Briefing: Zoning Ordinance Rewrite

April 5, 2013
Montgomery County Planning Department
Topics

• Goals and Objectives
• Brief History & Outreach
• The Big Picture
• Highlighted Changes
• What’s New
• How the Pieces Fit Together
• Translation
• Resources
Goals and Objectives

- **Modernize**
  - Consolidation of uses and zones
  - Update single-use commercial areas

- **Simplify**
  - Make the zoning code easier to use
  - One use table
  - Diagrams & tables
  - Separate articles on Euclidean zones, floating zones, standard and optional method

- **Clarify**
  - Review process determined by intensity of use and proximity to residential development
  - Inclusion of public benefits, and landscaping amenities
  - Protections for legal nonconforming development and existing approvals
Brief History

- January 2009 “Zoning Discovery”
- April 2009 “Land Use Districts: Consolidation and Focused Integration” Green Paper
- April 2010 “Approach & Annotated Outline” (15 zones/families)
- 2011-2012 ZAP discussions
- 2012 open houses with potential zoning maps for each master plan
- Summer 2012 consolidated draft
- Fall/winter 2012-2013 Planning Board worksessions
- Spring/? 2013 Council Review
Outreach

Planning Department, so far:
• Over 80 public meetings,
• Dozens of Planning Board worksessions,
• Numerous Council presentations,
• Regular email “blasts” to hundreds of parties following the project,
• Press releases for project milestones, and
• Almost weekly web site and agenda updates.

Mailing by Planning Staff to property owners in about 6% of the County:
• No mailings to most Ag/Rur/Res
• All commercial (C-1, etc.)
• All mixed use (CBD, MXTC)
• All industrial (I-1, etc.)
• All consolidated (R-150, RMH)

ZTA & DMA noticing required by District Council
## The Big Picture

### Current Zones:

| Montgomery County Existing Zoning by Acreage & Percentage (excluding municipalities and rights-of-way) |
|-------------------------------------------------|--------------------------------|
| Current Zone or Category                        | Acres  | %   |
| Agricultural (RDT)                              | 106,735| 37.8|
| Rural Residential (RR, RC, RNC, RNC/TDR ... no land is zoned LDRC) | 32,573 | 11.5|
| Residential Low Density (R-150, R-150/TDR, R-200, R-200/TDR, RMH-200) | 37,977 | 13.4|
| Residential Medium Density (R-90, R-90/TDR, R-60, R-60/TDR, R-40, R-MH) | 33,485 | 11.8|
| Residential Townhouse (RT-6, RT-8, RT-10, RT-12.5, RT-15) | 1,081  | 0.4 |
| Residential Multi-Family (R-30, R-20, R-10, R-H) | 2,718  | 1.0 |
| Central Business District (CBD-0.5, CBD-1, CBD-2, CBD-3, CBD-R1, CBD-R2) | 364    | 0.1 |
| Commercial/Residential (CRN, CRT, CR)           | 637    | 0.2 |
| Commercial (C-T, 1, 2, 3, 4, 6, C-Inn, C-T, H-M) | 1,163  | 0.4 |
| Office (C-O, C-P, O-M, I-3, LSC)                 | 43     | 0.02|
| Industrial (I-1, I-2, I-4, R&D, R-S)             | 3,100  | 1.1 |
| Planned Development (PCC, PN, PRC, TS, PD-2 ... PD-100) | 7,783  | 2.8 |
The Big Picture

Uses that reflect market & demographic shifts focused on intent of zones with compatibility protections

Provide a comprehensive set of zones to implement area plans and policies

Floating zones and optional development methods to allow for flexibility with greater public oversight

Process based on intensity of development and impacts to residential neighborhoods

Protections for legal nonconforming development and existing approvals
The Big Picture

Uses that reflect market & demographic shifts focused on intent of zones with compatibility protections

Land Uses

• One table
• Categories, Use Groups, Individual Uses
• Permitted, Limited, Conditional
• Defined
• Use Standards

Buffering

• Options
• Plantings/Fencing/Berms
• Based on Building Type & Adjacent Zone

Parking

• Lighting Restrictions
• Buffering & Planting

Neighborhood Compatibility

• Angular Plane Restriction
• Based on Adjacent Zoning Standards

Focused on zone intent; rationalized to maintain ag/rural/residential character; industrial preserved; non-residential primarily mixed use with graduated intensity and foci.
The Big Picture

Provide a comprehensive set of zones to implement area plans and policies.

