

Master Plan Review

FOREST GLEN

Approved and Adopted
July 1996



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.

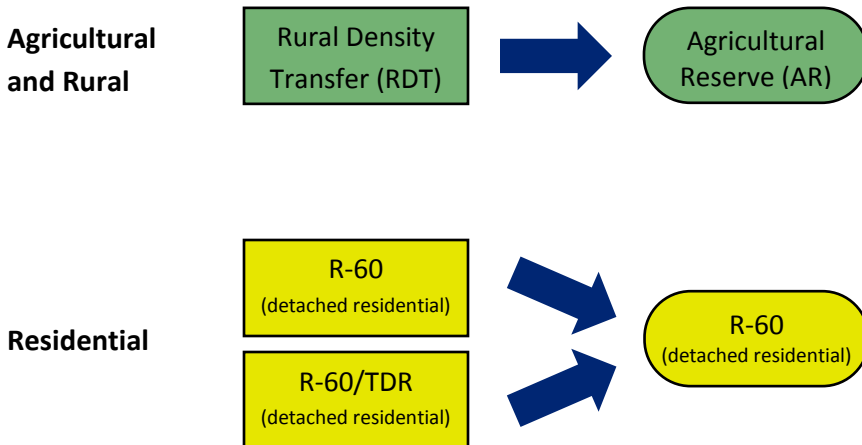
Agricultural, Residential, and Industrial Zone Implementation:

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:



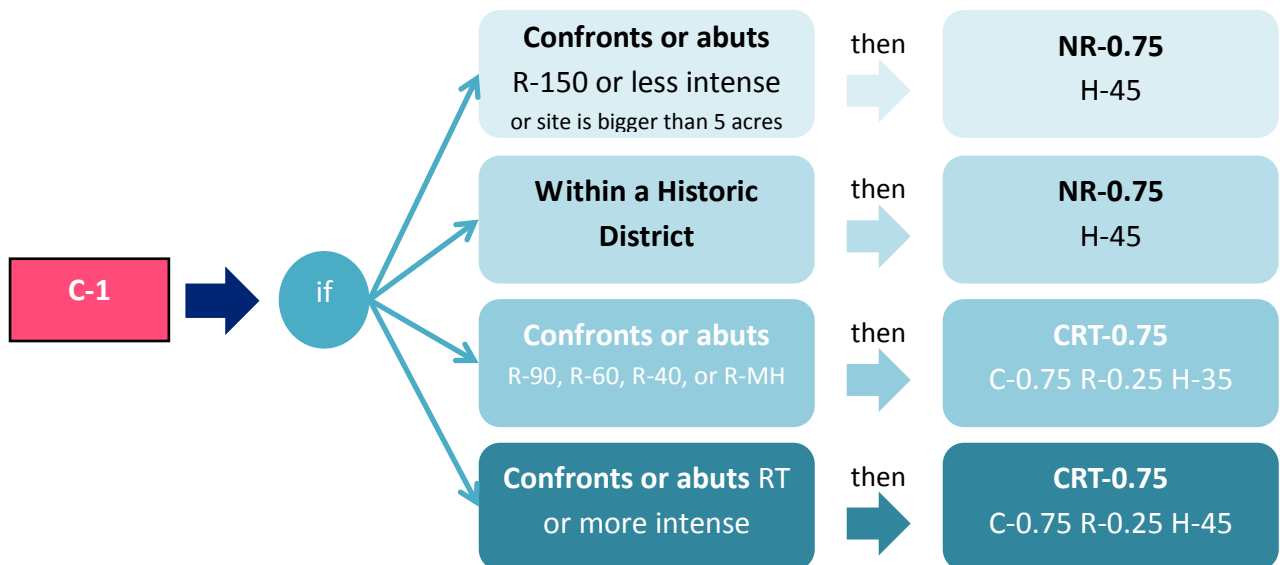
Commercial and Mixed-Use Zone Implementation:

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 HIGHLIGHTS

The Forest Glen Sector Plan was approved and adopted in July of 1996. The Forest Glen community consists of two neighborhoods: Forest Glen East and Forest Glen West, separated by Georgia Avenue. The Sector Plan envisions each neighborhood to be a stable single-family residential community with enhancements that facilitate pedestrian and bicycle access to the Forest Glen Metrorail station and to the community's public open spaces.

The Sector Plan seeks to focus new development at locations near the Metrorail station, balance the needs of residents and the regional interests served by Holy Cross Hospital, located in Forest Glen East, provide attractive landscaping and connections along Georgia Avenue, and ensure the overall compatibility of future development with the existing community.



