

## IMPLEMENTATION

There are many ways of implementing a Master Plan:

- zoning practices;
- subdivision review;
- public funding of recommended projects;
- mandatory referral;
- citizen involvement;
- water and sewer service recommendations.

## ZONING PRACTICES

Zoning is one of the most effective way of implementing a Master Plan. A Master Plan is a guide for growth; it recommends how property should develop but zoning actually regulates land use in specific accord with the Master Plan. Zoning determines what uses are allowed on a property; imposes building height limitations; and determines setback requirements and open space requirements.

When the Damascus Master Plan process is completed and a revised Master Plan adopted, the entire Master Plan area will be rezoned in accord with Plan recommendations (see Proposed Zoning map). This is called the Sectional Map Amendment process. This will help insure that future development occurs in accord with the Damascus Master Plan.

This Plan proposes a change to the Zoning Ordinance text to provide property owners access to public water lines in areas proposed for 2-acre densities to allow clustering of homes on better soils. Presently, clustering is only permitted in the RE-2C (two acre, cluster option) zone if public water and public sewer are available. Sewer availability is limited in Damascus but water lines exist along many of the roadways (see Water and Sewer Service Recommendation). The following text amendment would permit clustering in the RE-2C zone with public water alone (soils must still pass standard percolation tests).

## PROPOSED AMENDMENT TO ALLOW CLUSTER DEVELOPMENT ON PUBLIC WATER IN RE-2C ZONE

### 59-C -1.5 CLUSTER DEVELOPMENT

#### 59-C-1.52 Special Requirements

59-C-1.522 Community water and sewer. No land shall be subdivided under this method and no building permit shall be issued unless the resulting development will be connected to community water and sewer. The only exception to this requirement is the RE-2C zone where land that is not served by community sewer may be subdivided under this method if it meets all of the following conditions:

- (a) An approved and adopted master plan or sector plan specifically recommends cluster development with community water but not community sewer.
- (b) The resulting development will be connected to community water.
- (c) The resulting development meets all of the requirements for individual sewerage systems outlined in the most recent County Comprehensive Water Supply and Sewerage Systems Plan and Executive Regulation No. 5-79 on Individual Water Supply and Sewage Disposal Systems.

The RE-2C zone permits cluster development on parcels of land containing less than 50 acres only upon the Planning Board's finding that cluster development is desirable from an environmental perspective. Such a finding would support the Plan's intent to encourage property owners to cluster away from environmentally sensitive steep slopes and towards ridge lines.

## SUBDIVISION REVIEW

Zoning determines the general use of property (residential or industrial, for example). Subdivision regulations govern how a particular property is divided into lots, streets and open space. The following Plan recommendations will be implemented through the subdivision review process:

- Environmental Review. Many of the densities recommended must be carefully reviewed as to environmental effects. Where warranted, actual densities can be lower than the maximum allowed by the zone.
- Stormwater Management. Residential subdivision will be reviewed to assure proper sediment control and stormwater management in the planning area.
- Pedestrian and Bicycle Path System. The Planning Board will use its subdivision review authority to ensure that development plans indicate pedestrian and bicycle paths proposed by the Master Plan.
- Roadways. Subdivision plans must reflect the roadway network proposed by the Transportation Plan.

