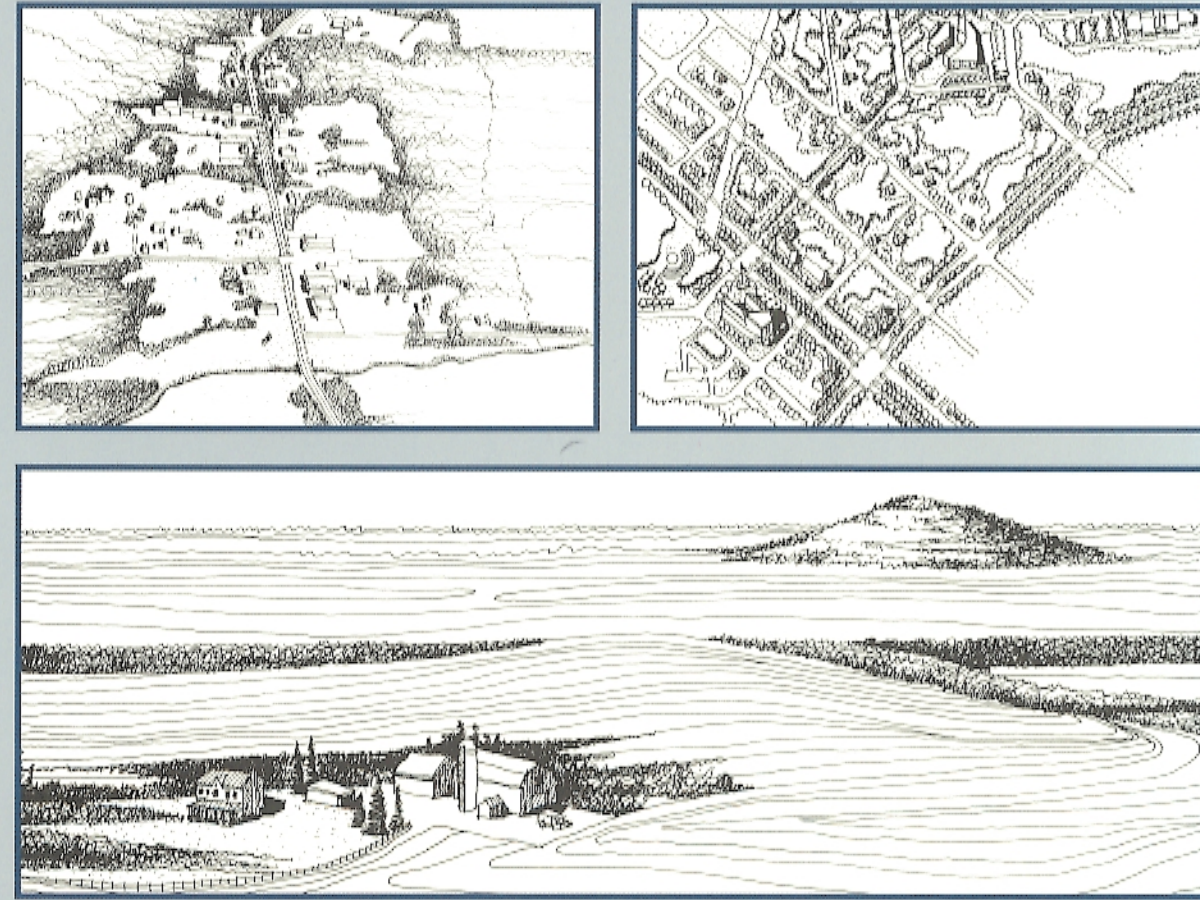


Clarksburg Master Plan & Hyattstown Special Study Area

June 1994



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Vision of Clarksburg

This Plan establishes the long-range vision of Clarksburg as a town (rather than a city) along the I-270 Corridor. Implementation of this vision will take many years and will require substantial financial commitments by both the public and private sector. Although this Plan addresses the issue of staging development over time, the most critical function of this Plan is to establish a strong public commitment to the vision of Clarksburg as a transit- and pedestrian-oriented community surrounded by open space.