Basic Zoning Families

Agricultural

Rural Residential

Residential – Detached, Townhouse, Multi-Unit

Commercial/Residential – Neighborhood, Town, and Regional

Employment – Office, Life Science Center, General Retail, Neighborhood Retail

Industrial – Light, Moderate, and Heavy
The Big Picture

Accommodating existing ranges of intensity
Floating Zones

• Residential – Detached, Town, Apartment
• C/R – Neighborhood, Town, and Regional
• Employment – Office, Life Science Center, General Retail, Neighborhood Retail

The Big Picture

Floating zones for interim opportunities with public input between master plan revisions
Overlay Zones

• CPs – Commercial Preservation
  • Burtonsville Employment Area
  • Chevy Chase Neighborhood Retail
  • Neighborhood Retail
  • Takoma Park/East Silver Spring Commercial Revitalization

• IMUs – Industrial Mixed Use
  • Twinbrook

• NP – Neighborhood Protection
  • Fenton Village
  • Garrett Park
  • Ripley/South Silver Spring
  • Rural Village Center
  • Sandy Spring/Ashton Rural Village

• SPAs – Limits on Impervious Area
  • Upper Paint Branch
  • Upper Rock Creek

• TDR – Receiving Areas

The Big Picture
Overlay zones for unique circumstances
The Big Picture
Basic standards vs negotiated options

Development Methods

- **Standard**
  - Established building types
  - Set development standards
  - Limited process

- **Optional**
  - Flexible building types
  - Increased density and/or flexible development standards
  - Public benefits and amenities
    - Rural/Residential: environmental and affordable housing
    - C/R & Employment: various
  - Additional process
Highlighted Changes

Agricultural, Rural Residential, and Residential Zones (about 94% of MoCo)

Very few changes proposed for these zones, some modifications include:

• Propose changing the name of the RDT zone to Agricultural Reserve (AR)

• Consolidation of uses, for example Residential Care Facility – 3 categories proposed based on size:
  – Residential Care Facility (up to 8 persons)
  – Residential Care Facility (9 – 16 persons)
  – Residential Care Facility (over 16 persons)
Highlighted Changes

**R-60 (current) to R-60 (proposed)**

**Zoning Comparison**

The intent of the proposed residential medium density (R-60) zone is to provide designated areas of the County for moderate density residential purposes. The dominant use is residential in a detached house.

**Standard Method of Development for Detached House Building Type**

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<thead>
<tr>
<th></th>
<th>R-60 (current)</th>
<th>R-60 (proposed)</th>
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<tbody>
<tr>
<td>Lot</td>
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<tr>
<td>Lot Area (min)</td>
<td>6,000 SF</td>
<td>6,000 SF</td>
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<tr>
<td>Density (units/acre)</td>
<td>726</td>
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<tr>
<td>Lot Width (min)</td>
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<tr>
<td>At front building line</td>
<td>60'</td>
<td>60'</td>
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<tr>
<td>At front lot line</td>
<td>25'</td>
<td>25'</td>
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</table>

**Placement**

Setbacks (min)

- Front setback: 25'
- Side setback: 8'
- Sum of side setbacks: 18'
- Rear setback: 20'

Coverage (max)

- All roofed buildings and structures: 35%*

* A new building may be subject to Established Building Line standards

* On lots created before 1978, coverage may be further restricted

**Height**

Principal Building (max)

- Measured to highest point of a flat roof: 35''
- Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof: 30''

**Accessory Structure**

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<tr>
<th></th>
<th>R-60 (current)</th>
<th>R-60 (proposed)</th>
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<tr>
<td>Placement</td>
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<tr>
<td>Setbacks (min)</td>
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<td>Front setback</td>
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<td>Side street setback</td>
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<tr>
<td>Rear setback</td>
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</table>

**Accessory structure coverage of rear yard (max)**

- 20%

*The proposed zoning code removes this standard as overall lot coverage and other standards limit the size of accessory structures.