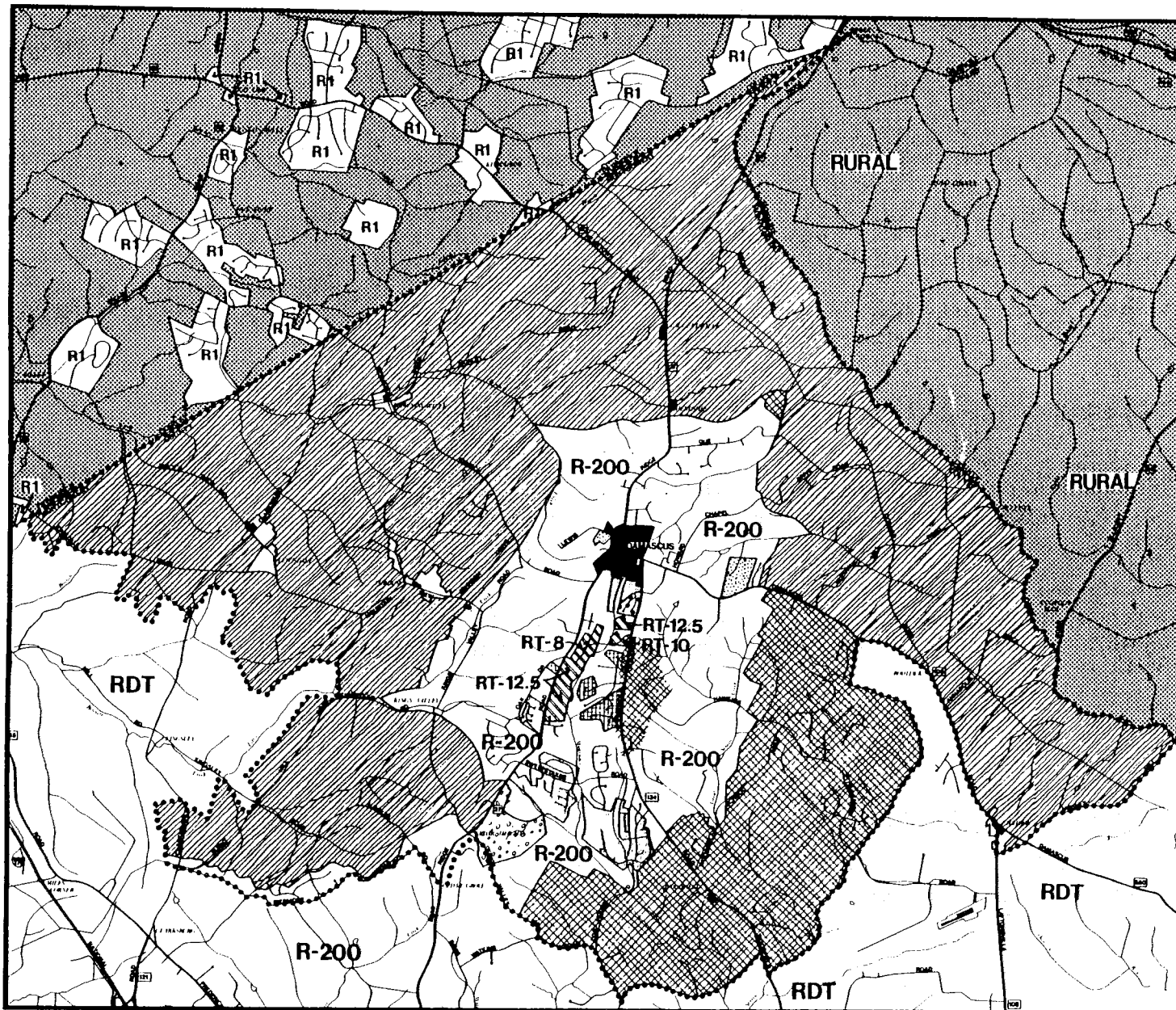
#### PUBLIC FUNDING OF RECOMMENDED PROJECTS

Many of the projects or public improvements recommended in this Plan will require public funding. Developing a pedestrian pathway along the Magruder Valley, for example, or making improvements to the business area street network, will require public expenditures.















Each year, the Montgomery County Council adopts a Capital Improvements Program (CIP), a 6-year schedule of expenditures. Amending this schedule to include funding for public improvements proposed in a Master Plan is the first step towards their implementation.

#### MANDATORY REFERRAL

All publicly funded acquisition and construction projects must be reviewed by the Montgomery County Planning Board. This review is advisory to the agency proposing the development. This process will allow Planning Board and citizen input on projects like the new library and any street improvements proposed by the state or County.



