

# Zoning Rewrite Implementation Worksession #1

Agricultural, Rural Residential, &  
Residential Zones

March 12, 2013

# Mapping

## Agricultural Zone

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

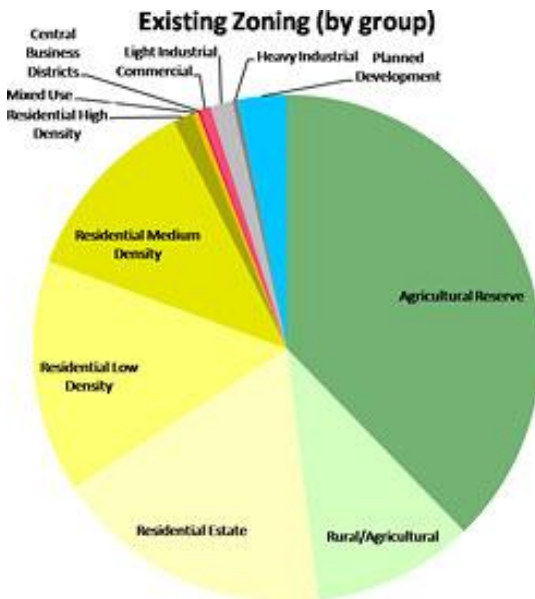
No Optional Method

No Floating Zones

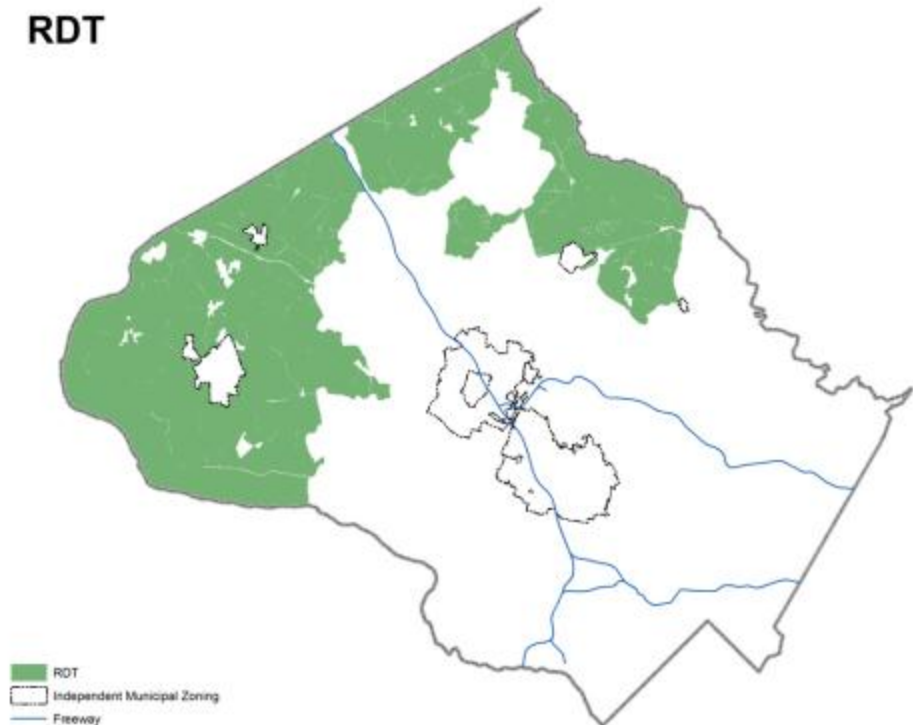
General Regulations

Process

- Current RDT
  - 106,735.15 acres
  - 37.77%
- Proposed AR
  - 106,735.15 acres
  - 37.77%



## RDT



# Zones Established

## Agricultural Zone

Mapping

**Zones Established**

Intent Statement

Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

- Current

- Sec. 59-C-9.1. Zones established.**

- The following are the agricultural zones and their identifying symbols:

- ...

