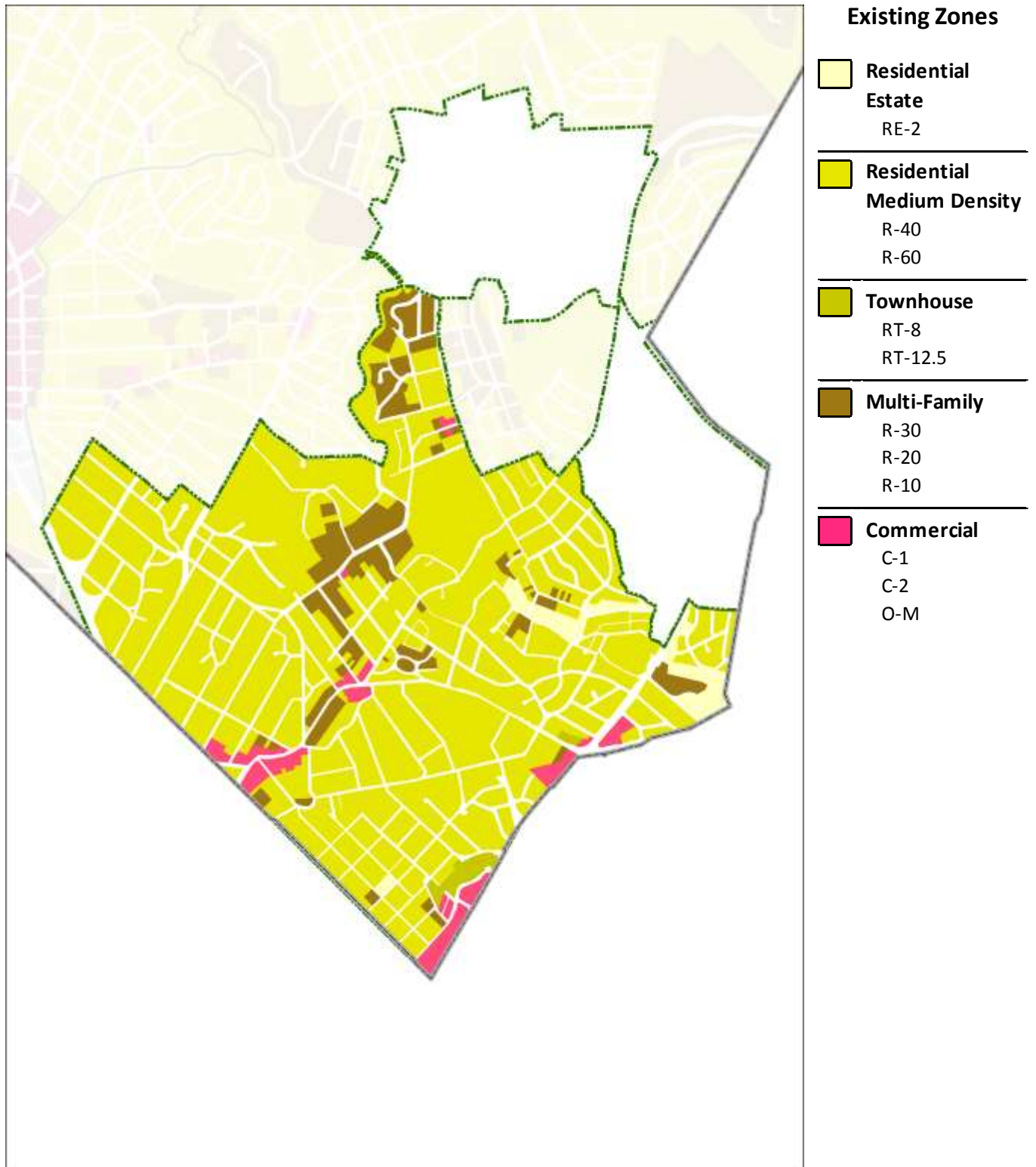
Takoma Park: Existing Zoning



Takoma Park: Proposed Zoning



EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

- Residential Estate**
RE-2