## GENERALIZED EXISTING ZONING

-  **RURAL**  
(5 ACRE LOTS)
-  **RDT**  
(RURAL DENSITY TRANSFER)
-  **RE-2**  
**RESIDENTIAL ESTATE**  
(2 ACRE LOTS)
-  **R-200**  
**ONE-FAMILY DETACHED**  
(LARGE LOT 20,000 SQ. FT.)
-  **R-150**  
**ONE-FAMILY DETACHED**  
(15,000 SQ. FT.)
-  **R-90**  
**ONE-FAMILY DETACHED &  
ATTACHED** (9,000 SQ. FT.)
-  **R-60**  
**ONE-FAMILY DETACHED &  
ATTACHED** (6,000 SQ. FT.)
-  **RT-8**  
**TOWNHOUSE**  
(8 DU'S PER ACRE)
-  **RT-10**  
**TOWNHOUSE**  
(10 DU'S PER ACRE)
-  **RT-12.5**  
**TOWNHOUSE**  
(12.5 DU'S PER ACRE)
-  **R-30**  
**MULTI-FAMILY  
LOW DENSITY**
-  **COMMERCIAL**  
(C-1 & C-2)
-  **INDUSTRIAL**  
(I-1 & I-3)
-  **NEIGHBORING COUNTIES  
ARE AGRICULTURE OR  
RURAL ZONES**

Approved and Adopted: June 1982

## DAMASCUS MASTER PLAN

Montgomery County, Maryland



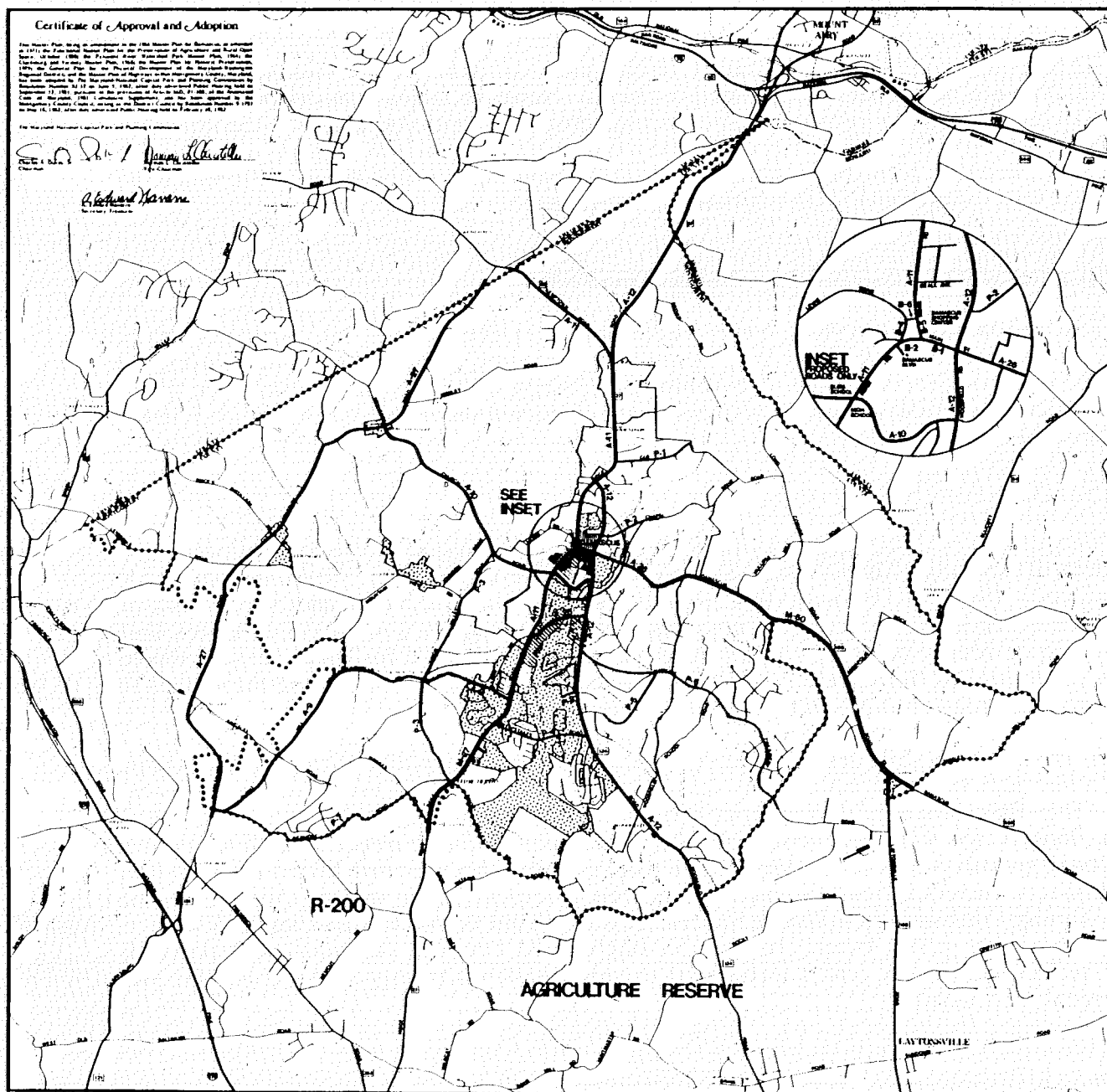
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For the joint Maritime Capital Park and Planning Commission

