

PROPOSED ZONE IMPLEMENTATION PROCESS

Ag, Rural, Residential, and Industrial Zones

The proposed Agricultural, Rural Residential, Residential, and Industrial zones are primarily one-to-one translations of existing zones; R-90 remains R-90 and R-60 remains R-60. Some zones, however, will change names. Three residential zones will be consolidated into other existing residential zones -- RMH will become R-60, and RMH-200 and R-150 will become R-200.

Examples:

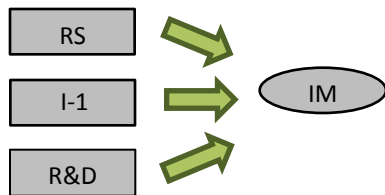
- The existing *Rural Density Transfer* zone is being renamed *Agricultural Reserve* to better reflect the intent of the zone.



- The existing R-60 and R-MH zones are being consolidated into the proposed R-60 zone.



- The existing Rural Service (RS), I-1, and Research & Development zones are being consolidated into the proposed IM (Moderate Industrial) zone



Learn More :

- The Planning Board is reviewing the proposed zone implementation process before sending their recommendations to County Council
- For more information on the zone implementation process and the proposed zoning code, please visit the project website at www.zoningmontgomery.org

Commercial/Residential and Employment Zones

Property 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:

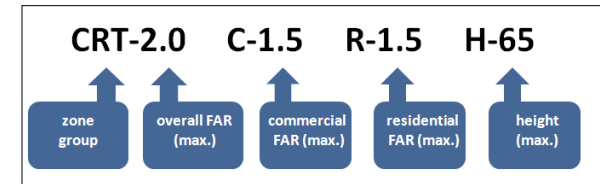
STEP 1 - Master Plan Review: Planning staff reviewed each Master Plan. Where the Master Plan recommends density, height, or use limitations for specific commercial or mixed-use properties, those recommendations were used to build the formula for the proposed zone. This conversion process ensures consistency between the Master Plan recommendations and the proposed zone.

STEP 2 - Standardized Formula:

If the master plan does not state specific recommendations for a property, the proposed zone is determined using a standardized formula that retains existing height and density limits and recognizes proximity to residential neighborhoods (see the table on the following pages).



Each property in a CR zone has a formula designating the zone group, total allowed density, commercial density, residential density and maximum height. An example of a Commercial Residential Town zone:



Each property in an Employment zone has a formula designating the zone group, total allowed density, and maximum height. An example of an Employment Office zone:

