

PROPOSED ZONE CONVERSION PROCESS

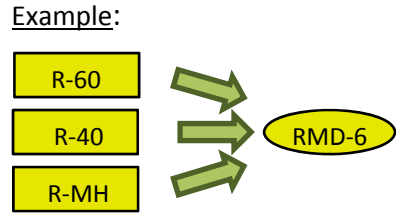
Ag & Rural, Residential, and Industrial Zones

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.

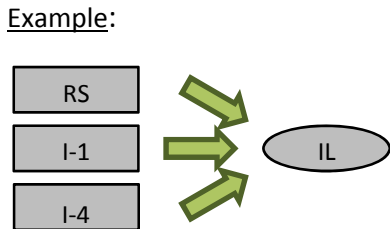
Agricultural & Rural Zones: Each of these zones is being translated to a new zone at a one-to-one rate.



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.



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.



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.

