

PROPOSED ZONE CONVERSION PROCESS

Ag & Rural, Residential, and Industrial Zones

The proposed Agricultural, Rural, Residential, and Industrial zones are either one-to-one conversions of existing zones or were created from a combination of two or more existing zones that were very similar.

Agricultural & Rural Zones:

Each of these zones is being translated to a new zone at a one-to-one rate.

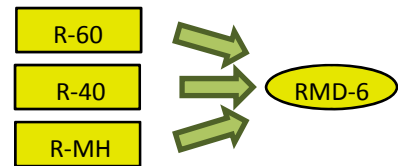
Example:



Residential Zones:

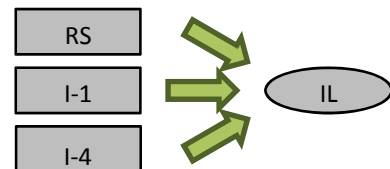
The proposed code will combine similar zones and eliminate zones that are no longer used or are currently not mapped anywhere in the County.

Example:



Industrial: Three similar industrial zones are being combined into an “Industrial, Light” zone, while I-2 will convert to “Industrial, Heavy”. I-3 is an office park-style zone and is being converted differently.

Example:



More About the Zone Conversion:

- As a part of the Montgomery County Zoning Rewrite, the Planning Department is beginning the process of reviewing the potential conversion from existing to proposed zones.
- For more information on the proposed changes for specific Master Plan regions please consult the Zone Conversion Process Packet for the Master Plan area found on our website at ZoningMontgomery.org. (Coming Soon)

Commercial/Residential and Employment Zones

Parcels located in the existing commercial, mixed-use, CBD, and Transit Station zones will be converted into one of the proposed Commercial/Residential (C/R) or Employment Zones (E) using a two-step process. Primary decisions for conversions of a specific parcel were based on recommendations within the Master Plan. If the Master Plan did not specify recommendations for a given parcel, the conversion was based upon a standardized conversion table.

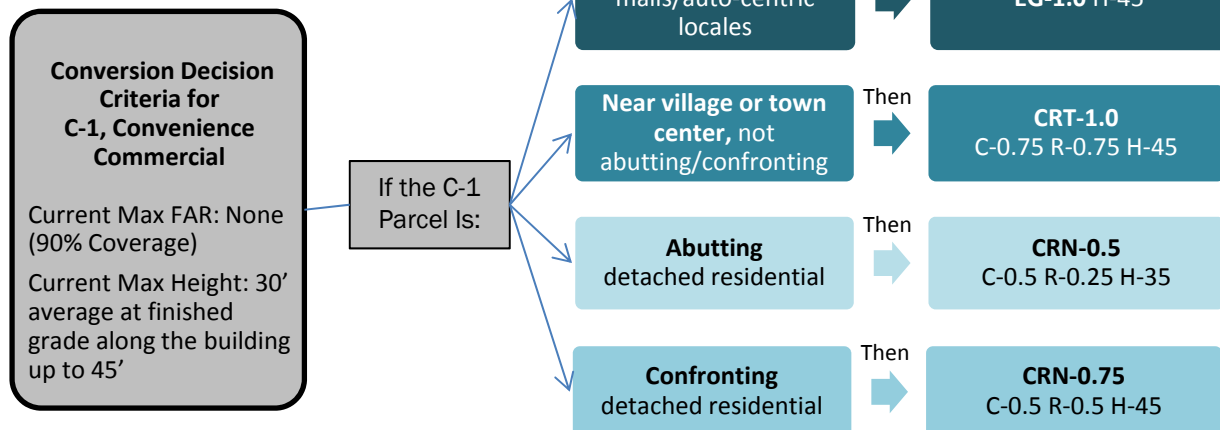
STEP 1 - A Master Plan Review Process: Planning staff reviewed each Master Plan. Where the Master Plan provides specific recommendations about allowed density, height, or mix of uses for specific commercial or mixed-use parcels, those recommendations are used to build the formula of the proposed zone. This conversion ensures the same density and height allowed under the current zone, and helps codify master plan recommendations in a parcel specific manner.

