

Master Plan Review

WHITE OAK

Approved and Adopted
1997



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 White Oak Master Plan, approved and adopted in 1997, provides a comprehensive amendment to the 1981 Eastern Montgomery County Master Plan. The White Oak Master Planning area includes mature residential neighborhoods, local shopping, public services, recreation areas, and four commercial centers: Colesville, White Oak, Hillandale, and Burnt Mills.

The White Oak Plan emphasizes retaining the existing residential zoning to protect the integrity of its neighborhoods. The Plan encourages the use of landscaping and other buffers to delineate between the residential communities and non-residential uses and promotes the importance of compatible future development to preserve the character of the community.

The Plan provides guidance for future development within the area's four commercial centers in order to strengthen their role as retail facilities and community interaction. Specifically, the Plan encourages redevelopment within the Colesville and White Oak commercial centers and suggests a "Main Street" type of redevelopment, with low-rise buildings, adjacent to sidewalks and parking in the road. The Plan promotes improved streetscapes and pedestrian amenities to enhance the pedestrian environment of the White Oak communities.



Proposed changes for Vital Way properties emphasize a "Main Street" form of redevelopment.

ZONE IMPLEMENTATION

The White Oak Planning Area currently has 12 zones: 1 Rural, 7 Residential, 3 Commercial and 1 Planned Development.

Existing Rural

R: Rural

Existing Residential:

RE-1: Detached Unit, Single Family
RE-2C: Detached Unit, Single Family
R-200: Detached Unit, Single Family
R-60: Detached Unit, Single Family
R-90: Detached Unit, Single Family
R-90/TDR: Detached Unit, Single Family
RT-8: Townhouse, Single Family

Existing Commercial:

C-T: Commercial Transitional
C-1: Convenience Commercial
C-2: General Commercial

Existing Planned Development:

PD-7: Planned Development

The existing Rural zone will remain the Rural zone. The existing RE-1 will remain RE-1, and RE-2C will remain RE-2C. The R-200 zone will remain R-200 (Residential Low Density). The R-60 zone will remain R-60 (Residential Medium Density) and the R-90 and R-90/TDR zones will combine to form the proposed R-90 zone (Residential Medium Density). The existing RT-8 will remain. Residential TDR zones will be incorporated into the new TDR Overlay zone.

The C-T zone will change to CRN (Commercial Residential Neighborhood). The C-1 and C-2 zones will translate to the proposed zones NR (Neighborhood Retail) or CRT (Commercial Residential Town) based on the standardized translation table. Each parcel's proximity to detached residential neighborhoods was considered in the translation decision, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

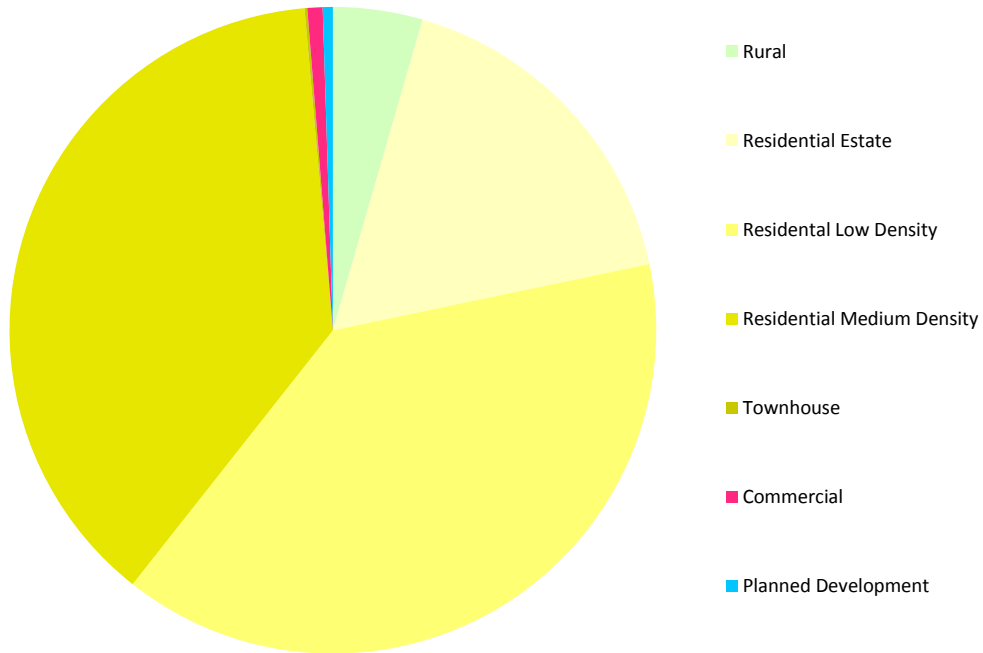
The existing PD-7 will remain PD-7.

