

Master Plan Review

CLOVERLY

Approved and Adopted
July 1997



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Council adopted the text of the new code in March and adopted the new zoning map in July 2014.

The new code and map will go into effect on October 30, 2014.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

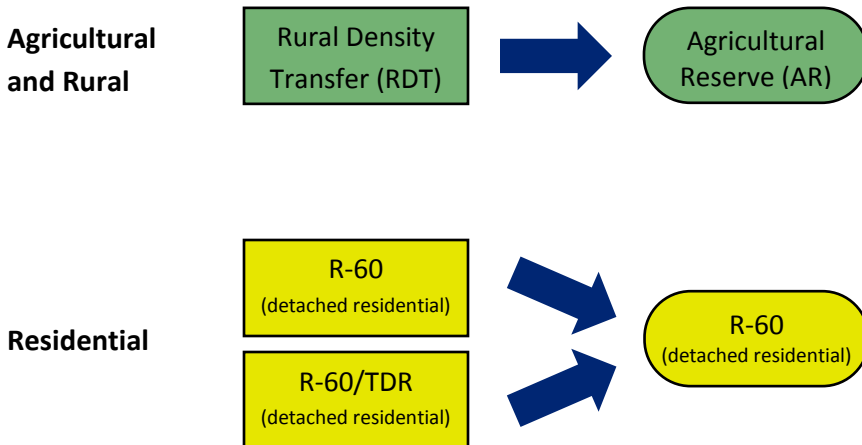
Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



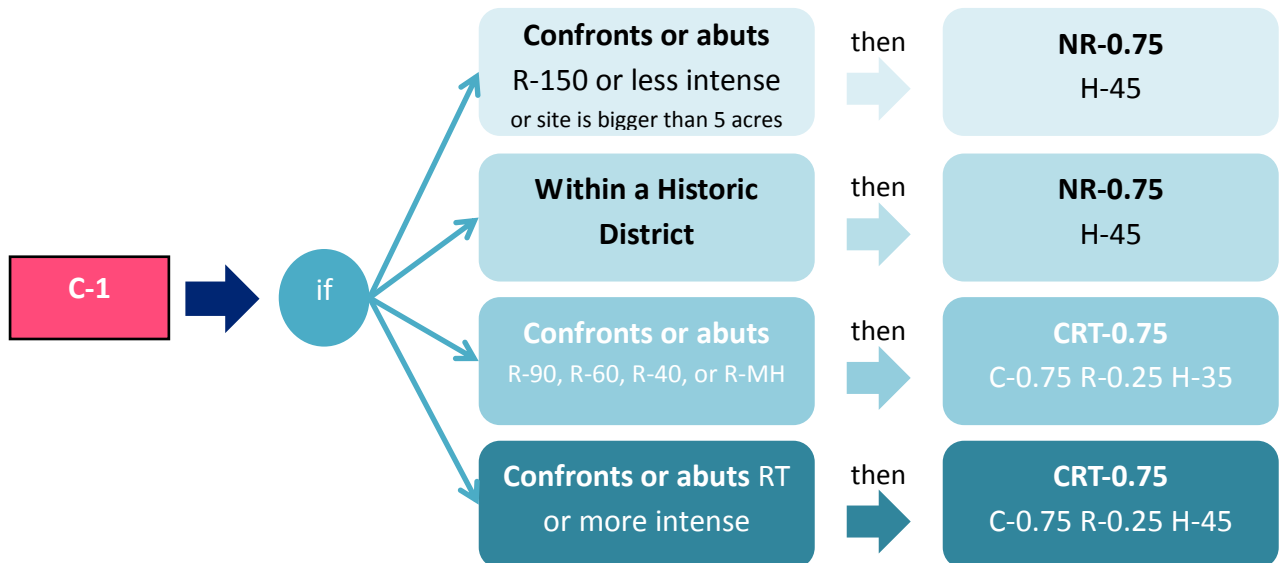
Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (see example below). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



PLAN VISION

The Cloverly Master Plan was approved and adopted in July 1997 and provides a comprehensive amendment to the 1981 Eastern Montgomery County Master Plan. The Cloverly Master Plan Area includes 14 square miles in the eastern portion of Montgomery County, Maryland. The Plan establishes a vision of Cloverly as a primarily low-density residential area with an extensive park and open space system and an expanded commercial area to serve residents.

