

## **Changes to proposed District Map Amendment G-956**

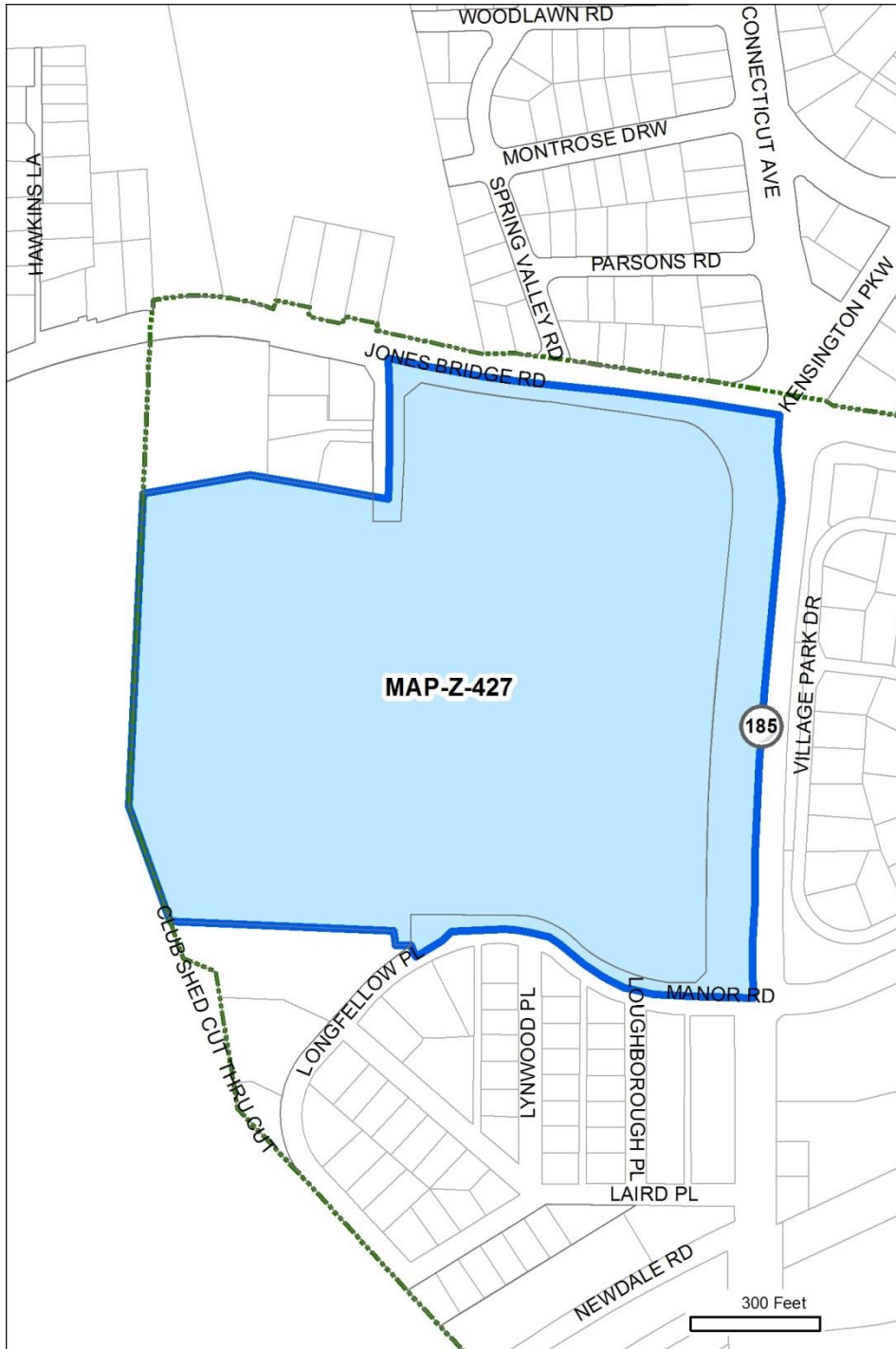
On May 2, the Planning Board transmitted to the County Council proposed Zoning Text Amendment (ZTA) 13-04, Zoning Ordinance – Revised, and District Map Amendment (DMA) G-956. DMA G-956 was introduced to implement the new zoning ordinance.