**Height**

Structure Height (max)

- 20'
**Highlighted Changes**

C/R Zones

Minor modifications during the rewrite process:

- revising the allowable uses due to consolidation of the use table and zones,
- revising the Limited use,
- creating development requirements for standard method development, and
- adjusting the public benefit point allocations
Highlighted Changes

Optional Method

• Rural Residential, and Residential Zones (Cluster, MPDU, TDR)
  – No changes to density or building types;
  – Modest changes to development standards;
  – Slightly reduced lot sizes to allow for greater land preservation;
  – Useable area redefined to be less ambiguous.

• C/R (and Employment) Zones
  – Public Benefits
    • Major Public Facilities;
    • Transit Proximity;
    • Connectivity & Mobility;
    • Diversity of Uses & Activities;
    • Quality Building & Site Design;
    • Protection & Enhancement of the Natural Environment (incorporated retained buildings);
  – General Considerations: no change;
  – Implementation Guidelines: no change.
Highlighted Changes

Division 8.7, Exemptions and Nonconformities, provides the specific regulations governing:

General Intent for Existing Development:

1. Existing structures, uses, site design, and lots deemed conforming,
2. Can be “continued, renovated, or repaired to the same size and footprint”,
3. Can be reconstructed to the same size and footprint for up to 15 years even if they would not conform to the new ordinance, or
4. Can be enlarged but only up to the lesser of 10% or 30,000 square feet under the ordinance in effect the day before the new ordinance is adopted (or the new zoning map is adopted) and applicable previous approvals.
What’s New?

Organization:

• 59-1 General Provisions
  – Purpose
  – Applicability
  – Use of the Code
  – Definitions

• 59-2 Zoning Districts
  – Zones Established
  – Euclidean and Floating Zone Intent Statements
  – Zoning Map

• 59-3 Uses & Use Standards
  – Use Table
  – Use Categories – Agricultural, Residential, Civic, Commercial, Industrial, Miscellaneous

• 59-4 Euclidean Zoning Regulations
  – Rules for all zones
  – Standard method development regulations
  – Overlay zones
What’s New?

Organization:

• 59-5 Floating Zone Regulations
  – Applicability
  – Purposes
  – Land Uses and Building Types
  – Development Standards

• 59-6 Optional Method Regulations
  – MPDU and Cluster
  – TDR
  – C/R and Employment zones
  – Public Benefits

• 59-7 General Development Regulations
  – Site Access, Parking, Queuing, and Loading
  – Open Space
  – Landscaping
  – Outdoor Lighting, Storage & Display
  – Signs

• 59-8 Administration & Procedures
  – Organized by type of approval
What’s New?

Uses and Uses Standards

- One use table
- Use Categories (ag, residential, civic, commercial, industrial, misc)
- Use Groups (day care facility, home occupation, parking)
- Individual Uses (family day care (up to 8 persons), group day care (9-12 persons))
- Each use group or individual use:
  - Defined with examples
  - Some use groups have standards
  - All individual uses have standards where L or C

<table>
<thead>
<tr>
<th>USE OR USE GROUP</th>
<th>Definition and Standards</th>
<th>Ag</th>
<th>Rural</th>
<th>Residential</th>
<th>Residential Detached</th>
<th>Residential Townhouse</th>
<th>Residential Multi-Unit</th>
<th>Commercial/Residential</th>
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<th>Industrial</th>
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What’s New?

Building Type Descriptions

Sec. 4.1.2. Building Type Descriptions
Building types are established to regulate the form applicable to development within each zone. The building type does not determine uses allowed within the structure. All graphic depictions of building types are for illustrative purposes only and are not meant to limit or exclude other designs.

