

Appendix

Glenmont Sector Plan

December 2013

Appendix H: Zoning Conversion Analysis

For more information, call the Area 2 Division at (301) 495-4500



Montgomery County Planning Department

M-NCPPC

MontgomeryPlanning.org

The Land use recommendations of the Glenmont Sector Plan will be primarily implemented through the Sectional Map Amendment Process following the approval of the Plan by County Council and the subsequent adoption by M-NCPPC. Table 1 outlines the recommended zoning changes based on specific properties. Table 2 summarizes the total acres of current zoning along with the recommended zoning changes.

Table 1

	Properties	Acres (estimated)	Current Zone	Proposed Zone
1	Glenmont Shopping Center	20.0	RMX-2C	CR 3.0, C 1.0, R 2.5, H120
2	Metro Station/Layhill Triangle Block	16.5	R-90/ RMX-2C	CR 2.0, C 0.25, R 1.75, H 120
3	Privacy World	31.0	TS-R	CR 2.0, C 0.25, R 2.0, H 120
4a	Winexburg Manor	14.4	R-30	R-30
4b	Winexburg Manor	18.6	R-20	R-20
5	Glenmont Forest Block	32.0	R-30	R-30
6	Georgia Avenue West Blocks "A"	10.1	R-60/ RT-15	R-60/ RT-15
7	Georgia Avenue West Blocks "B"	78.0	R-60	R-60
8a	WMATA Triangle	9.0	RT-12.5	RT-12.5
8b	WMATA Triangle	2.31	RT-12.5	CRN 1.5, C 0.25, R 1.5, H 65
9	Glen Waye Gardens	15.0	R-30	R-30
10	First Assembly of God Church and other properties	6.8	R-90	R-90
11	Foxhall Townhomes	4.1	RT-12.5	RT-12.5
12	Foxhall Subdivision	21.2	R-90	R-90
13	WMATA Railyard	36.7	R-90/ RT-12.5	R-90/ RT-12.5
14	Former Foxhall Elementary School Site	8.3	R-90	R-90
15	Acorn Hollow Subdivision	4.2	R-90	R-90
16	Former Layhill Jr. High School Site	6.4	R-90	R-90
17	Pilgrim United Church of Christ	3.0	R-90	R-90
18	Glenfield Park	14.7	R-90	R-90
19	Lutes, Wilton Oaks, et al Subdivisions	68.2	R-90	R-90
20	Layhill South Subdivision	73.5	R-90	R-90
21	Saddlebrook Park Police HQ and Park	15.0	R-90	R-90
22	English Orchard Court Townhomes	10.7	R-90	R-90
23	Former Glenmont Elementary Block	5.7	R-60	R-60
24	Glenmont Forest Subdivision	44.0	R-60	R-60



Table 2

Acres (estimated)	Current Zone	Proposed Zone
Current Mixed-Use Zones		
20.0	RMX-2C	CR 3.0, C 1.0, R 2.5, H 120
8.0	RMX-2C	CR 2.0, C 0.25, R 1.75, H 120
31.0	TS-R	CR 2.0, C 0.25, R 2.0, H 120
Current Multiple-Family, Residential Zones		
61.4	R-30	R-30
18.6	R-20	R-20
Current Single Family, Residential Zones		
8.5	R-90	CR 2.0, C 0.25, R 1.75, H 120
263.8	R-90	R-90
135.5	R-60	R-60
2.3	RT-15	RT-15
15.7	RT-12.5	RT-12.5
2.3	RT-12.5	CRN 1.5, C 0.25, R 1.5, H 65