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Standardized Zoning Implementation Table

To view existing and proposed zoning for a particular property, visit zoningmontgomery.org and use our interactive map

Current Zone		Proposed Zone	
Symbol	Name	Symbol	Name
Agricultural & Rural			
RDT	Rural Density Transfer	AR	Agricultural Reserve
R	Rural	Rural	Rural Residential
RC	Rural Cluster	RC	Rural Cluster
LDRC	Low Density Rural Cluster	No area zoned LDRC. Do not retain this zone.	
RNC	Rural Neighborhood Cluster	RNC	Rural Neighborhood Cluster
Residential, Detached Unit			
RE-2	Residential, One-Family	RE-2	Residential Estate - 2 acre lot
RE-2C	Residential, One-Family	RE-2C	Residential Estate - 2 acre lot (with clustering)
RE-1	Residential, One-Family	RE-1	Residential Estate - 1 acre lot
R-200	Residential, One-Family	R-200	Residential Low Density - 20,000sf lot
RMH-200	Residential, One-Family		
R-150	Residential, One-Family		
R-90	Residential, One-Family	R-90	Residential Medium Density - 9,000sf lot
R-60	Residential, One-Family	R-60	Residential Medium Density - 6,000sf lot
R-40	Residential, One-Family	R-40	Residential Medium Density - 6,000sf lot
R-MH	Mobile Home Development	R-60	Residential Medium Density - 6,000sf lot
Note: Most Overlay zones will be retained with similar standards. Transferable Development Rights Zones will be converted into a TDR Overlay Zone.			

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Symbol	Name	Symbol	Name
Residential, Townhouse			
RT-6.0	Residential, Townhouse	RT-6	Townhouse - 6 units/acre.
RT-8.0	Residential, Townhouse	RT-8	Townhouse - 8 units/acre.
RT-10.0	Residential, Townhouse	RT-10	Townhouse - 10 units/acre.
RT-12.5	Residential, Townhouse	RT-12.5	Townhouse - 12.5 units/acre.
RT-15.0	Residential, Townhouse	RT-15	Townhouse - 15 units/acre.
Residential, Fourplex			
R-4plex	Residential, Fourplex	No area zoned R-4plex. Do not retain zone.	
R-30	Multiple-Family, Low Density Residential	R-30	Residential High Density - 3,000sf per unit
R-20	Multiple-Family, Medium Density Residential	R-20	Residential High Density - 2,000sf per unit
R-10	Multiple-Family, High Density Residential	R-10	Residential High Density - 1,000sf per unit
R-H	Multiple-Family, High-Rise Planned Residential	R-H	Multiple-Family, High-Rise
Industrial Zones *			
RS	Rural Service	IM-0.25 H-50	Industrial, Moderate
I-1	Light Industrial	IM-2.5 H-120	
R&D	Research & Development	IM-0.5 H-75	
I-4	Light Industrial, Low Intensity	IL-1.0 H-45	Industrial, Light
I-2	Heavy Industrial	IH-2.5 H-70	Industrial, Heavy
MRR	Mineral Resource Recovery	No area zoned MRR. Do not retain zone.	
I-3	Technology & Business Park	EOF-0.75 H-100	Employment Office
LSC	Life Sciences Center	LSC-2.0 H-200	Employment Life Sciences
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*Specific limits recommended by a master plan may decrease total density or height. See master plan packets for more information:
http://www.montgomeryplanning.org/development/zoning/master_plan.shtml