Since May 2, 2013, the Planning, Housing, and Economic Development (PHED) Committee of the County Council has held several worksessions to review and discuss ZTA 13-04, and DMA G-956. Planning Staff has continued to review and evaluate the proposed map amendment based on the PHED Committee worksessions and correspondence from stakeholders, and property owners. In addition, several Corrective and Local Map Amendments have been approved by the County Council since DMA G-956 was introduced.

A revised version of DMA G-956, dated March 7, 2014, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since December 18, 2013.

This document covers the **Chevy Chase Lake Sectional Map Amendment (SMA)**, which was adopted by the District Council shortly after the March 7 DMA revision.

These changes affect only the area within the Chevy Chase Lake Sectional Map Amendment.



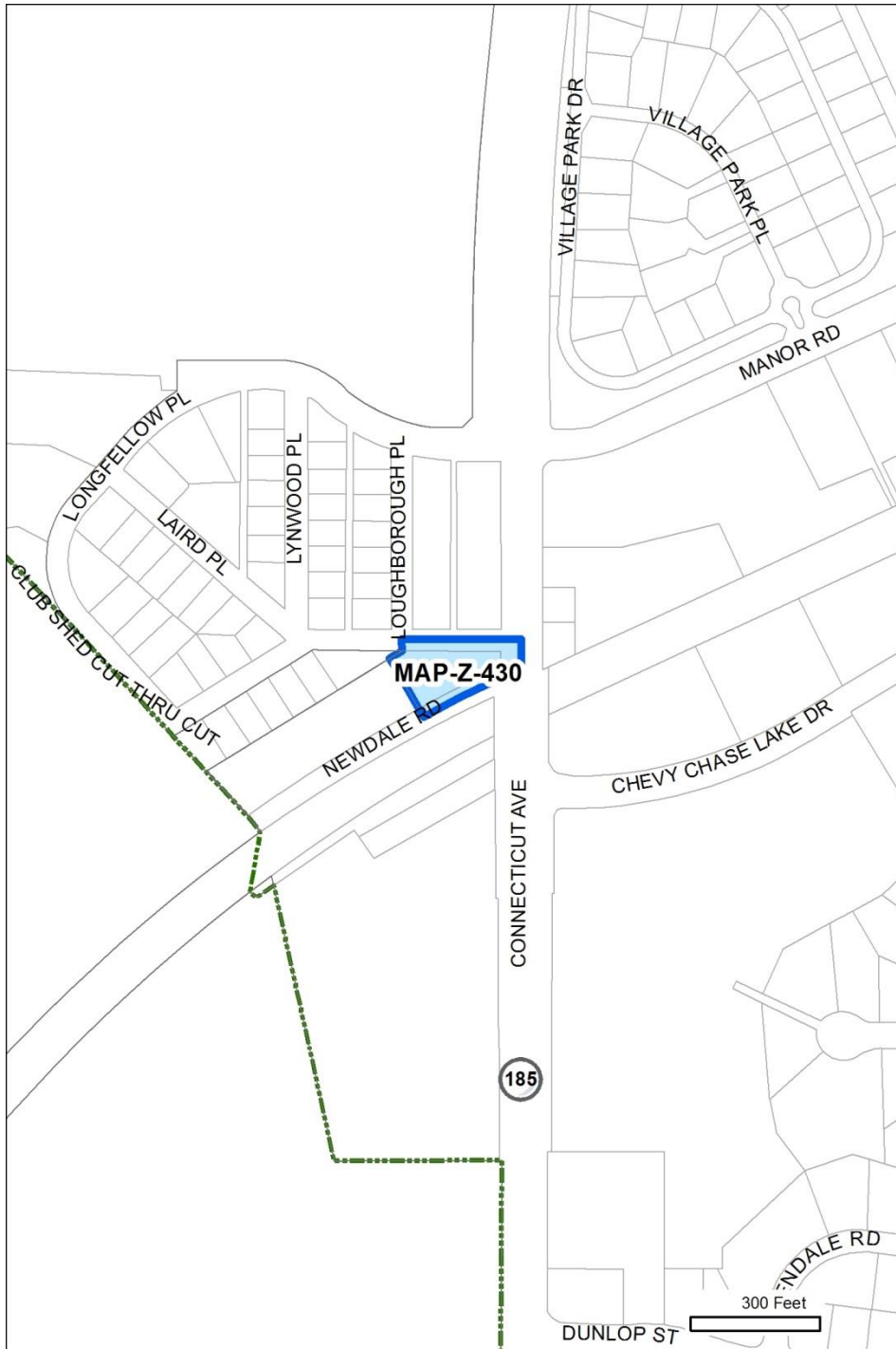
Unique ID: MAP-Z-427		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	LSC	
Zone before SMA:	R-90	
SMA Rezoning:	LSC	
Prop. Revised Conv:	LSC-0.5 H-65	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	Added
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Added
Reason for change:		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-90.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>LSC</b>.</i></p> <p><i>Because the current LSC zone does not have a density/height formula, those elements needed to be added for the DMA conversion.</i></p>		