- RDT – Rural Density Transfer

- Proposed

- Sec. 2.1.1. Overview of Established Zones**

- A. Euclidean Zones

- 1. Agricultural

- a. AR: Agricultural Reserve

- New

- Sec. 2.1.2.B, Groupings of Zones, to refer to all particular zoning classifications within a group



# Intent Statement

## Agricultural Zone

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process



### • Current Redlined to Show Proposed

1. The intent of ~~this zone~~ the AR zone is to promote agriculture as the primary land use in ~~sections~~ areas of the County designated for agricultural preservation in the General Plan, the Functional Master Plan for Preservation of Agriculture and Rural Open Space, and other current or future master plans. This is to be accomplished by providing large areas of generally contiguous properties suitable for agricultural and related uses and permitting the transfer of development rights from properties in this zone to properties in designated receiving areas. Residential uses should be located and arranged to support agriculture as the primary use and to support the rural character of the area.
2. Agriculture is the preferred use in the ~~Rural Density Transfer AR~~ zone. All agricultural operations are permitted at any time, including the operation of farm machinery. No agricultural use can be subject to restriction on the grounds that it interferes with other uses permitted in the zone, but uses that are not exclusively agricultural in nature are subject to ~~the regulations in Division 59 C 9 and in Division 59 G 2, "Special Exceptions—Standards and Requirements."~~ additional use standards or the conditional use approval process.
3. The intent of the child lot option in the ~~Rural Density Transfer AR~~ zone is to facilitate the continuation of the family farming unit or to otherwise meet the purposes of the ~~RDT AR~~ zone.

### • Impact

- Separated out as the only agricultural zone
- Greater focus on agriculture by guiding location and arrangement of residential uses

# Uses

## Agricultural Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

No Optional Method

No Floating Zones

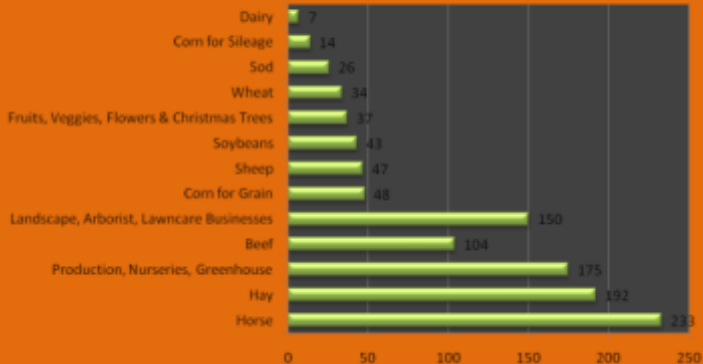
General Regulations

Process

- Div. 3.2. Agricultural Uses
  - Agricultural Auction Facility
  - Agricultural Processing
  - Community Garden
  - Equestrian Facility
  - Farm Supply or Machinery Sales, Storage, & Service
  - Farming
  - Nursery
  - Slaughterhouse
  - Urban Farming
  - Winery
  - Accessory Agricultural Uses
  - Temporary Agricultural Uses
- Permitted/Limited/Conditional Hierarchy

### Montgomery County Farms

Montgomery County Farms



- Number one pumpkin-growing county in the state, and
- Number two berry-grower.

# Uses

## Agricultural Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

- Permitted Uses (all currently permitted)
  - Farming
  - Animal Husbandry (applies to residential lots)
  - Single-Unit Living
  - Family Day Care (up to 8 persons)
  - Public Use (except utilities)
  - Amateur Radio Facility (up to 65')
  - Railroad Tracks
  - Pipeline (below ground)
  - Transmission Lines (above & below ground)
  - Noncommercial Kennel
  - Wildlife, Game Preserve, and Other Conservation Areas



# Uses

## Agricultural Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process



- Limited Uses (blue indicates modification to use)
  - Community Garden (Other Agricultural Uses P)
  - Equestrian Facility (currently P/SE)
  - Winery (currently SE/P)
  - Farm Market, On-site (P w/ footnotes)
  - Seasonal Outdoor Sales (Christmas Trees P)
  - Residential Care Facility (Up to 8) (Hospice SE)
  - Attached Accessory Apartment (recent ZTA P/SE)
  - Farm Tenant Dwelling (P or SE)
  - Guest House (P w/ footnotes)
  - Home Health Practitioner(low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Group Day Care (9-12 persons) (P w/ footnotes)
  - Religious Assembly (P w/ footnotes)
  - Telecommunications Tower (P/SE w/ footnotes)
  - Bed & Breakfast (P or SE)
  - Surface Parking for Commercial Uses in an Historic District (P w/ footnotes)
  - Antenna on Existing Structure (P w/ footnotes)
  - Construction Administration or Sales Office (P refers to Sec. A)
  - Transitory Use (P/SE w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)
  - Security Pavilion (P w/ footnotes)



## Agricultural Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

## Uses

- Conditional Uses (currently special exceptions)
  - Agricultural Auction Facility
  - Agricultural Processing
  - Farm Supply, Machinery Sales, Storage, & Service
  - Nursery (retail & wholesale)
  - Slaughterhouse
  - Farm Airstrip, Helistop
  - Residential Care Facility (9-16 & over 16 persons)
  - Detached Accessory Apartment
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution
  - Day Care Center (13-30 & over 30 persons)
  - Private Club, Service Organization
  - Animal Services (boarding & vet)
  - Cable Communications System
  - Media Broadcast Tower
  - Cemetery
  - Funeral Home, Undertaker
  - Landscape Contractor
  - Shooting Range (outdoor)
  - Rural Antique Shop
  - Rural Country Market
  - Amateur Radio Facility (over 65')
  - Mining, Excavation
  - Pipeline (above ground)
  - Public Utility Structure





# Uses

## Agricultural Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

- Impacts

- Consolidation of uses simplifies table (e.g., grain elevator, mulch & composting, milk plant, sawmill into ag processing)
- Limited uses allow removal of footnotes from numerous current “permitted” uses
- General building type allows stricter control for buildings that are not dwellings; agricultural buildings are exempt from many restrictions
- Federal/State laws control certain uses
- Generally retained non-agricultural uses to minimize change



# Development Standards

## Agricultural Zone

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

- Building Types
  - Detached House
  - General Building
- TDR sending provisions unchanged
- Child lot regulations unchanged
- Detached House Standards
  - Added alternative lot area of 3 acres max (with remainder of 25 acres to be put into conservation or agricultural easement); allowed coverage up to 15% for this alternative
  - Increased rear setback from 10' to 15' for accessory structure
  - Lot size, lot width, density, coverage, setbacks (with the exception of above), height identical



# Development Standards

## Agricultural Zone

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

No Optional Method

No Floating Zones

General Regulations

Process

- General Building Standards

- 3 acre minimum site
- 10% maximum coverage
- 40,000sf minimum lot (3 acre max alternative lot)
- 200' minimum lot width at front building line
- 0.5 max FAR
- Compatibility development standards apply (setbacks and height)
- Parking setbacks apply



## Agricultural Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

No Optional Method

No Floating Zones

### General Regulations

Process



# General Regulations

- Site Access
  - Not applicable
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Not applicable
- Recreation Facilities
  - Not applicable
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag uses may have “greener” parking lots
  - Screening may be required for general buildings
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change

## Agricultural Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

No Optional Method

No Floating Zones

General Regulations

### Process



The Jane Lawton Farm to School Program, named in honor of the late Maryland House of Delegates member Jane Lawton of Montgomery County, was created during the 2008 Session of the Maryland General Assembly when SB 158 Farm-to-School Program - Activities and Promotional Events, sponsored by Senator Jamie Raskin of Montgomery County was signed into law by the Governor O'Malley.

# Process

- Changes to uses proposed as limited uses (noted previously)
- Change in administration and procedures are general and not specific to zoning
- Site plan is only required for limited uses if the use standards under 59-3 require one

# Mapping

## Rural Residential Zones

### Mapping

Zones Established

Intent Statements

Uses

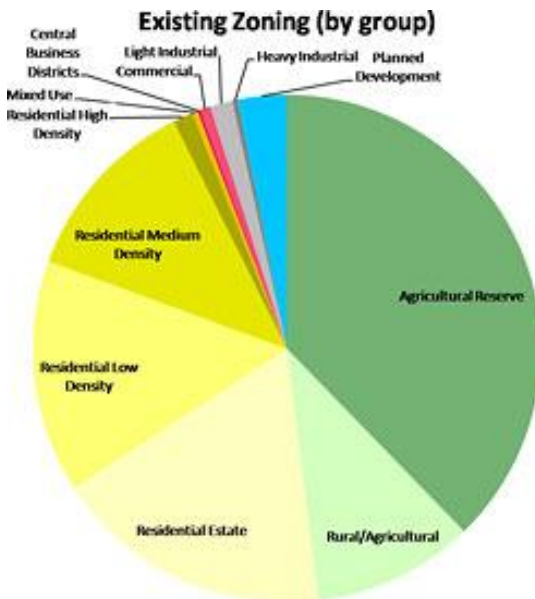
Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process