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones						
C-T	Commercial, Transitional	0.50	35		CRN-0.5 C-0.5 R-0.25 H-35	Commercial Residential Neighborhood
O-M	Office Building, Moderate Intensity	1.50	72	If parcel is less than 1/2 acre, then convert to:	EOF-1.5 H-60	Employment Office
				If parcel is greater than 1/2 acre, then convert to:	EOF-1.5 H-75	Employment Office
C-O	Commercial, Office Building	3.00	97		EOF-3.0 H-100	Employment Office
C-P	Commercial, Office Park	none	83		EOF-1.25 H-90	Employment Office
C-1	Convenience Commercial	none	30' to 45' (based on grade finish)	If site abuts or confronts R-150 or less intense zone, then convert to:	NR-1.0 H-45	Employment Neighborhood Retail
				If site abuts R-40, R-60, or R-90 zone, then convert to:	CRN-0.5 C-0.5 R-0.25 H-35	Commercial Residential Neighborhood
				If site confronts R-40, R-60, or R-90 zone, then convert to:	CRT-0.75 C-0.5 R-0.5 H-45	Commercial Residential Town
				If site confronts or abuts RT-6 or more intense zone, then convert to:	CRT-1.0 C-0.75 R-0.75 H-45	Commercial Residential Town
C-2	General Commercial	1.5 commercial; 2.5 for mixed use	3 stories or 45'; 5 stories or 60' for expansions with a special exception; or 75' for mixed use not near residential	If site abuts or confronts R-150 or less intense zone or is a regional mall, then convert to:	GR-1.5 H-65	Employment General Retail
				If site abuts R-40, R-60, or R-90 zone, then convert to:	CRT-1.5 C-1.5 R-1.0 H-45	Commercial Residential Town
				If site confronts R-40, R-60, or R-90 zone, then convert to:	CRT-2.0 C-1.0 R-1.5 H-45	Commercial Residential Town
				If site abuts or confronts RT-6 or more intense zone, then convert to:	CRT-2.5 C-1.5 R-1.5 H-75	Commercial Residential Town
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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones (continued)						
C-3	Highway Commercial	none	42' (except for arena or stadium); or 84'	If site is used for auto sales and service malls, then convert to:	GR-1.5 H-85	Employment General Retail
				Otherwise:	GR-1.5 H-45	Employment General Retail
C-4	Limited Commercial	0.75 (except 1.5 allowed for large retail uses near Metro)	40' (except 75' allowed for large retail uses near Metro)	If master plan recommends low intensity development only, then convert to:	CRN-0.25 C-0.25 R-0.0 H-30	Commercial Residential Neighborhood
				Otherwise:	CRN-0.75 C-0.75 R-0.5 H-40	Commercial Residential Neighborhood
H-M	Hotel-Motel	1.00	150		CRT-1.0 C-1.0 R-0.75 H-150	Commercial Residential Town
C-INN	Country Inn	none	2.5 stories	Convert to zoning preceding the creation of the C-INN zone. Existing country inns will be grandfathered, and country inns will become a "Conditional" use.	Zone prior to Country Inn zone designation	Previous zone before Country Inn designation
C-6	Low-Density, Regional Commercial	0.50	100	All C-6 in the county is in the ECSC Master Plan area and is currently under study.	Under study	
Note: Overlay Zones will be retained with similar standards. Transferable Development Rights Zones will be converted into a TDR Overlay Zone.						