Charles E. Babin, Jr. *Charles E. Babin, Jr.*  
 Chairman *Chairman*

John A. Babin *John A. Babin*  
 Vice-Chairman *Vice-Chairman*

*Richard Harene*



PD-1	<b>AGRICULTURE RESERVE</b> RURAL DENSITY TRANSFER ZONE
RC	<b>RURAL CLUSTER</b> (11 LOT/5 ACRES, MINIMUM LOT 40,000 SQ. FT.)
RE-2	<b>RESIDENTIAL ESTATE</b> (2 ACRE LOTS)
RE-2C	<b>RESIDENTIAL ESTATE</b> (11 LOT/2 ACRES, MINIMUM LOT 25,000 SQ. FT.)
R-100	<b>ONE FAMILY DETACHED</b> (LARGE LOT 30,000 SQ. FT.)
R-150	<b>ONE FAMILY DETACHED</b> (15,000 SQ. FT.)
R-20	<b>ONE FAMILY DETACHED &amp; ATTACHED</b> (8,000 SQ. FT.)
R-30	<b>ONE FAMILY DETACHED &amp; ATTACHED</b> (6,000 SQ. FT.)
T-10	<b>TOWNHOUSES</b> (8 DU'S PER ACRE)
T-15	<b>TOWNHOUSES</b> (6 DU'S PER ACRE)
T-20	<b>TOWNHOUSES</b> (10 DU'S PER ACRE)
T-25	<b>TOWNHOUSES</b> (12.5 DU'S PER ACRE)
R-30	<b>MULTI FAMILY LOW DENSITY</b>
C-1	<b>LOCAL COMMERCIAL</b>
C-2	<b>GENERAL COMMERCIAL</b>
I-1	<b>LIGHT INDUSTRIAL</b>

— MAJOR HIGHWAY  
 — ARTERIAL HIGHWAY  
 — PRIMARY & BUSINESS ROAD

Approved and Adopted: June 1982  
Amended July 1985

# DAMASCUS MASTER PLAN

Montgomery County, Maryland



## CITIZEN INVOLVEMENT

Zoning and subdivision regulatory techniques do not govern building design or facades. Private developers make these decisions. However, private developers are often receptive to community recommendations regarding architectural styles. The Planning Board's weekly agenda is one way for the community to be aware of pending development proposals. Meeting with the developer and identifying community design concerns is an important way for citizens to affect building appearance.

## WATER AND SEWER SERVICE RECOMMENDATIONS

The availability of public sewer and/or water is critical to Plan implementation. Higher residential densities may be proposed by a master plan, but if public water and sewer is not provided, this type of development cannot occur. Plan proposals for where and how public services should be extended are discussed below on the Water and Sewer Service Area Map.