ZONE IMPLEMENTATION

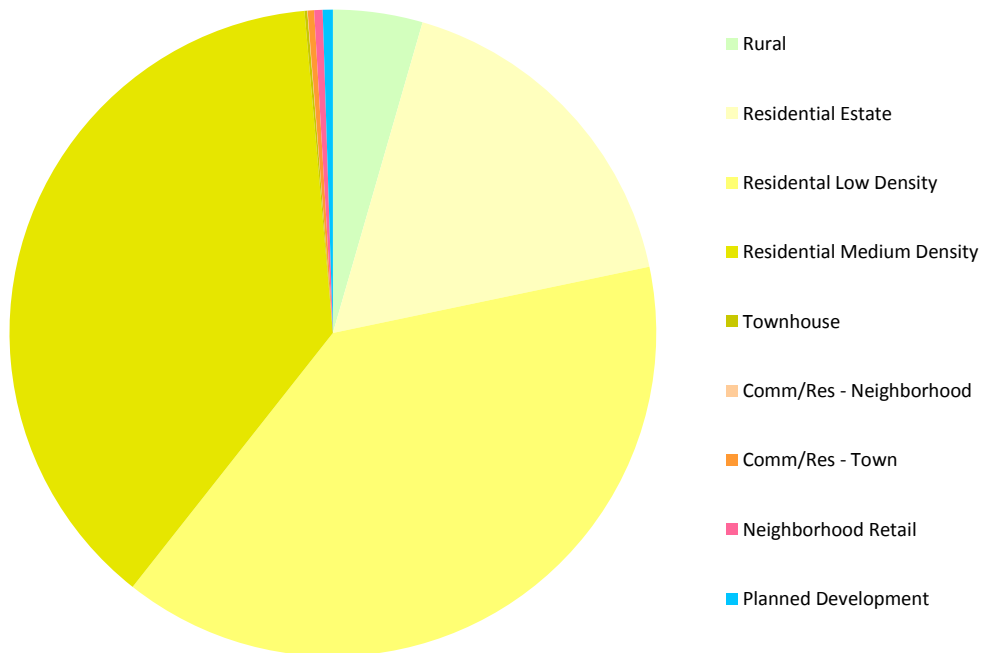
White Oak					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RURAL	177.22	4.47	RURAL	177.22	4.47
RE-1	482.22	12.17	RE-1	482.22	12.17
RE-2C	200.80	5.07	RE-2C	200.80	5.07
R-200	1,541.68	38.91	R-200	1,541.68	38.91
R-60	29.70	0.75	R-60	29.70	0.75
R-90	1,460.04	36.85	R-90	1,474.49	37.22
R-90/TDR	14.46	0.36			
RT-8	5.48	0.14	RT-8	5.48	0.14
C-T	0.72	0.02	CRN-0.5 C-0.5 R-0.25 H-35	0.72	0.02
C-1	24.18	0.61	CRT-0.5 C-0.5 R-0.25 H-35	4.13	0.10
			CRT-1.0 C-0.75 R-0.5 H-45	3.33	0.08
			NR-1.0 H-45	16.72	0.42
C-2	5.19	0.13	CRT-2.25 C-1.5 R-0.75 H-45	5.19	0.13
PD-7	19.97	0.50	PD-7	19.97	0.50
Grand Total	3,961.65		Grand Total	3,961.65	