Forest Glen Station Townhouses located near the Forest Glen metro



Holy Cross Hospital

ZONE IMPLEMENTATION

The Forest Glen Planning Area currently has 6 zones: 1 Commercial and 5 Residential.

Existing Residential:

- R-60: Detached Unit, Single-Family
- RT-12.5: Townhouse, Single-Family
- R-10: Multi-Family, High Density
- R-20: Multi-Family, Medium Density
- R-30: Multi-Family, Low Density

Existing Commercial:

- C-1: Convenience Commercial

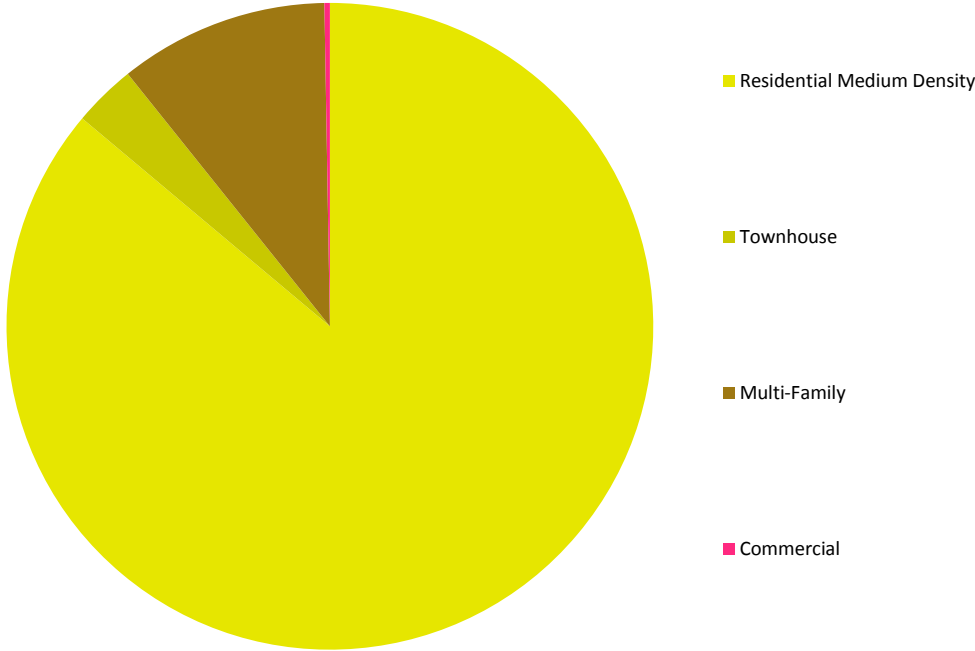
The existing R-60 will remain. The RT-12.5 will remain RT-12.5 (Townhouse) zone. The R-10, R-20, and R-30 zones will remain.

The existing C-1 zone translates to the proposed CRT (Commercial Residential Town) zone based on the location and context for each of the parcels located in C-1 zone. Each parcel’s translation was based on the standardized translation, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

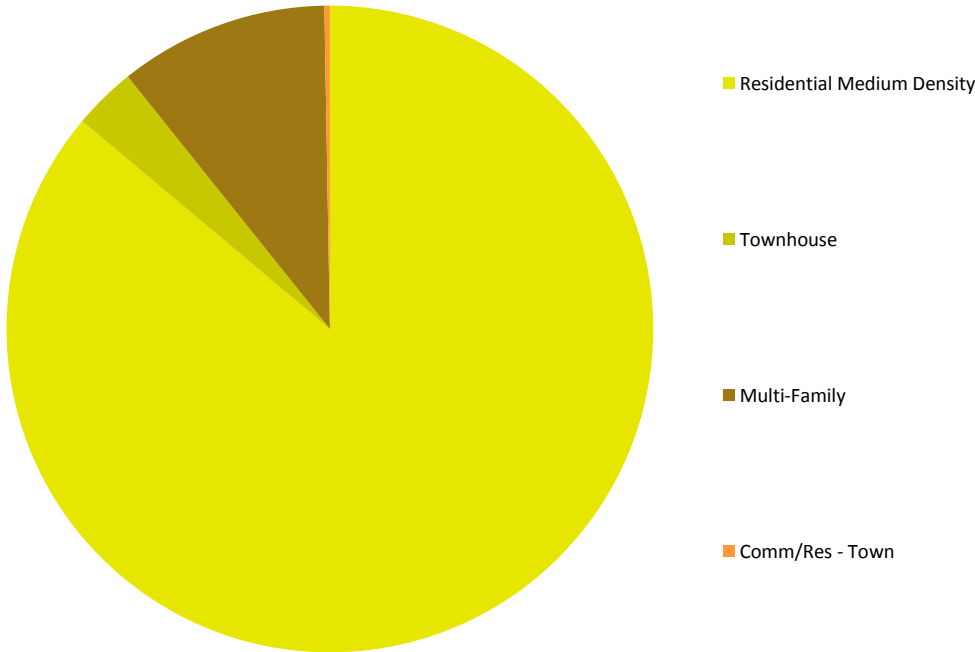
Forest Glen					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-60	303.99	86.12	R-60	303.99	86.12
RT-12.5	11.09	3.14	RT-12.5	11.09	3.14
R-10	14.43	4.09	R-10	14.43	4.09
R-20	16.46	4.66	R-20	16.46	4.66
R-30	6.08	1.72	R-30	6.08	1.72
C-1	0.96	0.27	CRT-0.75 C-0.75 R-0.25 H-35	0.96	0.27
Grand Total		353.00	Grand Total		353.00