### Water Service Areas

One of the striking aspects of the Water Service Map is the length of waterline extension along Ridge Road, Bethesda Church Road and Route 108. These lines exist for two reasons: they were either extended before adoption of the Water and Sewer Plan; or they were extended to serve health problem areas. Currently, County policy states that intervening or nearby parcels in areas where lines were extended for these reasons should not be connected to the system. As a result, most of the property adjoining these lines in the Damascus area is not presently eligible for service.

In cases where soils are suitable for septic systems, the availability of public water could allow lots less than an acre in size because acreage would not be needed for well sites. This Plan proposes that limited residential development (generally, 1 house per 2 acres) along Ridge Road and east of Route 124 be permitted, consistent with Damascus traditional growth pattern. To implement this concept, the Planning Board recommends that property owners in these areas be permitted access to public water. An amendment to the Zoning Ordinance (see Zoning Practices) is proposed to allow clustering of homes on smaller lots with public water. It must be emphasized that the land must still meet all septic system standards; public water will permit smaller lots only if these smaller lots pass percolation tests.



## PROPOSED SEWER & WATER SERVICE AREAS

 EXISTING & PROPOSED  
COMMUNITY SEWER &  
WATER

 EXISTING & PROPOSED  
COMMUNITY WATER

\* WATER SERVICE WILL  
BE PROVIDED IN  
ACCORD WITH TDR  
PROGRAM (see text)

■ SEWAGE PUMPING  
STATION

▲ SEWAGE TREATMENT  
PLANT

— EXISTING WATER  
LINES

- - - PROPOSED POTOMAC-  
EDISON MONTGOMERY,  
DAMASCUS, MT AIRY  
230 KV LINE

NOTES: 1) ALL SERVICE AREAS HAVE IMMEDIATE  
PRIORITY  
2) WATER SERVICE WILL BE PROVIDED TO AREAS  
PROPOSED FOR RE-2C ONLY IF THE ZONING  
TEXT AMENDMENT IS APPROVED (see text)  
3) AREAS TO BE SERVED BY COMMUNITY WATER  
WITHOUT SEWER MUST STILL MEET ALL  
REQUIREMENTS FOR ON-SITE SEWAGE  
SYSTEMS  
4) IT IS ASSUMED THAT ALL SEWER SERVICE  
AREAS EITHER FLOW BY GRAVITY TO THE  
TREATMENT PLANT OR CAN BE SERVED BY  
PUMPING STATIONS "B" OR "D" AND THE  
PROPOSED GRINDER PUMPS. NO NEW PUMPING  
STATIONS ARE RECOMMENDED.

Approved and Adopted: June 1982

## DAMASCUS MASTER PLAN

Montgomery County, Maryland



### Sewer Service Areas

Densities proposed in the Magruder Valley will be served by existing community sewer and water systems. The major implementation issues regarding public sewer are:

- How should existing treatment capacity be allocated to implement land use proposals in this Plan. Should the present sewage treatment allocation system for Damascus be abandoned?
- What are the alternatives for providing additional sewage treatment capacity?

Although community sewerage facilities in the Damascus area are owned and operated by the WSSC, the Damascus system has its own sewage treatment plant which is completely separate from other WSSC sewerage facilities in Montgomery County. Most of the existing service area (see map, page 103) lies within the Magruder Valley between Routes 27 and 124. There are two pumping stations serving areas outside of the Magruder Valley, one for the Damascus Shopping Center and one for Spring Garden Estates (known as pump station "D"). The major interceptor follows Magruder Branch from its headwaters near Route 108 south through Damascus Regional Park to a pumping station located near Welsh Road. The sewage is then pumped a short distance to the sewage treatment plant which is located in the park.

The Damascus Sewage Treatment Plant was built in the early 1970's and upgraded in 1978 from secondary to advanced wastewater treatment. It has a design capacity of 750,000 gallons per day. The average monthly flow for 1980 was only 123,000 gallons per day.

### Allocation Policy

Capacity in the Damascus Sewage Treatment Plant is allocated under a policy established by the County's FY 1978-1987 Comprehensive Water Supply and Sewerage Systems Plan. The Executive's proposed FYs 1981-1990 plan update has recommended the transfer of some commercial allocation to residential and the use of more recent unit flow factors. The allocations which would result from the policy as amended are given in Table 8.