- Current Rural Residential (R)
  - 3,161.36 acres
  - 1.12%
- Current Rural Cluster (RC)
  - 25,843.80 acres
  - 9.14%
- Current Rural Neighborhood Cluster (RNC)
  - 3,158.10 acres
  - 1.12%
- Current RNC/TDR
  - 409.99 acres
  - 0.15%
- No Low Density Rural Cluster Development Zone (LDRC) mapped
- Proposed
  - No change to R, RC, RNC
  - RNC/TDR consolidated with RNC with TDR overlay



# Mapping

## Rural Residential Zones

### Mapping

Zones Established

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

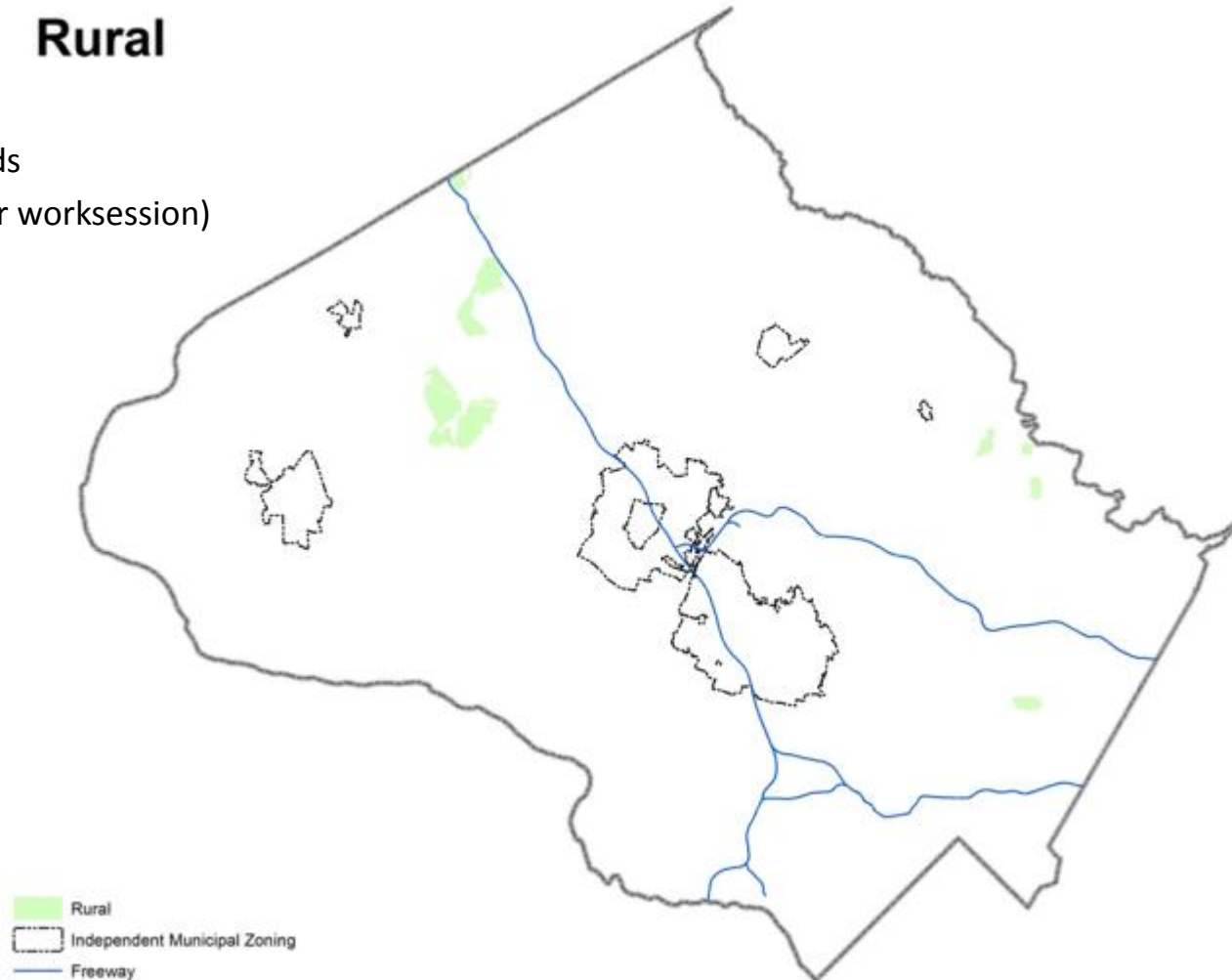
Process

Current

3,161.36 acres

1.12%

## Rural





# Mapping

## Rural Cluster Zones

### Mapping

Zones Established

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