Key Policies of the Clarksburg Master Plan & Hyattstown Special Study Area

Ten key policies have guided the preparation of the Clarksburg Master Plan. All the land use, zoning, urban design, and transportation recommendations reflect these policies.

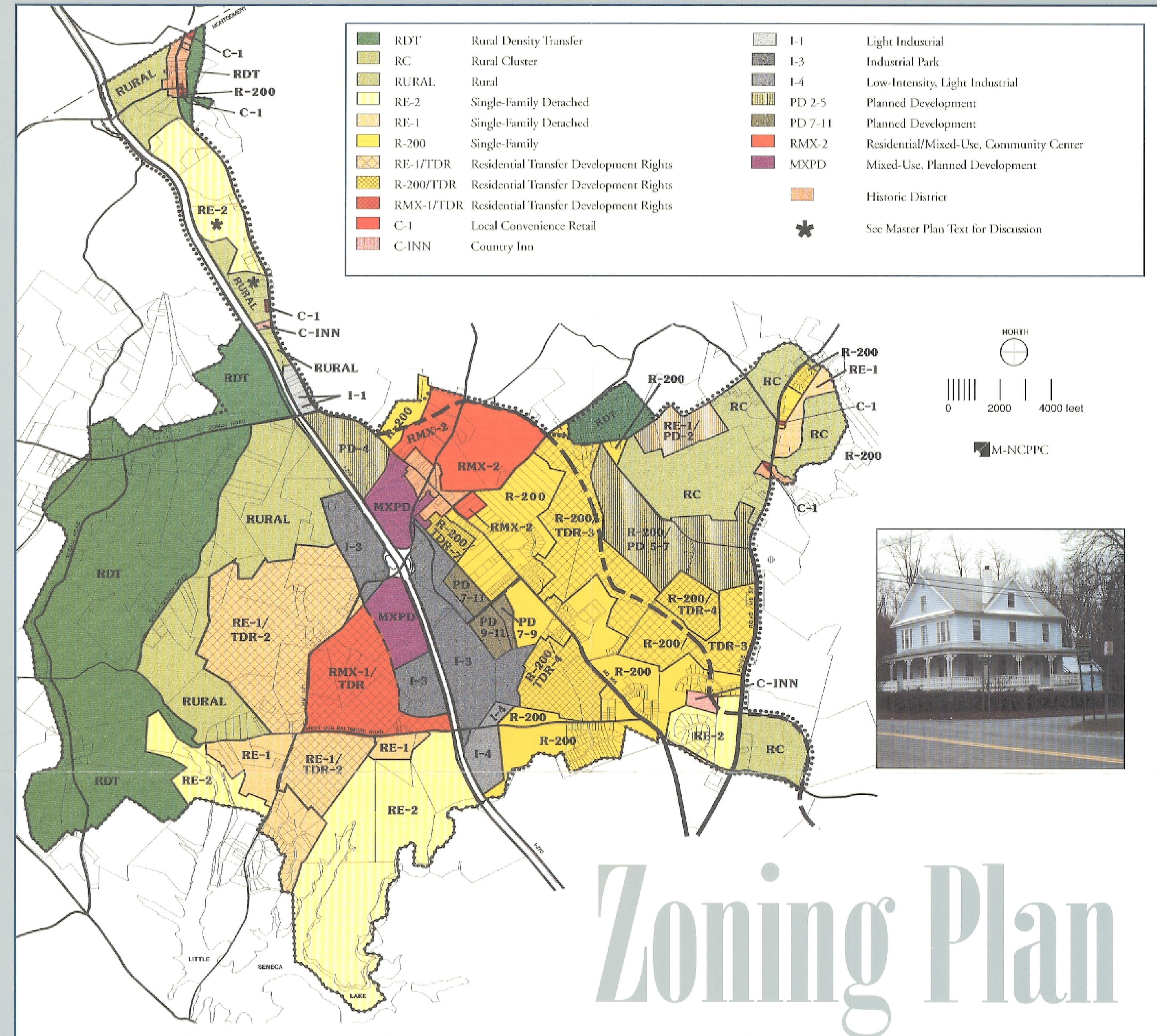
These policies will carefully guide the growth of Clarksburg from a rural settlement into a transit- and pedestrian-oriented town surrounded by open space.