STEP 2 – Standardized Conversion Table:

If the master plan does not state specific recommendations, the proposed zone is determined using a specific standardized formula that retains existing allowed heights and densities and recognizes proximity to residential neighborhoods.



Example



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Zoning Conversion

Current Zone		Notes	Proposed Zone	
Symbol	Name		Symbol	Name
Agricultural & Rural				
RDT	Rural Density Transfer	RDT zone becomes AC zone and retains most dimensional standards, density and emphasis on preservation of farmland.	AC	Agricultural Conservation
R	Rural	R zone becomes RR zone and retains density and dimensional standards.	RR	Rural Residential
RC	Rural Cluster	RC and LDRC have the same density and dimensional standards, but LDRC is a zone no longer used. Retain as RC with same standards.	RC	Rural Cluster
LDRC	Low Density Rural Cluster			
RNC	Rural Neighborhood Cluster	RNC zone stays the same and retains density and dimensional standards.	RNC	Rural Neighborhood Cluster
Residential, Detached Unit				
RE-2	Residential, One-Family	RE-2 and RE-2C zones become RE-2 zone with the same density, dimensional standards and cluster option.	RE-2	Residential Estate - 2 acre lot
RE-2C	Residential, One-Family			
RE-1	Residential, One-Family	RE-1 zone stays the same and retains density and dimensional standards.	RE-1	Residential Estate - 1 acre lot
R-200	Residential, One-Family	R-200, RMH-200 and R-150 zones have identical dimensional standards for a one-family detached dwelling. Combine zones into RLD-20 zone and retain density and dimensional standards.	RLD-20	Residential Low Density - 20,000sf lot
RMH-200	Residential, One-Family			
R-150	Residential, One-Family			
R-90	Residential, One-Family	R-90 zone becomes RMD-9 zone and retains density and dimensional standards.	RMD-9	Residential Medium Density - 9,000sf lot
R-60	Residential, One-Family	R-60 and R-40 zones have identical standards for a one-family detached dwelling. The R-MH zone is no longer used. Combine zones into RMD-6 zone and retain R-60 density and dimensional standards.	RMD-6	Residential Medium Density - 6,000sf lot
R-40	Residential, One-Family			
R-MH	Mobile Home Development			
Residential, Townhouse				
RT-6.0	Residential, Townhouse	RT-6.0 and RT-8.0 floating zones become TLD zone.	TLD	Townhouse Low Density - 6,000sf per unit
RT-8.0	Residential, Townhouse			
RT-10.0	Residential, Townhouse	RT-10.0 and RT-12.5 floating zones become TMD zone.	TMD	Townhouse Medium Density - 4,000sf per unit
RT-12.5	Residential, Townhouse			
RT-15.0	Residential, Townhouse	RT-15.0 floating zone becomes THD zone.	THD	Townhouse, High Density - 3,000sf per unit
Residential, Multi-Family				
R-4plex	Residential, Fourplex	R-4plex zone is no longer used. Combine zones into RHD-3 zone and retain R-30 density and dimensional standards.	RHD-3	Residential High Density - 3,000sf per unit
R-30	Multiple-Family, Low Density			
R-20	Multiple-Family, Medium Density Residential	R-20 zone becomes RHD-2 zone and retains density and dimensional standards.	RHD-2	Residential High Density - 2,000sf per unit
R-10	Multiple-Family, High Density Residential	R-10 and R-H zones become RHD-1 zone and retains density and dimensional standards similar to R-10 zone.	RHD-1	Residential High Density - 1,000sf per unit
R-H	Multiple-Family, High-Rise Planned Residential			