PLAN HIGHLIGHTS

The Master Plan is guided by two concepts: watershed protection and the preservation of Cloverly's community character. Protection of Cloverly's three watersheds contributes to the quality of the area's water supply, the restoration of the Anacostia River, and recreational opportunities for the residents. The Plan recommends limiting future development to relatively low densities and providing additional parkland to protect resources in each watershed.



Good Hope Local Park

The Master Plan also seeks to reinforce the character of Cloverly's three communities. The Plan recommends maintaining low-density zoning, providing for limited expansion of the Cloverly Commercial Area, acquiring additional parkland, providing guidance for the review of special exceptions, and retaining the rural and residential character of Cloverly's roadways.

ZONE IMPLEMENTATION

The Cloverly Planning Area currently has 10 zones: 1 Rural, 3 Commercial, 5 Residential and 1 Planned Development.

Existing Rural:

RC: Rural Cluster

Existing Residential:

RE-1: Detached Unit, Single-Family

RE-2: Detached Unit, Single-Family

RE-2C: Detached Unit, Single-Family

R-200: Detached Unit, Single-Family

R-60: Detached Unit, Single-Family

Existing Commercial:

C-1: Convenience Commercial

C-2: General Commercial

C-INN: Country Inn

Existing Planned Development:

PD-2: Planned Development

The existing Rural Cluster zone will remain.

Cloverly's existing residential zones will all translate to a proposed zone with development standards nearly identical to the current zone. The existing RE-1, RE-2, RE-2C, R-200, and R-60 zones will all remain as they are.

All Country Inn zones will revert back to the zone it was prior to being rezoned into the Country Inn zone. In Cloverly, the Country Inn will revert to the RE-1 zone. The Country Inn will become a Limited Use with standards based on C-INN zone standards.

The existing C-1 and C-2 zones will translate to the proposed zones NR (Neighborhood Retail) and GR (General Retail) based on the standardized translation, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

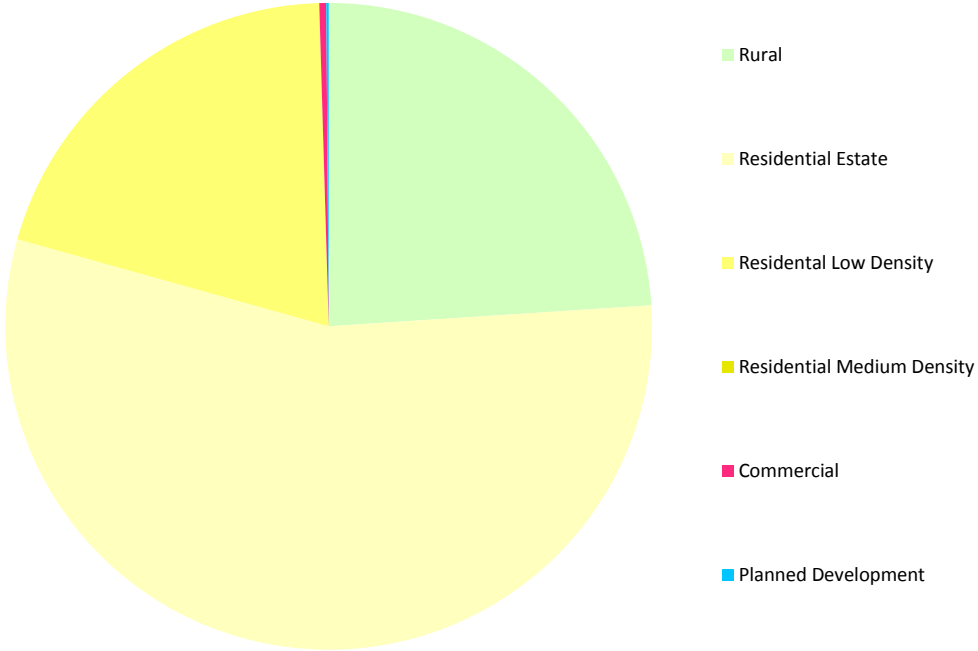
The existing PD-2 zone will remain.

ZONE IMPLEMENTATION

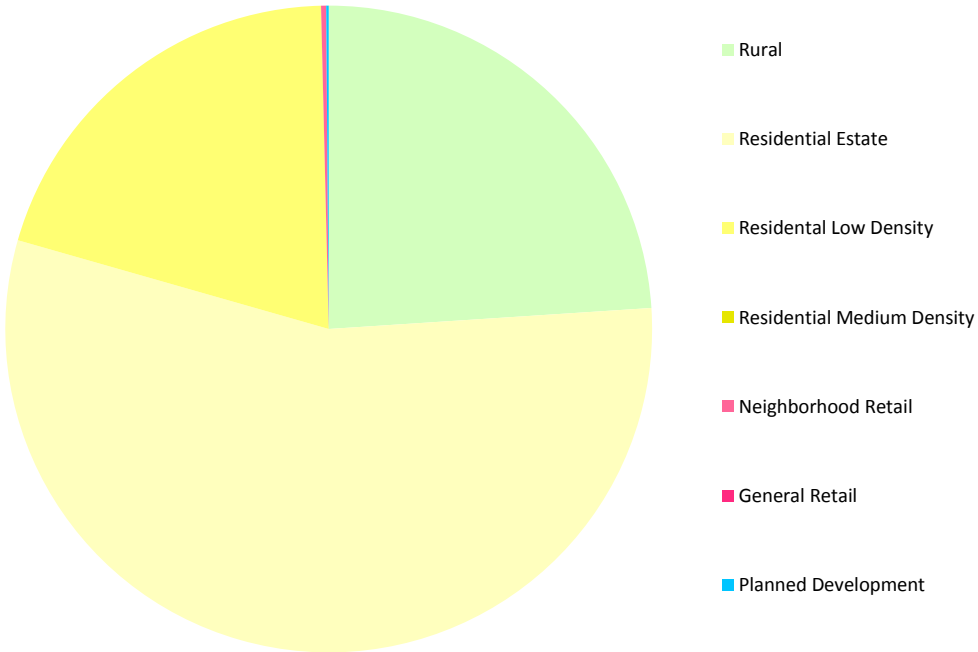
Cloverly					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RC	1,827.09	23.97	RC	1,827.09	23.97
RE-1	1,742.71	22.86	RE-1	1,749.48	22.95
C-INN	6.77	0.09			
RE-2	702.55	9.22	RE-2	702.55	9.22
RE-2C	1,776.23	23.30	RE-2C	1,776.23	23.30
R-200	1,538.85	20.18	R-200	1,538.85	20.18
R-60	0.93	0.01	R-60	0.93	0.01
C-1	18.60	0.24	NR-0.75 H-45	18.60	0.24
C-2	0.76	0.01	GR-1.5 H-45	0.76	0.01
PD-2	9.44	0.12	PD-2	9.44	0.12
Grand Total		7,623.94	Grand Total		7,623.94

