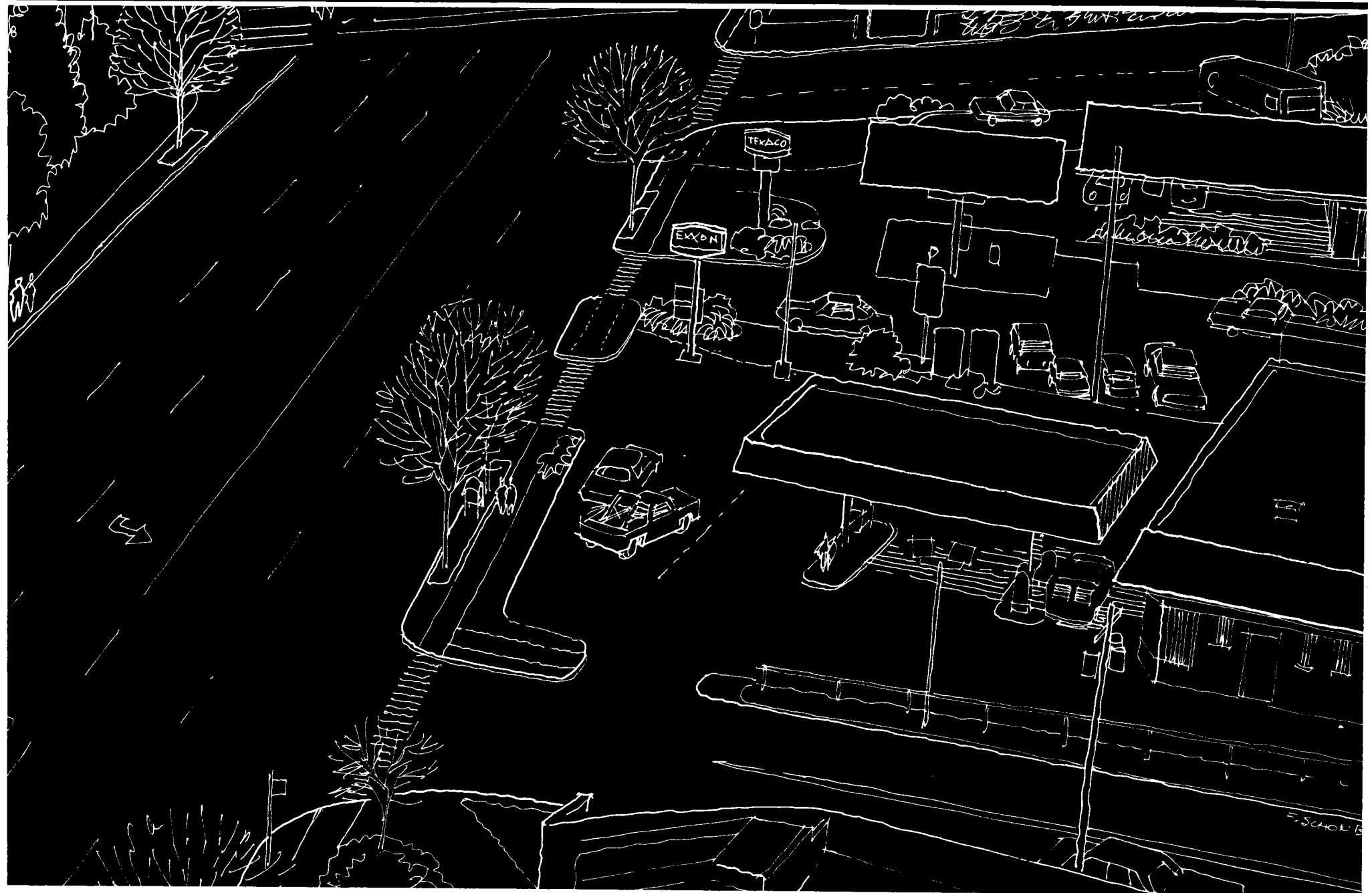


IMPLEMENTATION



ZONING

The Zoning Plan shows both the base zones and any of the "floating" zones considered to be most appropriate and which would most nearly implement the purposes of the Land Use Plan. A base zone is a "Euclidean" zone (a conventional zone which spells out allowable uses and dimensional standards) that can be implemented by Sectional Map Amendment (SMA) as an exercise of the County police powers.