This table shows that nearly all of the allocation for new residential development has been committed. This is significant, given the fact that actual flows at the treatment plant are only 16 percent of the design capacity. Even based on the current Planning Board high growth forecast, the existing treatment capacity should be adequate to support the population expected in the year 2000. The allocation policy does provide for the

TABLE 8

## DAMASCUS SERVICE AREA ALLOCATION SUMMARY

		Flow (gpd)*	
Category	Sub-Total		Total
1a. Health Problem Areas Due to Failing Septic Systems			21,000
1b. Potential Future Health Problem Areas			66,850
2. Public Facilities			
Public Schools			
(a) Damascus Elementary	4,428		
(b) Baker Junior High	4,088		
(c) Damascus High	7,920		
(d) Woodfield	2,064		
Library Facilities	500		
Fire Facilities	500		
Subtotal			19,500
3a. Existing Commercial Area	33,300		33,300
3b. Future Commercial			
Currently Allocated**	3,272		
Currently Unallocated**	26,128		
Subtotal			29,400
4. Residential Development			
Currently Allocated (including existing hookups)**	553,370		
Currently Unallocated**	26,580		
Subtotal			579,950
TOTAL			750,000

\* gpd = gallons per day

\*\* As of September 9, 1981

Source: Proposed FY's 1981-1990 Comprehensive Water Supply and Sewerage  
Systems Plan; Washington Suburban Sanitary Commission.

"recapture" of commitments in cases where units have not proceeded to construction within one year (the County is considering a change to 18 months). It appears that a number of commitments could be recaptured on this basis if a "waiting list" for sewer ever occurred.

Several recommendations of the Plan may increase the "waiting list" for sewer:

1. The Plan recommends 345 acres of the land that flows by gravity to Pump Station "D" be zoned for one house per 2 acres. Sewer service should be provided to encourage clustering away from Little Bennett Creek.
2. Two areas proposed as TDR receiving areas are recommended for a base density of one house per 2 acres. By participating in the TDR program, developers would be eligible for a density increase to 2 houses per acre (half-acre lots).
3. Approximately 213 acres south of Damascus Regional Park are proposed as a TDR receiving area. The base density proposed is one house per 2 acres without public water or public sewer. To encourage the transfer of development rights, a TDR density of 1 house per 1 acre with public water is proposed. Sewer service is not recommended.

Estimates are shown in Table 9 of the amount of treatment capacity needed for each proposal.

This Plan proposes that development in the vicinity of Pump Station "D" and the two proposed TDR receiving areas be eligible for public sewer in accord with County allocation and recapture policies. Sewer service for the Business Area Expansion east of Damascus Shopping Center should only be programmed if this site is selected as the preferred location for a new shopping center.

Whether this present allocation policy should be retained or abandoned will be explored with County staff as part of Plan Implementation.

#### Providing Additional Treatment Capacity

The possibility of obtaining additional sewage treatment capacity is uncertain at this time. Any expansion of the existing treatment plant is dependent upon the assimilative capacity of Magruder Branch and would be expensive due to the level of treatment required. Other alternatives include land treatment or small, package treatment plants.

TABLE 9  
PROPOSED ADDITIONS TO  
EXISTING SEWER SERVICE AREA

Area	Acres	Potential No. of Houses	Estimated Daily Sewage Flows (Houses x 350 Gals.)	Comments
Pump Station "D"	283	At 1 per 2 acres: 141 plus 97 potential homes on existing lots. $141 + 97 = 238$	83,300	With minor modification, Pump Station "D" appears adequate to accom- modate these sewage flows.
Ridge Road TDR Receiving Area A	91	At 2 per acre (TDR density): 182	63,700	
		At 1 per 2 acres (without TDR): 45	15,750	
Woodfield Road TDR Receiving Area B	126	At 2 per acre (TDR density): 252	88,200	
		At 1 per 2 acres (without TDR): 63	22,050	