ZONE IMPLEMENTATION

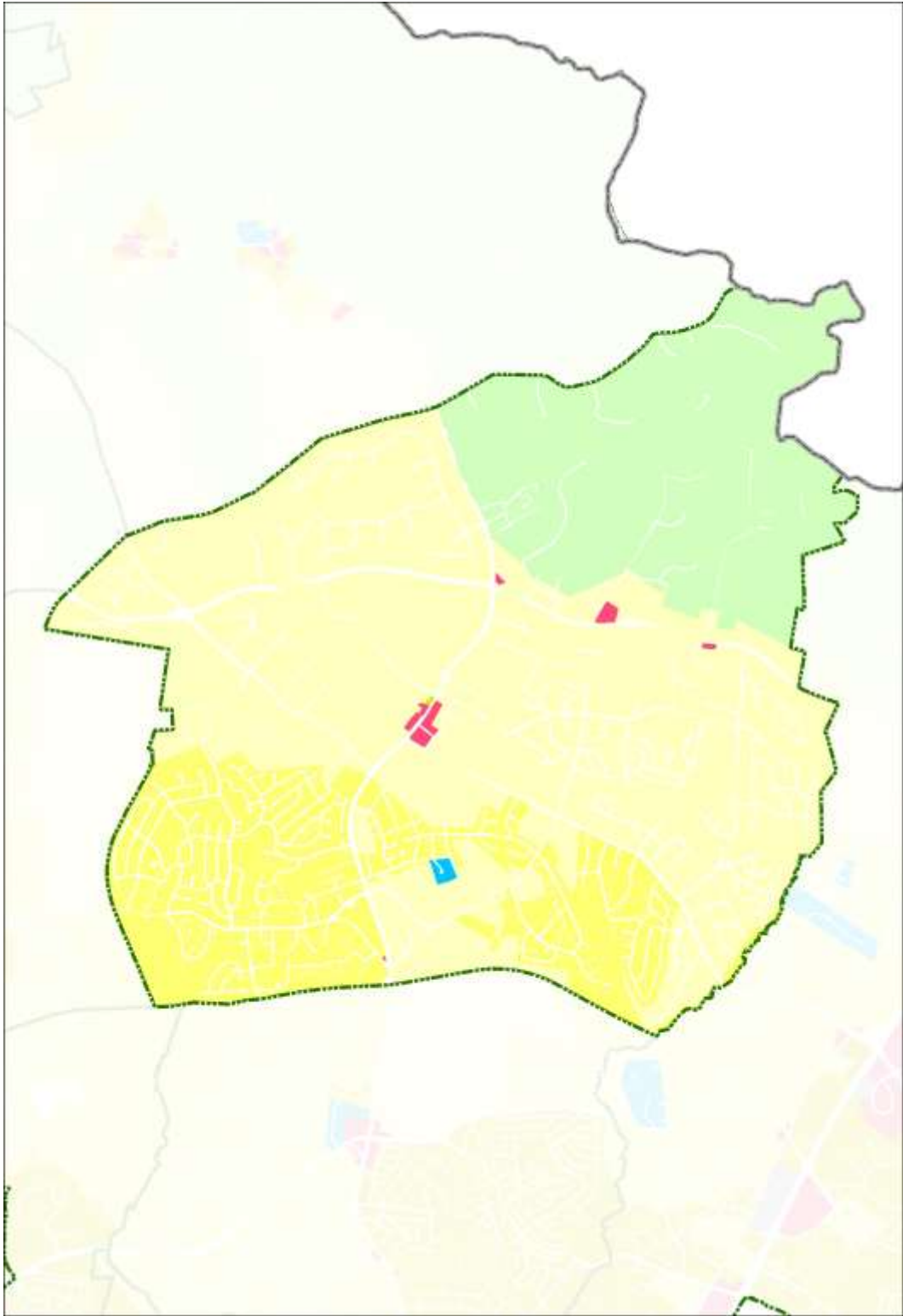
Cloverly: Existing Zoning



Cloverly: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Rural**
RC

- Residential Estate**
RE-1
RE-2
RE-2C

- Residential Low Density**
R-200

- Residential Medium Density**
R-60

- Commercial**
C-1
C-2
Country Inn

- Planned Development**