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Zoning Conversion

Current Zone		Notes	Proposed Zone	
Symbol	Name		Symbol	Name
Industrial Zones (Converting to Industrial)				
RS	Rural Service	All RS, I-1 and I-4 zones are light industrial in nature.	IL	Industrial, Light
I-1	Light Industrial			Industrial, Light
I-4	Light Industrial			Industrial, Light
I-2	Heavy Industrial	The I-2 zone is a heavy industrial zone.	IH	Industrial, Heavy

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Zoning Conversion

Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol Explanation on last page	Name
Commercial Zones						
C-T	Commercial, Transitional	0.50	35	If master plan has no specific recommendation, then convert to:	CRN0.5 C0.5 R0.25 H35	Commercial Residential Neighborhood
O-M	Office Building, Moderate Intensity	1.50	72	If master plan has a non-specific recommendation for lower density/height; or if the property is located on a small lot, adjacent to residential or approved at lower density/height, then convert to:	EOF1.0 H45	Employment Office
				If master plan has no specific recommendation, then convert to:	EOF1.5 H75	Employment Office
C-O	Commercial, Office Building	3.00	97	If master plan has a non-specific recommendation for lower density/height; or if the property is located on a small lot, adjacent to residential or approved at lower density/height, then convert to:	EOF1.5 H45	Employment Office
				If master plan has no specific recommendation, then convert to:	EOF3.0 H100	Employment Office
C-P	Commercial, Office Park	none	83	Specific limits recommended by master plan may decrease total or commercial density or height.	EOF1.25 H90	Employment Office
C-1	Convenience Commercial	none	30' to 45' (based on grade finish)	If site is a regional mall or auto-centric, then convert to:	EG1.0 H45	Employment General
				If within or near village or town center, and not abutting or confronting detached residential, then convert to:	CRT1.0 C0.75 R0.75 H45	Commercial Residential Town
				If abutting detached residential then convert to:	CRN0.5 C0.5 R0.25 H35	Commercial Residential Neighborhood
				If confronting detached residential, then convert to:	CRN0.75 C0.5 R0.5 H45	Commercial Residential Neighborhood

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Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol Explanation on last page	Name
C-2	General Commercial	1.5 commercial; 2.5 for mixed use	3 stories or 45'; 5 stories or 60' for expansions with a special exception; or 75' for mixed use not near residential	If site is a regional mall or auto-centric, then convert to:	EG1.5 H65	Employment General
				If within or near village or town center, and not abutting or confronting detached residential, then convert to:	CRT2.5 C1.5 R1.5 H75	Commercial Residential Town
				If abutting detached residential, then convert to:	CRT1.5 C1.5 R1.0 H45	Commercial Residential Town
				If confronting detached residential, then convert to:	CRT2.0 C1.5 R1.5 H65	Commercial Residential Town
C-3	Highway Commercial	none	42' (except for arena or stadium); or 84' for auto sales and service where recommended in master plan	If site is used for auto sales and service malls, then convert to:	EG1.5 H85	Employment General
				Specific limits recommended by master plan may increase or decrease total or commercial density or height.	EG1.5 H45	Employment General
C-4	Limited Commercial	0.75	40	If master plan recommends low intensity development only, then convert to:	CRN0.25 C0.25 R0.0 H30	Commercial Residential Neighborhood
				If master plan has no specific recommendation, then convert to:	CRT0.75 C0.75 R0.5 H40	Commercial Residential Town
H-M	Hotel-Motel	1.00	150	Specific limits recommended by master plan may increase or decrease total or commercial density or height.	CRT1.0 C1.0 R0.75 H150	Commercial Residential Town
C-INN	Country Inn	none	2.5 stories	Convert to zoning preceding the creation of the C-INN zone. Existing country inns will be grandfathered, and country inns will become a "Conditional" use.	Previous zone before	Previous zone before
C-6	Low-Density, Regional Commercial	0.50	100	Specific limits recommended by master plan may increase or decrease total or commercial density or height.	EG0.5 H100	Employment General