A. Detached House
A building containing one dwelling unit located on a single lot.

B. Duplex
A building containing two dwelling units.

C. Townhouse
A building containing 3 or more dwelling units where each dwelling unit is separated vertically by a party wall. Units may be on individual lots, or the entire building (or project) may be on a single lot.

D. Apartment/Condo
A building containing 3 or more dwelling units vertically and horizontally integrated.

E. Multi Use Building
A building containing ground floor commercial uses with upper-story residential or office uses.

F. General Building
A building typically containing nonresidential uses including office, employment, industrial, civic, institutional, or public uses.
# What’s New?

## Building Types Allowed

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<tr>
<th>Agricultural Zone</th>
<th>Detached House</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Apartment/Condo</th>
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<td>Light Industrial (IL)</td>
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<tr>
<td>Moderate Industrial (IM)</td>
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<td>--</td>
<td>A</td>
</tr>
<tr>
<td>Heavy Industrial (IH)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overlay Zone</th>
<th>Detached House</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Apartment/Condo</th>
<th>Multi Use Building</th>
<th>General Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transferrable Development Rights (TDR)</td>
<td>TDR</td>
<td>TDR</td>
<td>TDR</td>
<td>TDR</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
What’s New?

Employment zones:

• modeled on the C/R family of zones
• dimensional requirements for standard method development
• optional method of development requires public benefit points
• fewer total points, from fewer categories, are needed
What’s New?

Floating Zones

New families of floating zones proposed:

- Residential Floating zones
- C/R Floating Zones,
- Employment Floating Zones and
- Industrial Floating zones

Article on Floating zones contains:

- Zones
- Applicability – must be MP recommended or meet prerequisites
- Purposes
- Land Uses
- Building Types
- Development Standards
  - Maximum density restricted by pre-existing zone & lot size
  - Height restrictions based on angular plane
What’s New?

- Site access (for limited building types and zones),
- Parking, queuing, and loading,
- Open space,
- Landscaping and outdoor lighting,
- Outdoor display and storage, and
- Signs.

General Regulations:

- Only apply to certain zones and building types
- Vary by process (permit, site plan, or conditional use)
- Requirements related to intensity
- Context-sensitive standards

Key Changes:

- Parking numbers; queuing/loading standards
- Open space rationalized by use, building type, and lot size
  - Rural open space
  - Common open space
  - Public open space
  - Amenity open space
- Landscape & lighting modified to address impacts & “green” open space & surface parking
What’s New?

Administration and Procedures:
• Separate sections on approvals by review authority, generally each section includes:
  – Applicability
  – Application Requirements
  – Review and Recommendation
  – Approval Criteria
  – Decision
  – Subsequent Applications
  – Scope of Approval
  – Recording Procedures
  – Amendments
• Noticing Standards
• Existing Approvals
• Nonconformities
• Violations, Penalties and Enforcement
• Special Provisions
How the Pieces Fit Together

Zoning is one aspect of regulations used to implement policy.

Various agencies and all property owners and citizens use the zoning ordinance to design, review, and implement development.

A toolkit must be complete: we have a wide variety of land uses from highly urbanized mixed use to rural agricultural.

Tools within the toolkit must complement each other to get the job done.

Thresholds based on intensity: non-discretionary approvals versus process-oriented discretionary approvals.

“Like all those possessing a library, Aurelian was aware that he was guilty of not knowing his in its entirety.”

How the Pieces Fit Together

Elliot’s example of 10 “Better Ways to Zone”

Uses
- More Flexible
- Mixed-use Middle (transitional areas/uses)
- Attainable Housing

Existing development
- Mature Areas Standards
- Living with Nonconformities

Impacts
- Dynamic Development Standards
- Negotiated Large Developments

Public Interface
- Depoliticized Final Approvals
- Better Webbing
- Scheduled Maintenance
How the Pieces Fit Together

Zoning is one aspect of regulations used to implement policy.
How the Pieces Fit Together

Development occurs under numerous layers of regulation and review.