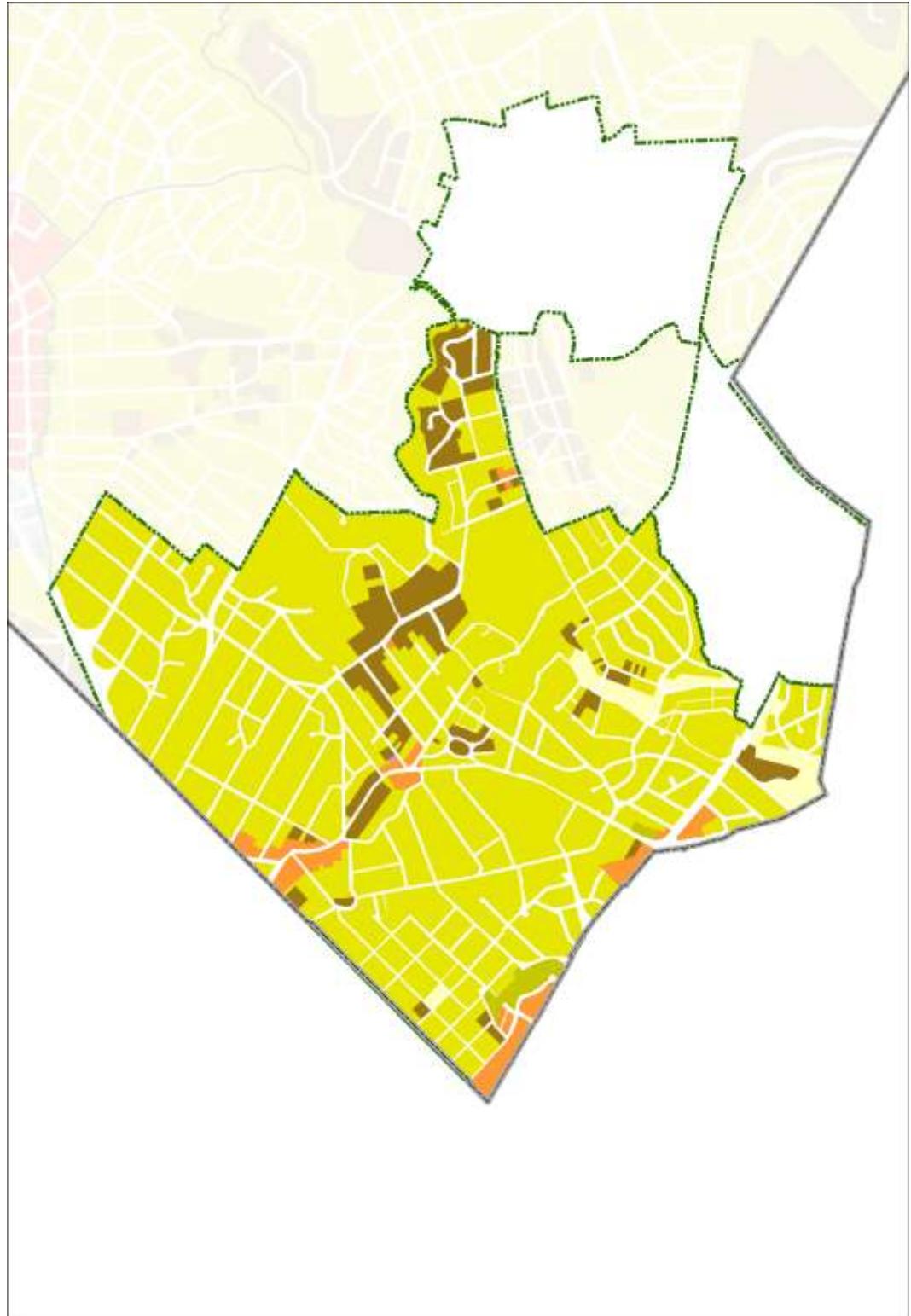
- Residential Medium Density**
R-40
R-60

- Townhouse**
RT-8
RT-12.5

- Multi-Family**
R-30
R-20
R-10

- Comm/Res-Town**
CRT

- Employment, Office**
EOF



PLANNING AREA CONTEXT