- 1 Town Scale of Development**
This Plan envisions Clarksburg as a town, at a larger scale than proposed in the 1968 Clarksburg Master Plan but smaller than a corridor city such as Germantown.
- 2 Natural Environment**
This Plan recommends that Clarksburg's natural features, particularly stream valleys, be protected and recommends Ten Mile Creek and Little Seneca Creek be afforded special protection as development proceeds.
- 3 Greenway Network**
This Plan recommends a multi-purpose greenway system along stream valleys.

- 4 Transit System**
This Plan proposes a comprehensive transit system that will reduce dependence on the automobile.
- 5 Hierarchy of Roads and Streets**
This Plan proposes a street network which clearly differentiates between highways needed to accommodate regional through traffic and roads which provide subregional and local access.
- 6 Town Center**
This Plan proposes a transit-oriented, multi-use Town Center which is compatible with the scale and character of the Clarksburg Historic District.



- 7 Transit- and Pedestrian-Oriented Neighborhoods**
This Plan clusters development into a series of transit- and pedestrian-oriented neighborhoods.
- 8 Employment**
This Plan emphasizes the importance of I-270 as a high-technology corridor for Montgomery County and the region and preserves key sites adjacent to I-270 for future employment options.
- 9 Farmland Preservation**
This Plan supports and reinforces County policies which seek to preserve a critical mass of farmland.
- 10 Staging**
This Plan recommends that development be staged to address fiscal concerns and to be responsive to community building and environmental protection objectives.



Zoning Plan

Summary of Zoning Classifications¹

Zone	Description	Maximum Density (Units Per Acre)/ Building Height ²	Zone	Description	Maximum Density (Units Per Acre)/ Building Height ²
Agricultural Zones³			Employment Zones		
RDT ¹	Rural Density Transfer	1 Unit/25 Acres	I-1	Light Industrial	10 Stories/120 Feet
RC	Rural Cluster	1 Unit/5 Acres	I-3*	Industrial Park	100 Feet/0.5 FAR
Rural	Rural	1 Unit/5 Acres	I-4	Low-Intensity, Light Industrial	42 Feet
Residential Zones			Planned Development and Mixed-Use Zones		
RE-2	Single-Family Detached	0.4/Acre	PD*	Planned Development	Variable
RE-1	Single-Family Detached	1.0/Acre	PN*	Planned Neighborhood	Variable
R-200	Single-Family	2.0/Acre	MXPD*	Mixed-Use Planned Development	Variable
R-150	Single-Family	2.9/Acre	RMX-1*	Residential - Mixed-Use Development, Community Center	Variable
R-90	Single-Family	3.6/Acre	RMX-2*	Same as above	Variable
R-60	Single-Family	5.0/Acre			
R-30	Multi-Family	14.5/Acre			
Transferable Development Rights (TDR)					
RMX-1/TDR		The TDR density shown on the Zoning Plan can only be achieved through the transfer of development rights from the Agricultural Reserve			
R-200/TDR					
RE-1/TDR					
Commercial Zones					
C-1	Local Convenience Retail	30 Feet			
C-2	General Commercial	3 Stories/42 Feet			
C-Inn*	Country Inn	2-1/2 Stories			

Note: * These zones generally involve more rigorous review procedures by the Planning Board and/or County Council.

Footnotes:
 1 The Montgomery County Zoning Ordinance gives the specific provisions for each zone. In certain instances, dwelling unit types and building heights may be changed.
 2 Densities indicated are the maximum permissible, without the bonus for inclusion of Moderately Priced Dwelling Units (MPDU's). These densities do include the cluster option where applicable. Maximum density can only be obtained on land with dedicated rights-of-way and the capability to accommodate required lot sizes. Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted.
 3 In order to utilize the cluster provisions of the Zoning Ordinance, a developer must receive the approval of the Montgomery County Planning Board. The property must be posted and a public hearing must be held on the application prior to the Planning Board's action.