

## TABLE OF CONTENTS

	<b>Page No.</b>
NOTICE TO READERS .....	vii
THE MASTER PLAN PROCESS .....	viii
PLAN HIGHLIGHTS .....	xii
Communities and Centers .....	xii
Transportation Network .....	xiv
Community Facilities and Linkages .....	xvi
Environment.....	xviii
I. INTRODUCTION .....	1
II. BACKGROUND.....	5
General Description of the Master Plan Area .....	5
Conformance with the Maryland Planning Act of 1992 and the General Plan for Montgomery County .....	5
Cloverly Today .....	9
III. PLAN FRAMEWORK .....	13
Vision for the Future.....	13
Fundamental Planning Concepts.....	13
IV. LAND USE AND ZONING.....	15
Agricultural Wedge.....	17
Residential Wedge .....	21
Cloverly Commercial Area.....	22
Spencerville Commercial Area .....	27
Suburban Communities.....	28
Cape May/New Hampshire Avenue Commercial Area .....	29
General Land Use Recommendations.....	29
Residential Areas .....	30
General Retail .....	32
Special Exceptions.....	37
V. TRANSPORTATION .....	39
Road Network.....	39
Freeways .....	40
Major Highways .....	44
Arterial Roads.....	45
Commercial Business District Streets.....	47
Primary Residential Streets.....	47
Intersection Improvements.....	48
Road Interconnections .....	48
Roadway Character and Streetscape.....	49
Road Right-of-Way Abandonments .....	53
Rustic Roads .....	53
Transit .....	59

## TABLE OF CONTENTS (Cont'd.)

	<b>Page No.</b>
Bikeways.....	59
Pedestrian Circulation.....	62
Deletions from the 1981 Plan .....	63
<b>VI. COMMUNITY FACILITIES .....</b>	<b>65</b>
Park and Recreation Facilities .....	65
Northwest Branch Watershed.....	66
Paint Branch Watershed.....	66
Patuxent River Watershed .....	66
Greenways .....	69
Equestrian Trails .....	71
Public Facilities.....	72
Schools.....	72
Public Safety.....	72
Fire and Rescue.....	75
Post Office .....	75
Libraries.....	75
<b>VII. ENVIRONMENTAL RESOURCES .....</b>	<b>77</b>
Approach to Environmental Resource Protection.....	78
Stream Systems (Including Aquatic Habitat) and Water Quality .....	81
Water Resources .....	84
Northwest Branch Watershed.....	84
Paint Branch Watershed.....	86
Patuxent Watershed .....	88
Air Quality .....	89
Noise .....	90
Water and Sewerage Service.....	90
<b>VIII. HISTORIC PRESERVATION .....</b>	<b>93</b>
<b>IX. IMPLEMENTATION AND STAGING.....</b>	<b>103</b>
Zoning.....	103
Zoning Ordinance Text Amendments.....	103
Comprehensive Water Supply and Sewerage Systems Plan.....	104
Streetscape .....	104
Staging .....	104
Capital Improvements Program .....	105
<b>APPENDIX I .....</b>	<b>107</b>
Subwatershed Imperviousness Levels .....	107
<b>REFERENCE MATERIALS .....</b>	<b>111</b>

## LIST OF FIGURES

		Page No.
1.	Communities and Centers .....	xiii
2.	Transportation Network .....	xv
3.	Community Facilities and Linkages .....	xvii
4.	Environment.....	xix
5.	Relationship to Eastern Montgomery County.....	2
6.	Regional Location.....	3
7.	Cloverly Master Plan Area.....	7
8.	Cloverly’s Communities.....	11
9.	Existing Land Use.....	18
10.	Land Use Plan.....	19
11.	RE-1 and RC Zoning Changes.....	21
12.	Cloverly Commercial Area .....	24
13.	Cloverly Commercial Area Zoning.....	26
14.	Cape May/New Hampshire Avenue Commercial Area .....	31
15.	Existing Zoning.....	33
16.	Zoning Plan.....	34
17.	Neighborhoods of Cloverly .....	36
18.	Street and Highway Plan.....	41
19.	Norbeck Road Extended and Spencerville Road .....	46
20.	Streetscape Treatments .....	51
21.	New Hampshire Avenue Streetscape .....	52
22.	Rustic Roads .....	58
23.	Bikeway Plan .....	60
24.	Park Plan .....	67
25.	Greenways .....	70
26.	Equestrian Trail System.....	73
27.	Community Facilities Plan.....	74
28.	Watersheds.....	80
29.	Special Protection, Environmental Preservation & Restoration Areas.....	82
30.	Protection of Sensitive Areas.....	83
31.	Historic Resources .....	94

## LIST OF TABLES

1.	Existing Land Use.....	17
2.	Existing and Proposed Zoning.....	35
3.	Montgomery County Road Classifications .....	40
4.	Street & Highway Classification .....	42
5.	Bikeway Plan .....	61
6.	The Cloverly Master Plan Area’s Historic Resources.....	95
7.	Recommended Additions to the Capital Improvements Program to Serve the Cloverly Master Plan Area	105

## APPENDIX

Figure 1	Assumptions Used in Calculating Subwatershed Imperviousness for Existing Conditions .....	110
Table 1	1990 Land Cover Conditions.....	108