District Map Amendment G-956
Planning, Housing, and Economic Development Committee
June 9, 2014
DMA G-956 was transmitted to Council by the Planning Board on May 2, 2013

An interactive zoning map has been available to the public since April of 2013. This online map allows viewers to see existing and proposed zoning maps side-by-side. Development Standards are shown below the map.

The map is available at [http://mcatlas.org/zc/](http://mcatlas.org/zc/)
Since May 2nd there have been several revisions to the DMA.

These changes are based on:
- direction from the committee to map master plan heights and densities
- discovery of errors
- requests for revisions to match approvals
- staff re-evaluation during 2013 PHED worksessions
- recently adopted Corrective Map Amendments, Sectional Map Amendments, and Local Map Amendments

All changes are documented, and are available on our website.
Direction from PHED committee:

- Separate code from mapping
- Following adoption of text, review mapping translations
- Continue public outreach
  - News releases and email blasts to encourage review of online map
  - 6 open house events focused on mapping
What’s not changing?

Agricultural, Rural Residential, Single-Family, Townhouse, Multi-Family, and several planned development zones (PD, T-S, PNZ, PRC, PCC) are not changing.

In terms of land area, 96.4% of the county (272,788 acres) is not changing.
What is changing?

The remapping affects most, but not all, Commercial, Mixed-Use, and Industrial zones. This represents only a small portion of the county.

In terms of land area, only 3.6% (9,882 acres) of the county is being remapped.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Acres</th>
<th>% of remapped area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Business District</td>
<td>364.0</td>
<td>0.13</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>2,713.7</td>
<td>0.96</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,402.1</td>
<td>0.50</td>
</tr>
<tr>
<td>Industrial</td>
<td>4,935.6</td>
<td>1.75</td>
</tr>
</tbody>
</table>
Existing Industrial Zones: I-1, I-2, I-3, I-4, R&D, RS
Existing Mixed-Use Zones: MXN, MXPD, MXTC, RMX-1, RMX-2, RMX-3, TMX-2, TOMX-2, TS-M, TS-R
Existing Commercial Zones: C-1, C-2, C-3, C-4, C-6, C-INN, C-T, H-M, C-O, C-P, O-M
Translation Philosophy

Standard translations are based on:
• density and height established in the current code, and
• for some zones, adjacency to single-family detached homes

Standard translations may be modified by:
• Master plan recommendations
• Overlay zone limits
• Development approvals (currently conforming)

Referred to as a Custom Translation
Concerns Raised

1. C-1 translation
2. C-2 translation
3. Current non-conforming structures
4. Translation of floating zones
5. Height in I-1 translation
6. Property specific requests
7. Map corrections
1. C-1 Translation

C1

- C-1 to CRT
- C-1 to NR
C-1 zone FAR

C-1 has no FAR limit, so how do we determine an appropriate translation?

Given current **parking** requirements:

- 0.75 FAR of Retail is possible (in a 3 story building)

Aspen Hill Rd and Connecticut Ave
Kemp Mill Shopping Center
C-1 Mapping Alternative

- Where C-1 abuts R-200 or lower density residential zone, or property is >5 acres or contiguous with 5 or more acres: NR-1.0 0.75 H-45
- Where C-1 abuts R-90, R-60 or R-40 zone: CRT-0.5 0.75 C-0.5 0.75 R-0.25 H-35
- Where C-1 confronts R-90, R-60 or R-40 zone: CRT-0.75 C-0.5 0.75 R-0.25 H-45
- Where abutting townhouse or more dense zone: CRT-1.0 0.75 C-0.75 R-0.5 0.25 H-45

Rationale
- More closely match existing development constraints and change total FAR to 0.75
- Simplify the conversion by:
  - setting the same total and commercial FAR for all conversions
  - setting the residential FAR equal to 30% of the total FAR
  - combining the abutting and confronting conversions
C-1 Translation
C-1 Translation

Current Conversion

Alternate Conversion
C-1 Translation

Current Conversion

Alternate Conversion
Historic Districts with C-1

*Colored area shows entire historic district
2. C-2 Translation

C2

- C-2 to CRT
- C-2 to NR
C-2 Mapping Alternative

- Where C-2 abuts R-200 or lower density residential: **GR**-1.5 H-45
- Where C-2 abuts R-90, R-60 or R-40 zone: **CRT**-1.5 C-1.5 R-0.75 **0.5** H-45
- Where C-2 confronts R-90, R-60 or R-40 zone: **CRT**-2.0 **1.5** C-1.5 R-0.75 **0.5** H-45
- Where C-2 abuts townhouse or more dense zone and is < 300’ from single-family detached zone: **CRT**-2.25 C-1.5 R-0.75 H-45
- Where C-2 abuts townhouse or more dense zone and is > 300’ from single-family detached zone: **CRT**-2.25 C-1.5 R-0.75 H-75

Rationale

To simplify the abutting/confronting R-90, R-60 or R-40 zone conversions by:

- making the total FAR **consistent** (at 1.5)
- setting the residential FAR equal to 30% of the total FAR
4. Mapping of floating zones:

- **Retained**
  - RT, PD, T-S, PNZ, PRC, PCC

- **Development Plan**
  - TS-R, TS-M, MXPD, MXN*

  - Development Plan states proposed height and density, binding elements mentioned in newer plans

- **Schematic Development Plan**
  - O-M, C-T, C-3, C-P, H-M, RS, I-3

  - "Standard Method"
    - No development plan or binding elements

  - "Optional Method"
    - Schematic development plan with binding elements

* MXN requires a diagrammatic plan
5. Height in the I-1 (IM) zone:

Current code: 42’, or 120’ for an Employment Center

Industrial property owners expressed difficulty in meeting the 42’ height limit for some industrial uses and requested an increase to 50’

The Planning Board evaluated the 120’ height provision for an employment center, and recommends removing this option -

• A master plan must state this height as inappropriate.
• Only a small number of master plans recognize this provision.
• The employment center provision has been rarely used.
• Offices are limited to 35% of mapped FAR
6. Property Specific Mapping Concerns
Property Specific Request – Greater Colesville
Property Specific Request – C-2 along Oak Drive in Kensington
Property Specific Request – Ambassador Apartments
Property Specific Request – Kaiser Foundation Health Plan in Germantown
Property Specific Request – TOMX-2 & TOMX-2/TDR at Shady Grove Metro

1 = CR-1.75 C-0.5 R-1.5 H-160 T
2 = CRT-1.5 C-0.5 R-1.25 H-90 T
3 = CRT-1.75 C-0.5 R-1.5 H-90 T
Property Specific Request – Pooks Hill Marriott
Property Specific Request – Grove Site (TS-M)
Property Specific Request – C-4 Property in Westbard
Property Specific Request – 1315 Apple Avenue in Silver Spring
Property Specific Request – Woodmoor Shopping Center
Property Specific Request – Tri-State Stone
Property Specific Request – RE-2/Country Inn at Seneca Road and Darnestown Road

- Apply the RE-2/Country Inn zone to 11 acres on the east side of Seneca Drive including parcels 655, 708, and 641.