Unique ID: MAP-Z-428		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRN-1.0 C-0.25 R-1.0 H-40	
Zone before SMA:	<del>R-90</del>	
SMA Rezoning:	CRN-1.0 C-0.25 R-1.0 H-40	
Prop. Revised Conv:	CRN-1.0 C-0.25 R-1.0 H-40	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-90.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRN-1.0 C-0.25 R-1.0 H-40</b>.</i></p>		



Unique ID: MAP-Z-429		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-2.0 C-1.0 R-2.0 H-70	
Zone before SMA:	<del>C-1</del>	
SMA Rezoning:	CRT-2.0 C-1.0 R-2.0 H-70	
Prop. Revised Conv:	CRT-2.0 C-1.0 R-2.0 H-70	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-2.0 C-1.0 R-2.0 H-70</b>.</i></p>		



Unique ID: MAP-Z-430		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-1.5 C-1.5 R-1.5 H-50	
Zone before SMA:	<del>C-1</del>	
SMA Rezoning:	CRT-1.5 C-1.5 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-1.5 C-1.5 R-1.5 H-50</b>.</i></p>		



Unique ID: MAP-Z-431		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-50	
Zone before SMA:	<del>R-30</del>	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-30.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-1.5 C-0.25 R-1.5 H-50</b>.</i></p>		





Unique ID: MAP-Z-432		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-2.0 C-0.5 R-2.0 H-70	
Zone before SMA:	<del>C-1, R-10, &amp; R-90</del>	
SMA Rezoning:	CRT-2.0 C-0.5 R-2.0 H-70	
Prop. Revised Conv:	CRT-2.0 C-0.5 R-2.0 H-70	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1, R-10, and R-90.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-2.0 C-0.5 R-2.0 H-70</b>.</i></p>		