- Findings for approvals connect the ordinance to master plans
- Development has public facility and master plan staging restrictions
- The full range of use, density, and form must be available for the 40+ master plans
- Master plans recommend zoning to implement land use policy
How the Pieces Fit Together

Various agencies and all property owners and citizens use the zoning ordinance to design, review, and implement development.
How the Pieces Fit Together

A toolkit must be complete: we have a wide variety of land uses from highly urbanized mixed use to rural agricultural.

- We are tasked with anticipating the future but
- We have few tools to deal with random and unforeseen changes.
- The primary tools to be used to deal with this “black swan” problem:
  - Variances;
  - Floating zones;
  - Waivers & ‘alternative compliance’.
- Balance: limits to ranges & review thresholds.


For a more rigorous discussion, see Karl Popper, “Two Meanings of Falsifiability”, in various reprints – Wikipedia has a decent synopsis under “Falsifiability”.
How the Pieces Fit Together

Tools within the toolkit must complement each other to get the job done.

Submittal Requirements
• Application
• Ownership
• Site Information
• Justification Statement
• Plans

Findings
• Zoning Compliance
• Master Plan Conformance
• Compatibility
• Layout Assessment

Notice
• Signs
• Mailings
• Newspapers
• Agendas
How the Pieces Fit Together

Thresholds based on intensity: non-discretionary approvals versus process-oriented discretionary approvals
Translation of the Com/MU Zones

Less than 2% of the County focuses on:

- Mixed-uses,
- Contemporary urban space and design trends,
- Pedestrian and bicyclist oriented streets and networks,
- Affordable housing,
- Community amenities, and
- Spaces and uses that attract current and trending demographics and economics.

Broad Discussion Issues:

- **Introduction of residential uses**
  - Typical build-out of mixed zones depends on more than density and markets:
    - Parking
    - Open space
    - Setbacks
    - Height
    - Uses
    - “It’s paid for and I’m happy with the income, thank you”
  - Protections for Schools & Roads

- **Translation methodology criteria**
  - A reading of every master plan for recommendations regarding commercial or mixed-use zones,
  - A reading of every footnote regarding density or height,
  - A mapping of each possibility for various allowances, and
  - A determination of maximum allowed density and height.
Translation of the Industrial Zones

IMT: 7 Engineering & Tech Trends to Watch in 2013, Brian Lane:

- Mobility Will be King
- The Internet of Things
- Manufacturing Operations Management
- Enterprise Sustainability Management
- Online Education
- Sense Computers
- IT Security

Key Issues

- Few limits on density exist
- Immense setbacks regardless of use

Strategies

- Mapping
- Limited use standards
- Buffering/screening standards
- Site plan triggers
Translation or Retention of Floating Zones

- Most existing floating zones will be translated into Euclidean zones
  - 1,132 acres
  - 0.4 % of county
- Retained but “unavailable” floating zones: RT-6.0 through RT-15.0, R-H, PCC, PD, PNZ, PRC, and TS.

- Key properties
  - RMH
  - RS
  - CT
  - OM
  - C-Inn
  - TSR & TSM
  - MXN & MXPD

- New Floating Zones
  - General applicability, purpose
  - Prerequisites
  - Density restrictions
    - Existing zone
    - Tract size
  - Uses & building types
    - Floating zone category
    - Density/# of units
  - Height & setback
    - Master plan restrictions
    - Compatibility development standards
    - Findings
  - Open space, lot size, general regulations, etc
The Zoning Rewrite Project

Planning Board review of the draft text is underway!

See a full review schedule and links to staff reports. Please check back often, as the schedule is subject to change.

Upcoming meetings:
Thursday, January 10th (9-10am)

Planners are rewriting the Zoning Code to modernize antiquated, redundant zoning regulations and create new tools to help achieve goals in community plans. The revised Zoning Code will cover what's permitted in each zone, how one can build, and the process by which development is reviewed and approved.