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CBD Zones						
CBD-0.5	Central Business District, 0.5	1.50	60		CR-1.5 C-1.0 R-1.0 H-60	Commercial Residential
CBD-R1	Central Business District, Residential, 1.0	3.00	143		CR-3.0 C-0.75 R-3.0 H-145	Commercial Residential
CBD-1	Central Business District, 1.0	3.00	143	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-3.0 C-3.0 R-2.5 H-90	Commercial Residential
				Otherwise:	CR-3.0 C-2.0 R-2.5 H-90	
CBD-2	Central Business District, 2.0	5.00	143	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-5.0 C-5.0 R-4.5 H-145	Commercial Residential
				Otherwise:	CR5.0 C3.0 R4.5 H145	
CBD-3	Central Business District, 3.0	8.00	200	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-8.0 C-7.5 R-7.5 H-200	Commercial Residential
				Otherwise:	CR-8.0 C-5.0 R-7.5 H-200	
CBD-R2	Central Business District, Residential, 2.0	5.00	200		CR-5.0 C-1.0 R-5.0 H-200	Commercial Residential
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Transit Station Zones						
TSR	Transit Station, Residential	2.50	none		CR-2.5 C-1.0 R-2.0 H-145	Commercial Residential
TSM	Transit Station, Mixed	3.00	none		CR-3.0 C-2.5 R-2.5 H-200	Commercial Residential
Mixed Use Zones						
RMX-1	Residential-Mixed Use Development	0.35 commercial and 40 units/acre	none		CRT-2.0 C-0.5 R-1.5 H-65	Commercial Residential
RMX-2/ RMX-3	Residential-Mixed Use Development	0.5 commercial and 40 units/acre	none		CRT-2.0 C-0.5 R-1.5 H-65	Commercial Residential
MXTC	Mixed-Use Town Center	1.0 commercial and 20 units/acre	70		CRT-2.0 C-1.0 R-1.5 H-70	Commercial Residential
TOMX	Transit-Oriented, Mixed-Use Zones	2.0	none		CRT-2.0 C-1.5 R-1.5 H-150	Commercial Residential
TMX-2	Transit Mixed-Use	2.0	none		CR-2.0 C-1.5 R-1.5 H-150	Commercial Residential
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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
MXN	Mixed Use Neighborhood	varies	varies	Retains density granted in the applicable development plan.	CRT-0.5 C-0.25 R-0.25 H-100	Commercial Residential Town
MXPDP	Mixed Use Planned Development	varies	varies		CRT-1.0 C-0.75 R-1.0 H-100	Commercial Residential Town
PCC	Planned Cultural Center	varies	varies		PCC	Planned Cultural Center
PD-2	Planned Development - 2				PD-2	Planned Development - 2
PD-3	Planned Development - 3				PD-3	Planned Development - 3
PD-4	Planned Development - 4				PD-4	Planned Development - 4
PD-5	Planned Development - 5				PD-5	Planned Development - 5
PD-7	Planned Development - 7				PD-7	Planned Development - 7
PD-9	Planned Development - 9				PD-9	Planned Development - 7
PD-11	Planned Development - 11				PD-11	Planned Development - 11
PD-13	Planned Development - 13				PD-13	Planned Development - 13
PD-15	Planned Development - 15				PD-15	Planned Development - 15
PD-18	Planned Development - 18				PD-18	Planned Development - 18
PD-25	Planned Development - 25				PD-25	Planned Development - 25
PD-28	Planned Development - 28				PD-28	Planned Development - 28
PD-35	Planned Development - 35				PD-35	Planned Development - 35
PD-44	Planned Development - 44				PD-44	Planned Development - 44
PD-75	Planned Development - 75				PD-75	Planned Development - 75
PNZ	Planned Neighborhood Zone				PNZ	Planned Neighborhood Zone
PRC	Planned Retirement Community				PRC	Planned Retirement Community
T-S	Town Sector				T-S	Town Sector

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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:

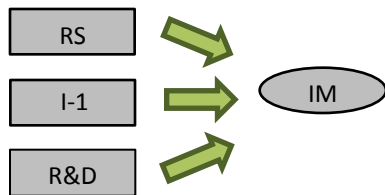
- The existing *Rural Density Transfer* zone is being renamed *Agricultural Reserve* to better reflect the intent of the zone.



- 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:

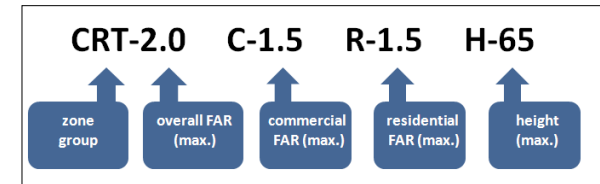
STEP 1 - Master Plan Review: Planning staff reviewed each Master Plan. Where the Master Plan recommends density, height, or use limitations for specific commercial or mixed-use properties, those recommendations were used to build the formula for the proposed zone. This conversion process ensures consistency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