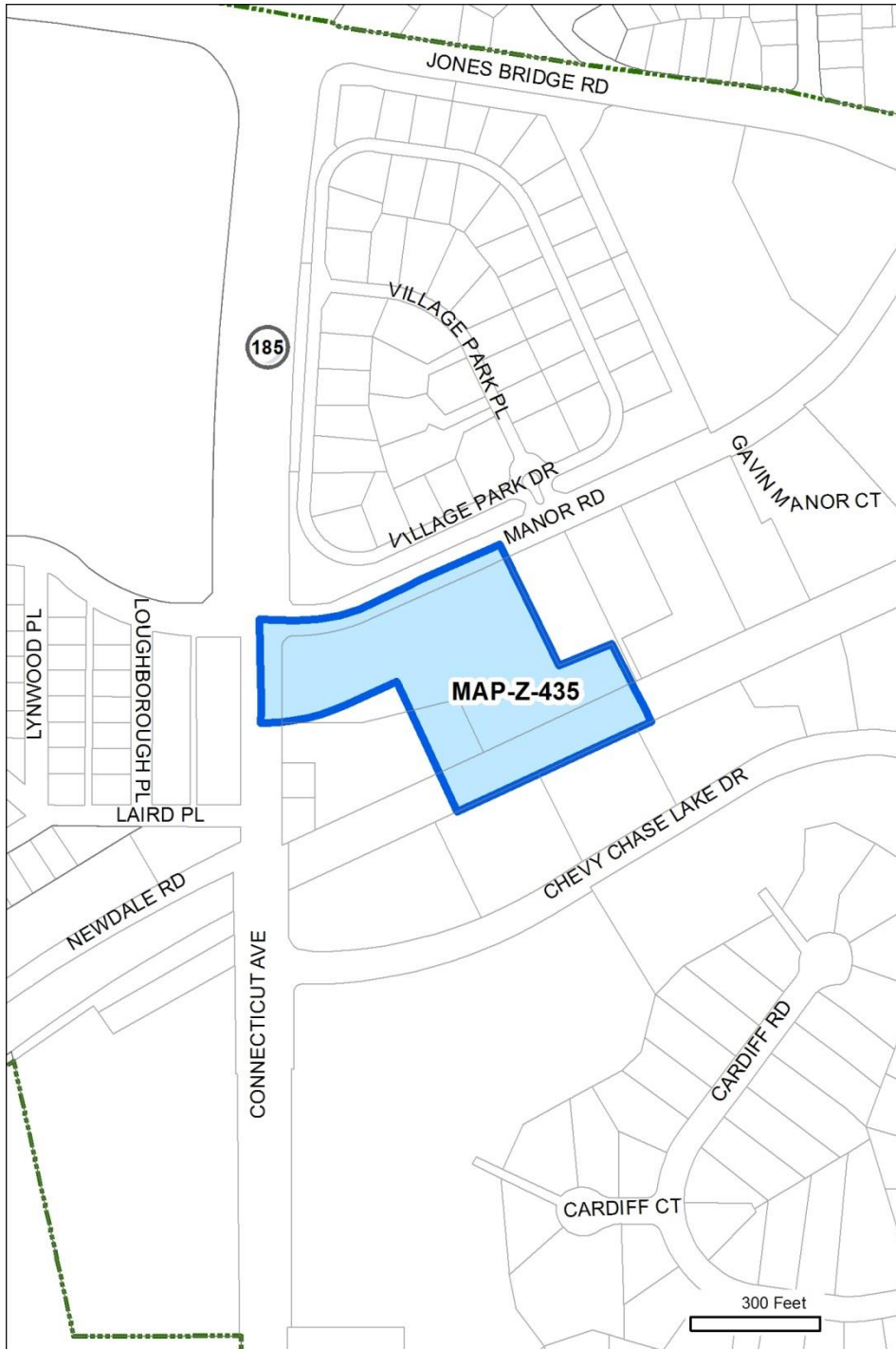


Unique ID: MAP-Z-433		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-4.0 C-4.0 R-4.0 H-150	
Zone before SMA:	<del>C-1, R-30, &amp; I-1</del>	
SMA Rezoning:	CRT-4.0 C-4.0 R-4.0 H-150	
Prop. Revised Conv:	CRT-4.0 C-4.0 R-4.0 H-150	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1, R-30, and I-1.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-4.0 C-4.0 R-4.0 H-150</b>.</i></p>		