PD-2

PROPOSED ZONING MAP

Proposed Zones

- Rural**
RC

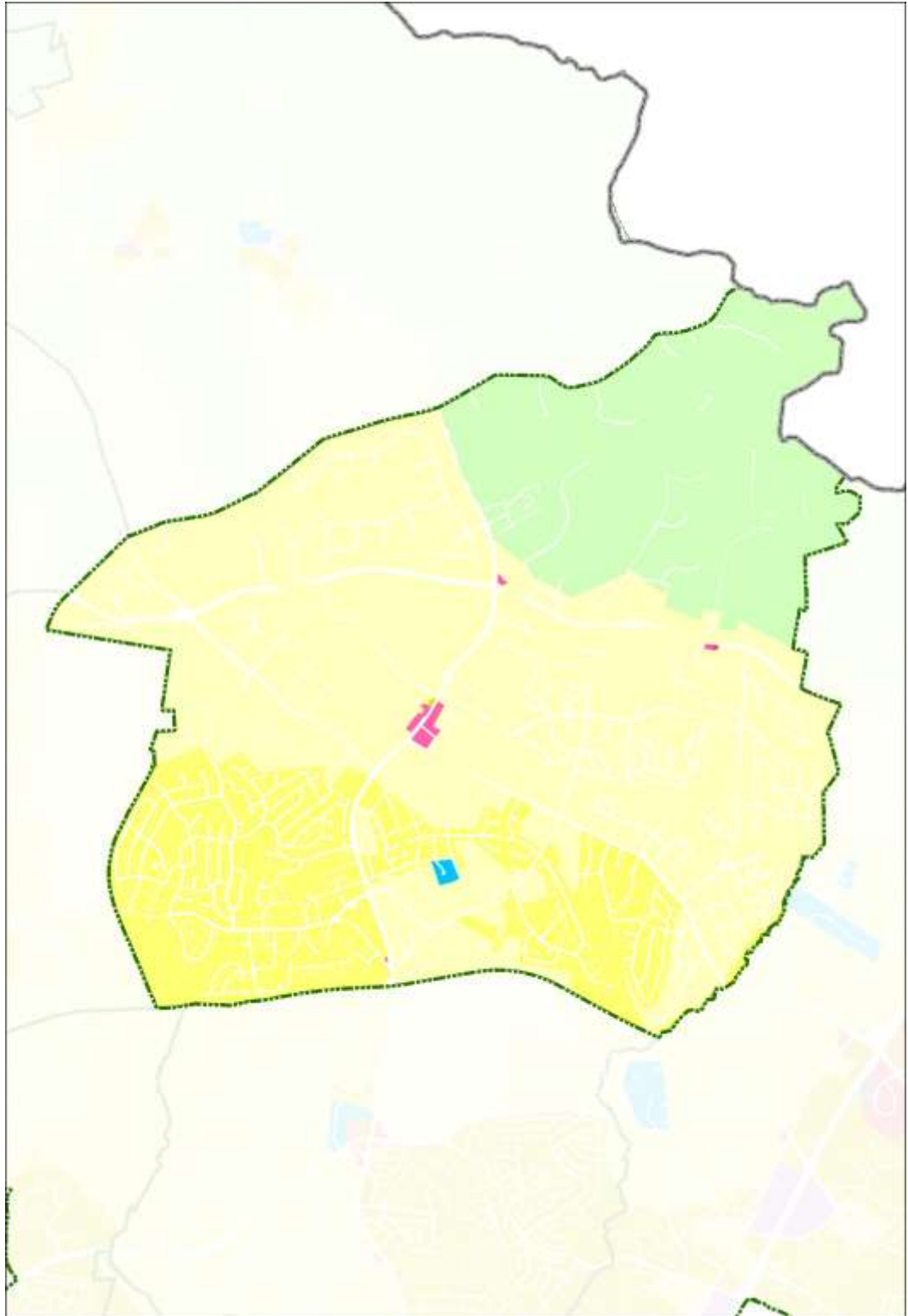
- Residential Estate**
RE-1
RE-2
RE-2C

- Residential Low Density**
R-200

- Residential Medium Density**
R-60

- Neighborhood Retail**
NR
- General Retail**
GR

- Planned Development**
PD-2



PLANNING AREA CONTEXT