ZONE IMPLEMENTATION

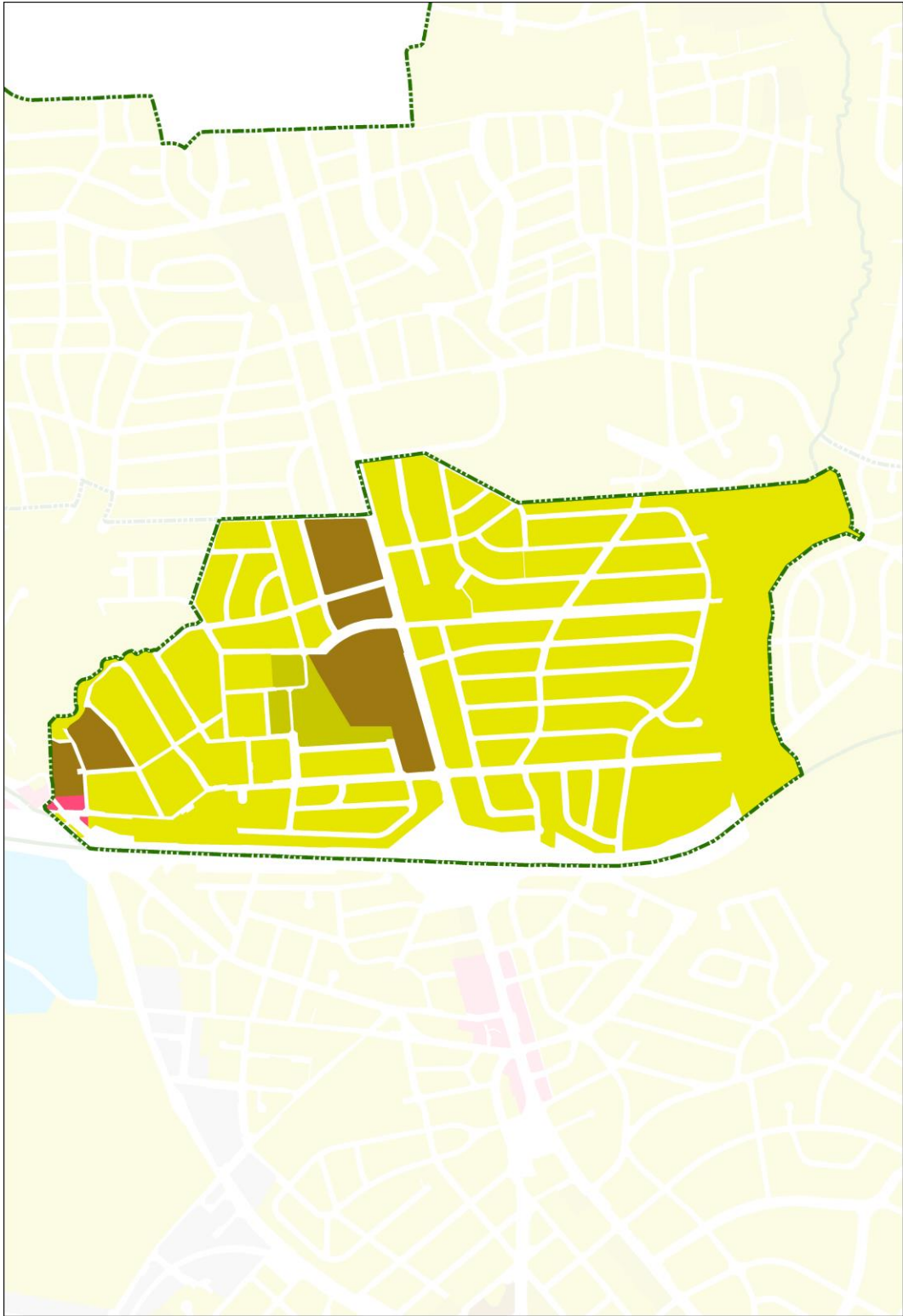
Forest Glen: Existing Zoning



Forest Glen: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Residential Medium Density**
R-60