In the draft, planners propose to:
- reduce or consolidate 123 existing zones into 30 proposed zones
- ensure consistency with existing height and density rules
- retain consistency with recommendations in each community master plan
- make the code easier to use by adding diagrams and clearer text
## Comparison of Uses In Proposed Agricultural, Rural and Residential Zones

<table>
<thead>
<tr>
<th>NEW USE/USE GROUP</th>
<th>CURRENT USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charitable, Philanthropic Institution</td>
<td>Services</td>
</tr>
<tr>
<td>Cultural Institution</td>
<td>Libraries and museums</td>
</tr>
<tr>
<td>Day Care Facility</td>
<td>Child day care facility: Family day care home</td>
</tr>
<tr>
<td></td>
<td>Day care facility for up to 4 senior adults and persons with disabilities</td>
</tr>
<tr>
<td></td>
<td>Day care facility for more than 4 senior adults and person with disabilities</td>
</tr>
<tr>
<td>Group Day Care (9 to 12 Persons)</td>
<td>Child day care facility: Group day care home</td>
</tr>
<tr>
<td></td>
<td>Day care facility for more than 4 senior adults and person with disabilities</td>
</tr>
</tbody>
</table>

### Civic and Institutional Uses

- **AR**: Allowed under Cluster or MPDU optional method
- **TC**: Has at least 1 footnote attached
- **RT**: Required

<table>
<thead>
<tr>
<th>NEW USE/USE GROUP</th>
<th>CURRENT USE</th>
<th>CURRENT CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charitable, Philanthropic Institution</td>
<td>Services</td>
<td>SE^a</td>
</tr>
<tr>
<td>Cultural Institution</td>
<td>Libraries and museums</td>
<td>C</td>
</tr>
</tbody>
</table>

http://vimeo.com/montgomeryplanning/what-is-zoning
### Resources

#### Master Plan Review

**TWINBROOK**

Approved and Adopted January 2003

---

<table>
<thead>
<tr>
<th>Area</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>TMX-2</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td>CR-1.5 C-1.0 R-1.5 H-150</td>
</tr>
<tr>
<td><strong>Number of Parcels</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>Reason for Non-Standard Conversion</strong></td>
<td>Master plan recommendations regarding density.</td>
</tr>
<tr>
<td><strong>Modification</strong></td>
<td>Overall FAR limited to 1.5</td>
</tr>
</tbody>
</table>
| **Relevant Text** | Twinbrook Sector Plan (2009): Page 33  
"Rezone from O-M to TMX-2 with a 1.5 FAR cap, consistent with uses and densities proposed for adjacent sites in the City of Rockville...  
Limit development to 1.5 FAR with a requirement that at least 25 percent of any optional method development is residential." |

<table>
<thead>
<tr>
<th>Area</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>TMX-2</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td>CR-1.5 C-1.5 R-1.0 H-150</td>
</tr>
<tr>
<td><strong>Number of Parcels</strong></td>
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<tr>
<td><strong>Reason for Non-Standard Conversion</strong></td>
<td>Master plan recommendations regarding density.</td>
</tr>
<tr>
<td><strong>Modification</strong></td>
<td>Overall FAR limited to 1.5</td>
</tr>
<tr>
<td><strong>Relevant Text</strong></td>
<td>Twinbrook Sector Plan (2009): See density map, page 36</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>TMX-2</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td>CR-2.0 C-1.5 R-2.0 H-150</td>
</tr>
<tr>
<td><strong>Number of Parcels</strong></td>
<td>46</td>
</tr>
<tr>
<td><strong>Reason for Non-Standard Conversion</strong></td>
<td>Master plan recommendations regarding mix of uses.</td>
</tr>
<tr>
<td><strong>Modification</strong></td>
<td>Residential allowed up to 2.0 FAR.</td>
</tr>
</tbody>
</table>
| **Relevant Text** | Twinbrook Sector Plan (2009): Page 38  
"Rezone from I-1 to TMX-2, with a 1.5 FAR cap on commercial development, with up to 2.0 FAR for residential development." |
## Resources