TABLE 10  
DAMASCUS MASTER PLAN  
SUMMARY OF IMPLEMENTATION RECOMMENDATIONS

PLAN RECOMMENDATIONS	IMPLEMENTATION STRATEGIES	COMMENTS
<b>BUSINESS AREA</b>		
1. General Commercial	Zoning	All General Commercial is located in the Business Area. A site for a second shopping center is proposed; development must occur as part of a Planned Development application.
2. Light Industrial	Zoning	Located along Lewis Drive.
3. Office	Zoning	Property owners will be encouraged to apply for office zoning which includes site plan review.
<b>RESIDENTIAL DEVELOPMENT</b>		
1. Single Family, Detached	Zoning	Most land proposed for one-half acre lots is developed or pending development.
2. Single Family, Detached and Attached	Zoning	Clustering is encouraged on properties zoned 6 houses per acre to provide conservation areas a mix of housing types and adjustment for topography. Appropriate stormwater management facilities will be required.
3. Single Family, Rural Residential	Zoning; Water Service Area Change	To allow "infill" in rural residential areas, water service is proposed.
<b>RURAL OPEN SPACE</b>	Zoning; Subdivision Review	Clustering will be encouraged to preserve environmental features and farmland.

TABLE 10 (Cont'd.)

PLAN RECOMMENDATIONS	IMPLEMENTATION STRATEGIES	COMMENTS
AGRICULTURAL PRESERVATION	Zoning; Transfer of Development Rights (TDR)	Agriculture will be the preferred use. Farmers will have an option to sell development rights (1 per 5 acres).
TRANSPORTATION		
Business Area Road Improvements	Public Funding	Recommend including in State Highway Road Improvements program.
Major Highways (Route 108)	Mandatory Referral	Review of lighting, landscaping and access will be reviewed.
Primary Roads and Arterial Roads	Subdivision Review	The alignment of these roads will be reviewed at subdivision and developers will build them.
COMMUNITY FACILITIES		
New Damascus Library	Mandatory Referral	Review of location, lighting, landscaping and access will be reviewed.
Parks and Recreation	Montgomery County Capital Improvements Program	Proposed parks will be included for funding in the CIP.
Historic Sites	Subdivision Review	Development which will affect historic sites will be reviewed to help maintain historic setting.

Eventually, it is anticipated that an interceptor will be extended up the Little Seneca Creek from the main WSSC system serving the developed areas of Montgomery County. It would then be possible to pump Damascus flows over to this line and phase out the Damascus treatment plant if desired. This extension is not expected to occur, however, until Clarksburg develops, which is not forecast for another 15 or 20 years.

The issue of additional treatment capacity will be addressed in a WSSC Damascus sewerage facility plan which has been included in the County's proposed FYs 1982-1987 Capital Improvements Program. This facility plan will consider the sewerage needs of master plan land use alternatives. At this point, Planning Board staff question the need to pursue new treatment capacity solely for the purpose of providing additional commitments, considering that the existing treatment plant should be adequate to handle actual flows through the year 2000.

The Land Use Plan does recommend an area east of Damascus Shopping Center for a Planned Development at 5 units per acre. However, until additional sewer capacity is available, this land should remain RE-2C (one house per 2 acres) without sewer service.

#### Planned Facilities

The only new sewerage facilities planned for the Damascus area at this time are an expansion of the pumping station serving the shopping center (Project S-94.03) and the installation of individual grinder pump systems on Locust Drive and Lewis Drive. The shopping center pumping station (known as B<sup>0</sup>) is being upgraded to serve the health problems in the nearby Beall Avenue area. It will serve 57 existing and 12 future residences, plus the existing shopping center.

The grinder pumps will be installed at 25 houses on Lewis Drive and 11 houses on Locust Drive. Sewage from each house will be ground up and pumped through a small diameter plastic pipe to the ridge line where it will connect to the existing sewerage system. A conventional pump station had previously been planned for this area but it was determined that the grinder pumps would be a more cost-effective approach for serving this health problem area.