- Townhouse**
RT-12.5

- Multi-Family**
R-30
R-20
R-10

- Commercial**
C-1

PROPOSED ZONING MAP

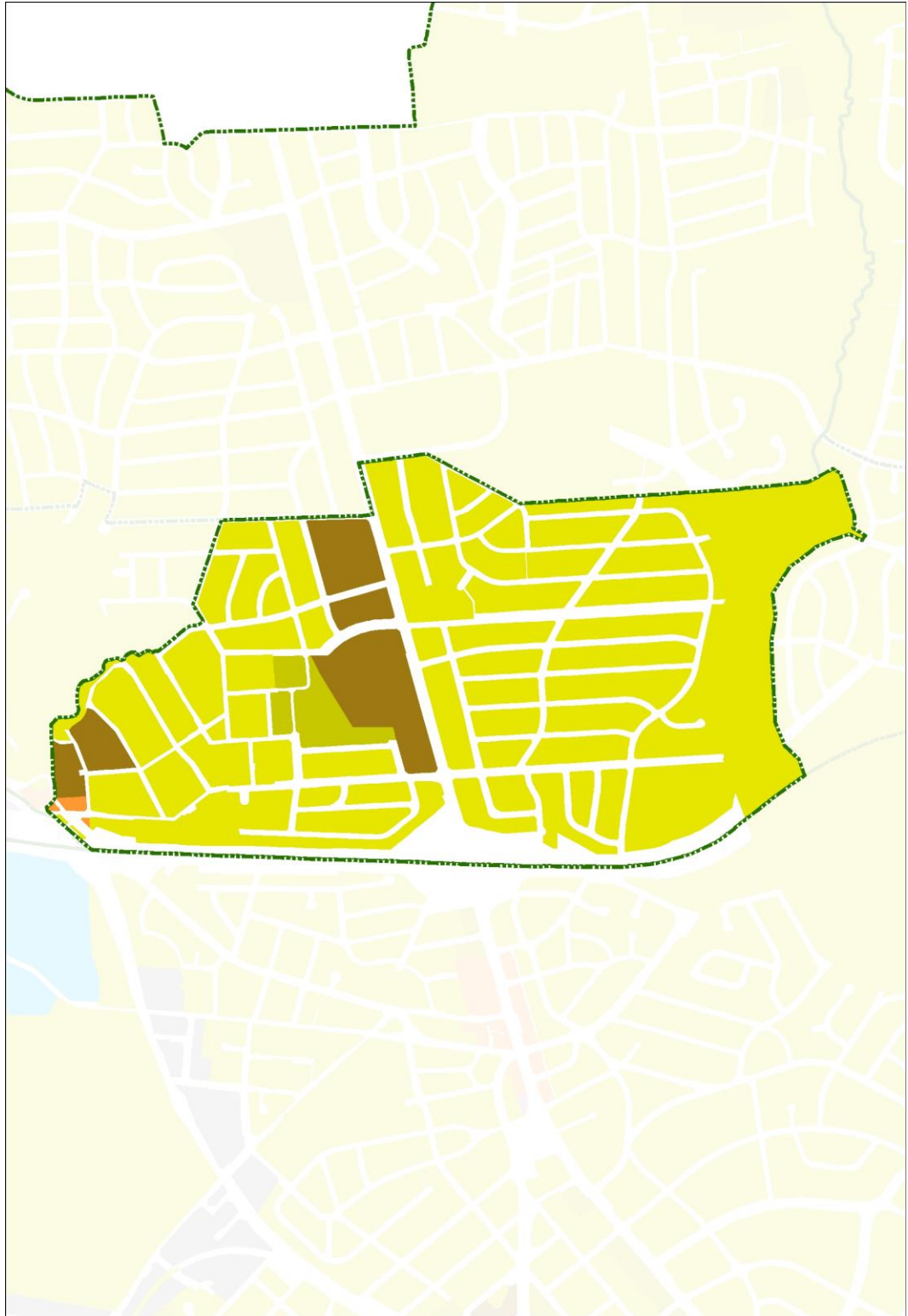
Proposed Zones

- Residential
Medium Density**
R-60

- Townhouse**
RT-12.5

- Multi-Family**
R-30
R-20
R-10

- Comm/Res-
Neighborhood**
CRT



PLANNING AREA CONTEXT