ZONE IMPLEMENTATION

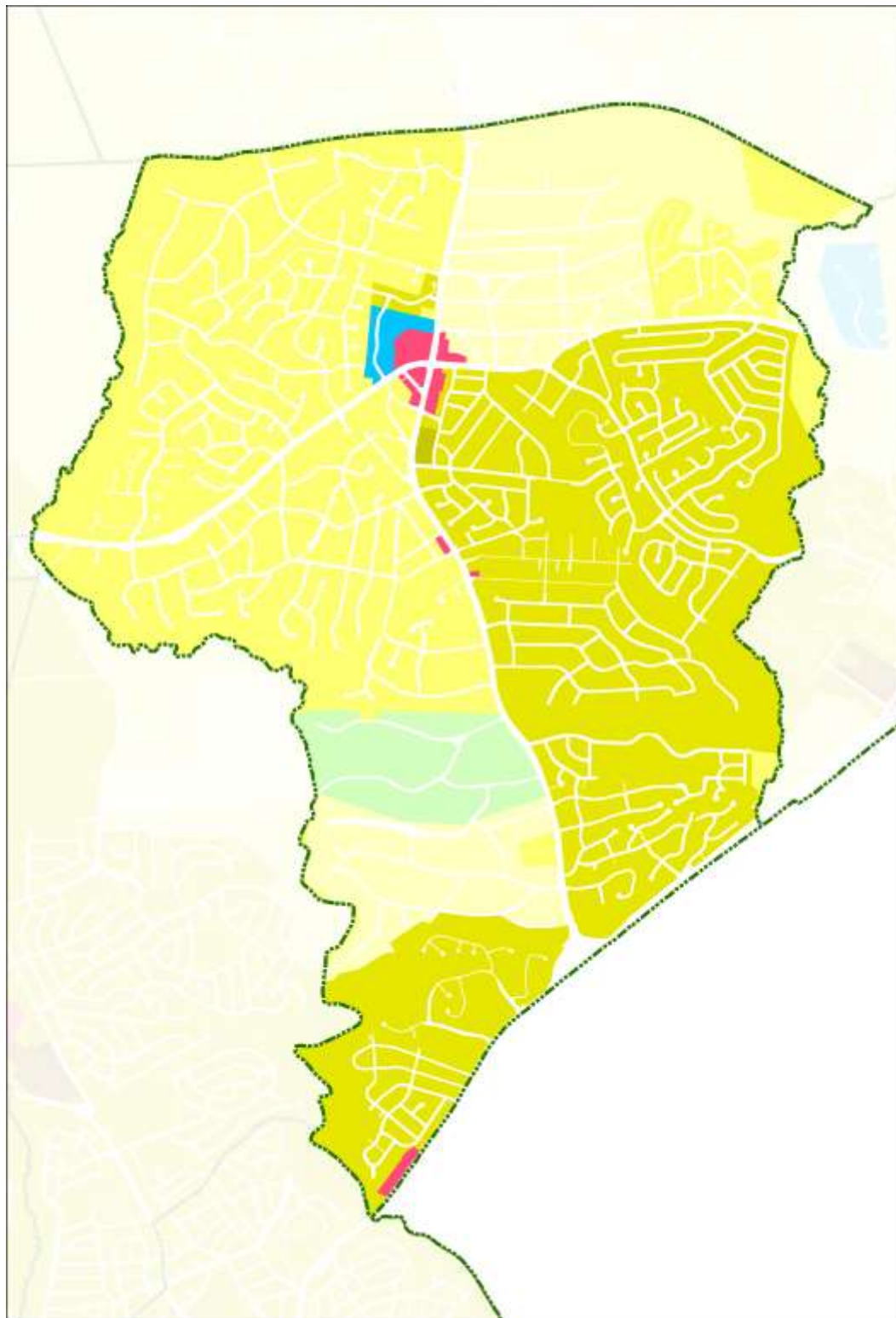
White Oak: Existing Zoning










White Oak: Proposed Zoning



EXISTING ZONING MAP












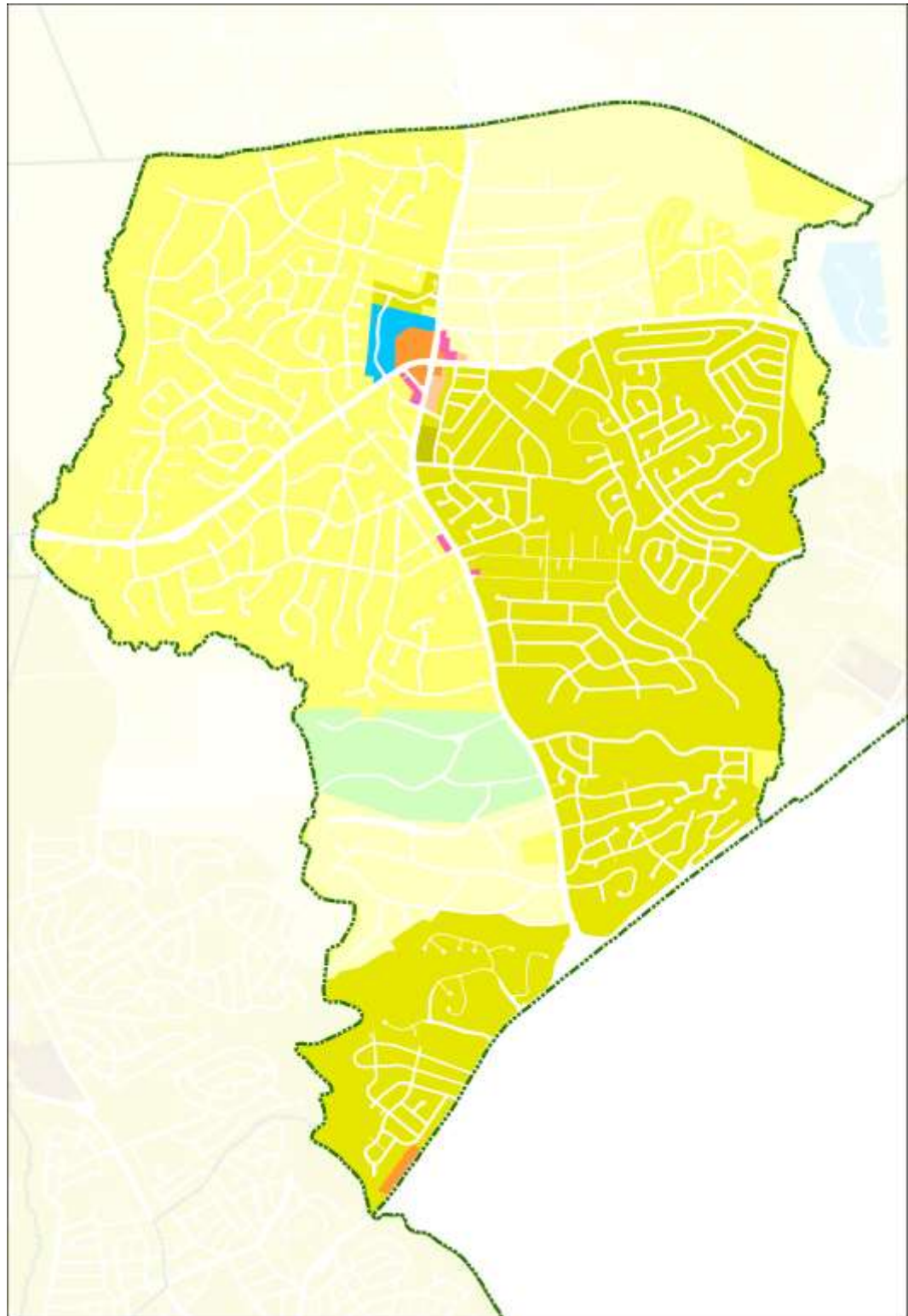
Existing Zones

	Rural Rural
	Residential Estate RE-1 RE-2C
	Residential Low Density R-200
	Residential Medium Density R-60 R-90 R-90/TDR
	Townhouse RT-8
	Commercial C-T C-1 C-2
	Planned Development PD-7

PROPOSED ZONING MAP

Proposed Zones

	Rural Rural
	Residential Estate RE-1 RE-2C
	Residential Low Density R-200
	Residential Medium Density R-60 R-90
	Townhouse RT-8
	Comm/Res-Neighborhood CRN
	Comm/Res-Town CRT
	Neighborhood Retail NR
	Planned Development PD-7



PLANNING AREA CONTEXT