Following adoption of an SMA to apply the base zones, applications can then be submitted by property owners for any of the "floating" zone categories recommended by the Zoning Plan, or which otherwise meets the purposes of the floating zones. Such applications for Local Map Amendments can be made only by property owners (or other persons with a financial interest). The floating zones require site plan review by the Planning Board prior to issuance of a building permit. In some cases, such as the PD Zone, a development plan must be approved by the District Council at the time of rezoning.

The Zoning Plan recommends use of a new Limited Commercial (C-4) Zone. (See Appendix B.) A text amendment to the zoning ordinance to create a new Limited Commercial (C-4) zone, as recommended by the Planning Board, was recently adopted by the County Council. Another amendment recently adopted by the Council provides for limiting the height of buildings in the C-O Zone to those stories where such a recommendation is made in the appropriate sector or master plan.

In order to protect the integrity of high quality residential areas in the planning area, and also to

prevent development in incompatible land uses in the future, the zoning plan recommends elimination of all I-2 zoning in the area.

PUBLIC IMPROVEMENTS

Several public capital improvements affecting the Westbard area are either under way or programmed as noted on the following table. Several additional projects are recommended by the Sector Plan to improve several interior roadways, additional landscaping in Little Falls Parkway to screen unsightly industries, an urban park, and the streetscape amenities along River Road. Such projects will depend upon the procedures of the several jurisdictions involved.

The interior roadways along the Railroad will depend in large measure upon the initiative of the benefiting property owners and can be accomplished only with the cooperation and agreement of the B&O Railroad. The State Highway Administration would have to undertake the River Road intersection improvements in cooperation with Montgomery County and the Planning Board.

Replacement sewer projects for Little Falls Branch and Willett Branch have been completed. The Little Falls Branch project included 3,955 feet of replacement sewer from north of Dalecarlia Reservoir to Massachusetts Avenue and 1,785 feet of replacement sewer from Smallwood Drive to the Willard Avenue Local Park. The Willett Branch replacement sewer extends for 10,500 feet from Little Falls Parkway to Elm Street.

Several projects are recommended for future consideration, pending more definitive study. One of these is a proposed Urban Boulevard and Gateway study for River Road. The other depends upon the completion of the stormwater management plan for the Little Falls Basin which is well under way but for which no specific improvements are yet identified.

TABLE VI
WESTBARD SECTOR PLAN
CAPITAL IMPROVEMENT PROGRAM - FY 1982-1987

Projects	Funded By	Amount (\$000)	Completion by FY
<u>AUTHORIZED</u>			
River Road Sidewalks	County	80	1983
Little Falls Library Improvement	County	301	1982
Willard Avenue Local Park	M-NCPPC/State	815	1986
Little Falls Parkway Reconstruction	M-NCPPC	188	1980
Ridgefield/River Road/Westbard Intersection Improvement	County/State	50	1982
Bethesda Ride-On Buses	County	1,900	1984
<u>COMPLETED</u>			
Willard Branch Replacement Sewer	WSSC	5,525	1981
Little Falls Replacement Sewer	WSSC/State/US	997	1981
<u>PROPOSED</u>			
River/Ridgefield/Brookeside Intersection	State	*	*
Little Falls Parkway/River Road Intersection	M-NCPPC	*	*
River Road Streetscaping	County/State/US	*	*
Springfield Urban Park	M-NCPPC	*	*
Railroad Street	County	*	**
Stormwater Facilities	County	*	*

* Indeterminate at this time.

** See Figure 16.