**DRAFT**

### Zoning Translation

<table>
<thead>
<tr>
<th>Current Zone</th>
<th>Proposed Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agricultural &amp; Rural</strong></td>
<td></td>
</tr>
<tr>
<td>RDT</td>
<td>AR</td>
</tr>
<tr>
<td>R</td>
<td>AR</td>
</tr>
<tr>
<td>RC</td>
<td>RC</td>
</tr>
<tr>
<td>LDRC</td>
<td></td>
</tr>
<tr>
<td>RNC</td>
<td></td>
</tr>
<tr>
<td><strong>Residential, Detached Unit</strong></td>
<td></td>
</tr>
<tr>
<td>RE-2</td>
<td>RE-2</td>
</tr>
<tr>
<td>RE-2C</td>
<td>RE-2C</td>
</tr>
<tr>
<td>RE-1</td>
<td>RE-1</td>
</tr>
<tr>
<td>R-200</td>
<td>R-200</td>
</tr>
<tr>
<td>RMH-200</td>
<td></td>
</tr>
<tr>
<td>R-150</td>
<td></td>
</tr>
<tr>
<td>R-90</td>
<td>R-90</td>
</tr>
<tr>
<td>R-60</td>
<td>R-60</td>
</tr>
<tr>
<td>R-40</td>
<td>R-40</td>
</tr>
<tr>
<td>R-MH</td>
<td></td>
</tr>
</tbody>
</table>

Full table available on the website
Article 59-3: Uses and Use Standards

Article 59-3 is significantly different in format from the current ordinance. It contains one use table comprising all the zones and uses. Next to each use in the table is a section reference for the definition and any use standards. New too is the concept of the limited use. Currently uses are either permitted by-right, “P” in the use table, or require a special exception, denoted “SE”. The proposed draft specifies uses as “P”, permitted by-right, or “L”, permitted by-right but limited by particular use standards, or “C”, permitted conditioned on approval by the Board of Appeals and/or the Hearing Examiner.

Article 59-3 Changes from Current Code with respect to the C/R zones

The Staff Draft proposes several new uses for the CRN, CRT, and CR zones. The rationale for proposing these new uses can be grouped into the following categories: access to local food production, flexible housing options, zone consolidation, use clarification/modernization, and consultant recommendation.

For CRN, CRT, and CR zones the following are proposed new uses:

<table>
<thead>
<tr>
<th>Use Category</th>
<th>CRN</th>
<th>CRT</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to Local Food Production</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Husbandry</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Community Garden</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Urban Farming</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Flexible Housing Options</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Apartments</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Zone Consolidation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amateur Radio Facility (up to 65 ft)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Amateur Radio Facility (65 ft and over)</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Cable Communication System</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Personal Living Quarters (over 50 Individual Living Units)</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Transitory Use</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Use Modernization/Clarification</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline (above ground)</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Pipeline (below ground)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Transmission line (above ground)</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Transmission line (below ground)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Division 59-C-1. Residential Zones, One-Family.

Sec. 59-C-1.1. Zones established. Sec. 2.2 (Euclidean Zone Intent Statements)

The following are the one-family residential zones and their identifying symbols. Some of these zones were formerly identified by other symbols, as indicated. In each such case the former symbol, wherever it appears on maps or in text, shall be the same zone as the present symbol.

- RE-2-Residential, one-family (formerly R-A) RE-2
- RE-2C-Residential, one-family (formerly RA-C) RE-2C
- RE-1-Residential, one-family (formerly R-E) RE-1
- R-200-Residential, one-family (formerly R-R) R-200
- R-150-Residential, one-family R-150
- R-90-Residential, one-family R-90
- R-60-Residential, one-family R-60
- RE-2/TDR-Residential, transferable development rights RE-2 with TDR Overlay
- RE-2C/TDR-Residential, transferable development rights RE-2C with TDR Overlay
- RE-1/TDR-Residential, transferable development rights RE-1 with TDR Overlay
- R-200/TDR-Residential, transferable development rights R-200 with TDR Overlay
- R-150/TDR-Residential, transferable development rights R-150 with TDR Overlay
- R-90/TDR-Residential, transferable development rights R-90 with TDR Overlay
- R-60/TDR-Residential, transferable development rights R-60 with TDR Overlay
- R-40-Residential, one-family R-40
- EMH-200-Residential, one-family PDF

Resources