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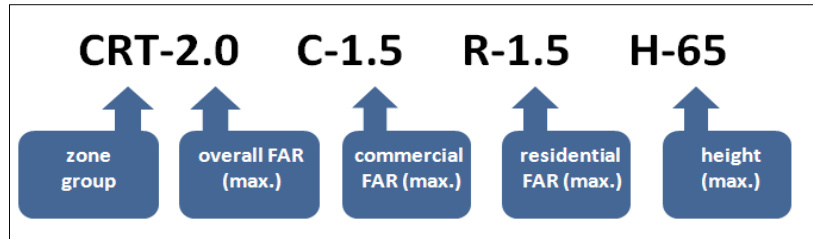
Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol Explanation on last page	Name
Industrial Zones (Converting to Mixed Use)						
I-3	Technology & Business Park	0.60	100	Specific limits recommended by master plan may increase or decrease total or commercial density or height.	EOF0.75 H100	Employment Office
R&D	Research & Development	0.30	50	Specific limits recommended by master plan may increase or decrease total or commercial density or height.	ELS0.5 H50	Employment Life Sciences
LSC	Life Sciences Center	2.00	200	Specific limits recommended by master plan may increase or decrease total or commercial density or height.	ELS2.0 H200	Employment Life Sciences
CBD Zones						
CBD-0.5	Central Business District, 0.5	1.50	60	Specific limits recommended by master plan may decrease total or commercial density or height.	CR1.5 C1.0 R1.0 H60	Commercial Residential
CBD-R1	Central Business District, Residential, 1.0	3.00	143	Specific limits recommended by master plan may decrease total or commercial density or height.	CR3.0 C0.75 R3.0 H145	Commercial Residential
CBD-1	Central Business District, 1.0	3.00	143	Specific limits recommended by master plan may decrease total or commercial density or height.	CR3.0 C2.0 R2.0 H145	Commercial Residential
CBD-2	Central Business District, 2.0	5.00	200	Specific limits recommended by master plan may decrease total or commercial density or height.	CR5.0 C3.0 R4.0 H200	Commercial Residential
CBD-3	Central Business District, 3.0	8.00	200	Specific limits recommended by master plan may decrease total or commercial density or height.	CR8.0 C5.0 R7.0 H200	Commercial Residential
CBD-R2	Central Business District, Residential, 2.0	5.00	200	Specific limits recommended by master plan may decrease total or commercial density or height.	CR5.0 C1.0 R5.0 H200	Commercial Residential
Transit Station Zones						
TSR	Transit Station, Residential	2.50	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CR2.5 C1.0 R2.0 H145	Commercial Residential
TSM	Transit Station, Mixed	3.00	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CR3.0 C2.5 R2.5 H200	Commercial Residential

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Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol Explanation on last page	Name
Mixed Use Zones						
RMX-1	Residential-Mixed Use Development	0.35 commercial and 40 units/acre	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CRT2.0 C0.5 R1.5 H65	Commercial Residential
RMX-2/ RMX-3	Residential-Mixed Use Development	0.5 commercial and 40 units/acre	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CRT2.0 C0.5 R1.5 H65	Commercial Residential
MXTC	Mixed-Use Town Center	1.0 commercial and 20 units/acre	70	Specific limits recommended by master plan may decrease total or commercial density or height.	CRT2.0 C1.0 R1.5 H70	Commercial Residential
TOMX	Transit-Oriented, Mixed-Use Zones	2.0	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CRT2.0 C1.5 R1.5 H150	Commercial Residential
TMX-2	Transit Mixed-Use	2.0	none	Specific limits recommended by master plan may decrease total or commercial density or height.	CR2.0 C1.5 R1.5 H150	Commercial Residential

Note: Overlay Zones will be retained with similar standards. Transferable Development Rights Zones will be converted into a TDR Overlay Zone.

Explanation of Commercial Residential Symbol



Explanation of Employment Symbol