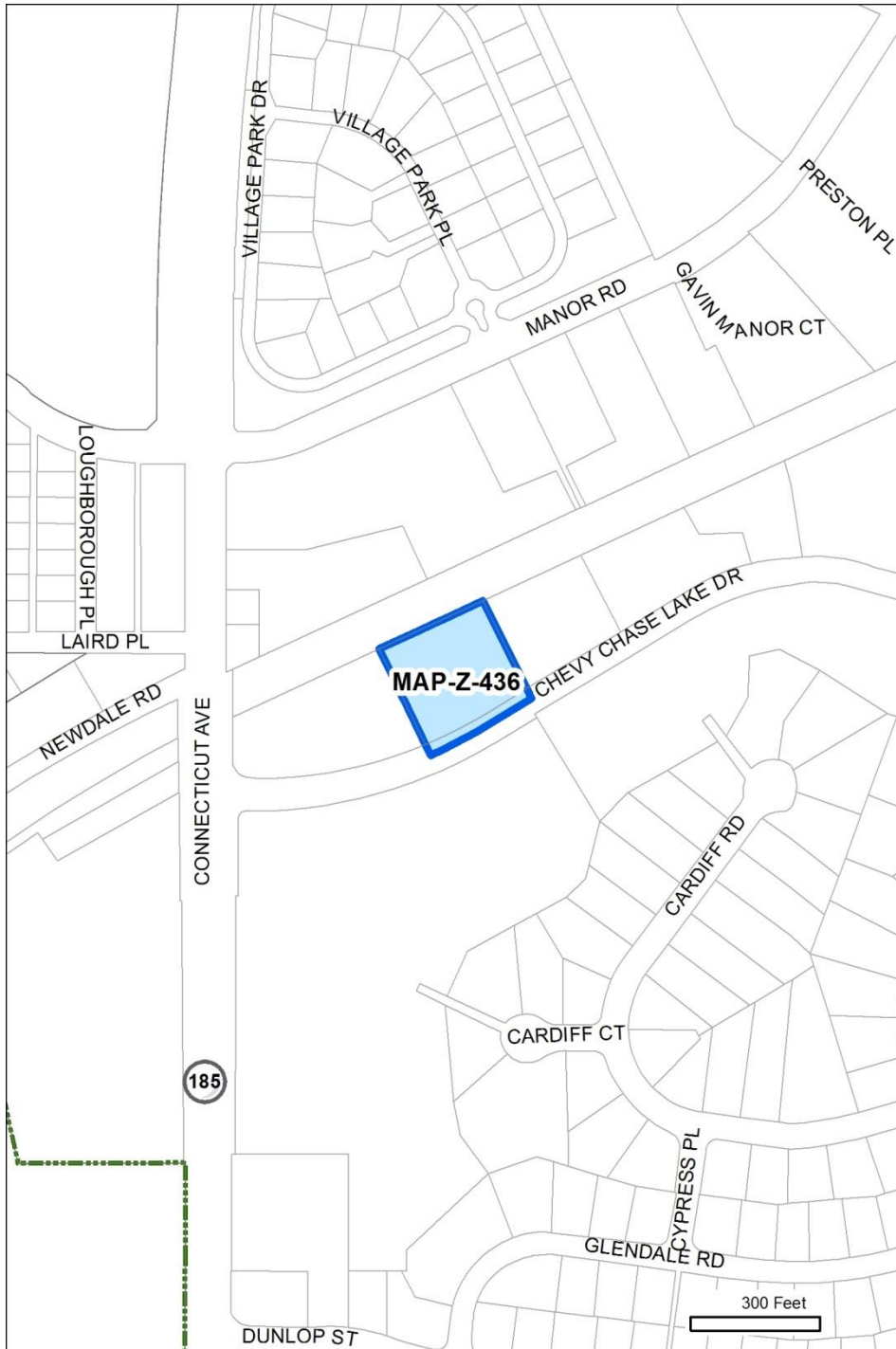




Unique ID: MAP-Z-434		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-2.0 C-1.0 R-1.75 H-120	
Zone before SMA:	<del>C-1, C-2</del>	
SMA Rezoning:	CRT-2.0 C-1.0 R-1.75 H-120	
Prop. Revised Conv:	CRT-2.0 C-1.0 R-1.75 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1 and C-2.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-2.0 C-1.0 R-1.75 H-120</b>.</i></p>		



Unique ID: MAP-Z-435		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-2.0 C-2.0 R-2.0 H-80	
Zone before SMA:	<del>C-1, C-2, R-30</del>	
SMA Rezoning:	CRT-2.0 C-2.0 R-2.0 H-80	
Prop. Revised Conv:	CRT-2.0 C-2.0 R-2.0 H-80	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned C-1, C-2, and R-30.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-2.0 C-2.0 R-2.0 H-80</b>.</i></p>		



Unique ID: MAP-Z-436		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-2.0 C-0.25 R-2.0 H-100	
Zone before SMA:	<del>R-30</del>	
SMA Rezoning:	CRT-2.0 C-0.25 R-2.0 H-100	
Prop. Revised Conv:	CRT-2.0 C-0.25 R-2.0 H-100	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-30.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-2.0 C-0.25 R-2.0 H-100</b>.</i></p>		



Unique ID: MAP-Z-437		SMA
Master Plan ID:		
Master Plan:	Chevy Chase Lake	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-50	
Zone before SMA:	<del>R-30</del>	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Chevy Chase Lake Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-30.</i></p> <p><i>The Chevy Chase Lake SMA rezoned all of this area to <b>CRT-1.5 C-0.25 R-1.5 H-50</b>.</i></p>		