

## Comparison of Land Use Categories

from Forest Conservation Law & Montgomery County Zoning Code

Land Use Category Name	Land Use Abbreviation	Compatible County Zoning Categories
Agricultural and Resource Areas	ARA	RDT <sup>1</sup> , Rural Zone, RC <sup>1</sup>
Medium-Density Residential Areas	MDR	RDT <sup>1</sup> , RC <sup>1</sup> , RE-2, RE2C, RE-1, RE1 (cluster)
Institutional Development Areas	IDA	Various uses that may occur in all zoning categories including schools, colleges and universities, military installations, transportation facilities, utility and sewer projects, government offices and facilities, golf courses, recreation areas, parks, and cemeteries (includes the PCC zone).
High-Density Residential Areas	HDR	R-200, R-200 (cluster), RMH-200, R-MH, R-150, R-90, R-90 (cluster), R-60, R-60 (cluster), R-40, RT, RT-8.0, RT-10.0, RT-12.5, R-30, R-20, R-10, R-H, RMX, standard method, TS-R, TDR Zones (except as noted below)
Mixed-Use Development Areas <sup>2</sup>	MDP	MXPDP, P-D, Town Sector, TS-M, P-R-C, RMX-1/TDR, CR, CRN, CRT, RMX-2/TDR, RMX-3/TDR, CBD-0.5
Commercial and Industrial Use Areas	CIA	C-O, O-M, C-P, C-T, C-1, C-2, C-3, C-4, Country Inn, I-1, I-2, I-3, I-4, R&D, CBD-1, CBD-2, CBD-3, H-M, MRR

<sup>1</sup> These zones allow for clustering down to 40,000 square foot lots to allow for agricultural use on the remaining parcel. Since agricultural use areas can be subtracted from the net tract area, the threshold for medium density residential may be used (declaration of intent to farm will be necessary for the rest of the parcel).

<sup>2</sup> The residential and institutional portions of the tract must meet the 20% conservation threshold requirements specified in Land Use Thresholds table.

## Land Use Thresholds

Land Use Category Name <sup>1</sup>	Land Use Abbreviation	Afforestation Threshold	Conservation Threshold
Agricultural and Resource Areas	ARA	20%	50%
Medium-Density Residential Areas	MDR	20%	25%
Institutional Development Areas	IDA	15%	20%
High-Density Residential Areas	HDR	15%	20%
Mixed-Use Development Areas <sup>2</sup>	MDP	15%	15 - 20% <sup>2</sup>
Commercial and Industrial Use Areas	CIA	15%	15%

<sup>1</sup> See [Comparison of Land Use Categories table](#) for comparison of land use and zoning.

<sup>2</sup> The residential and institutional portion of the tract must meet the 20% requirement.