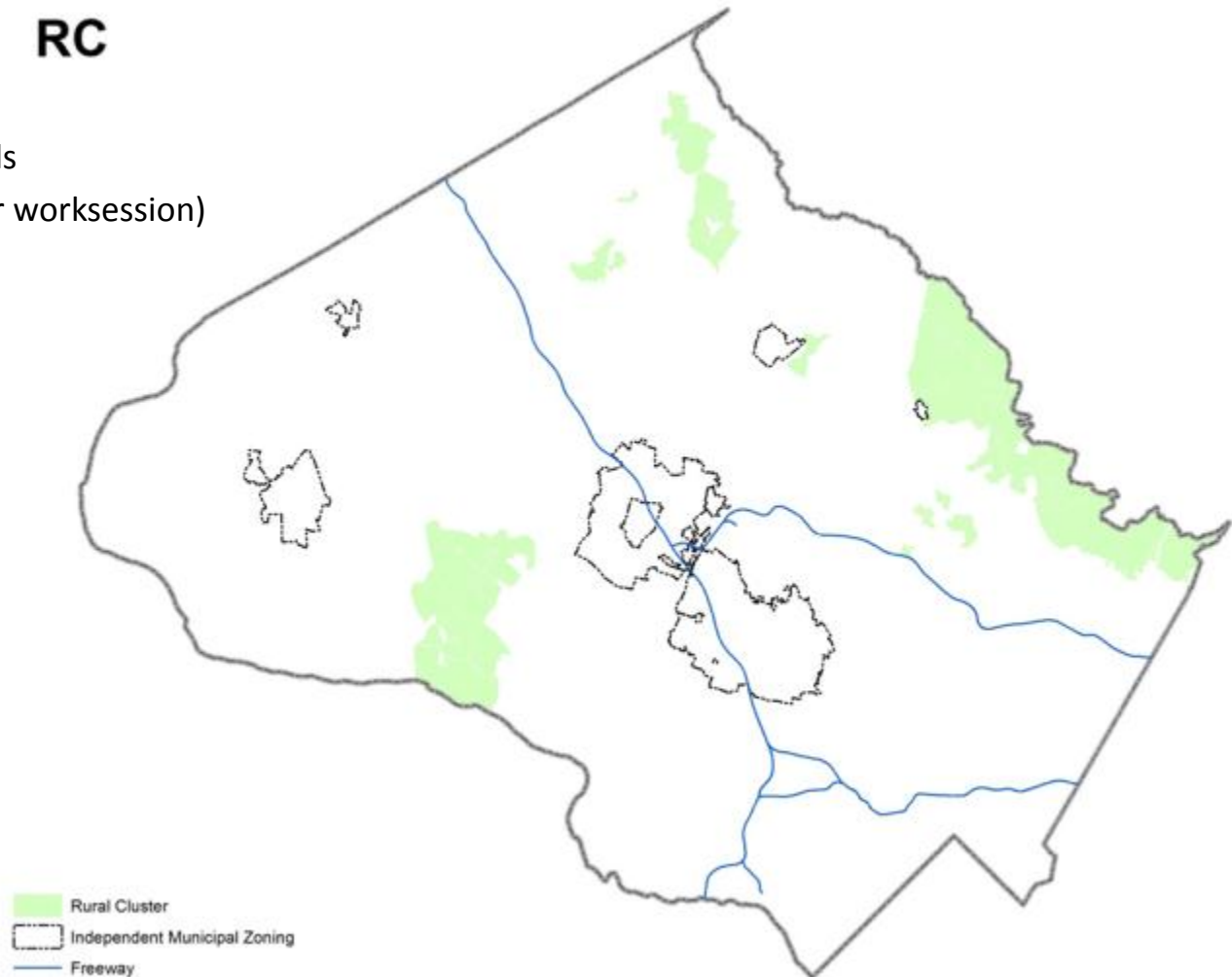
Process

Current

25,843.80 acres

9.14%

**RC**



# Mapping

## Rural Neighborhood Cluster Zones

### Mapping

Zones Established  
Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

Current

3,158.10 acres

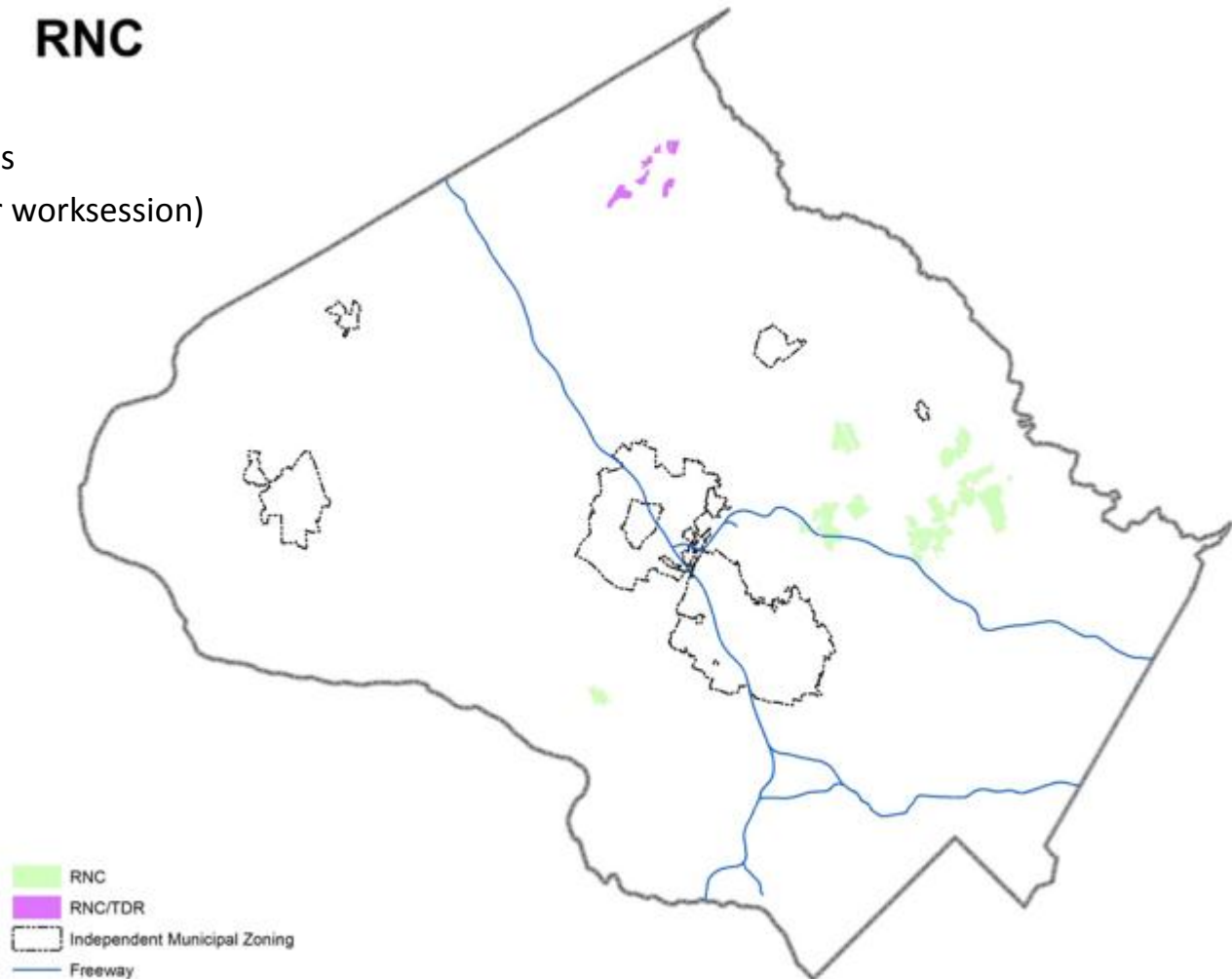
1.12%

Current RNC/TDR

409.99 acres

0.15%

**RNC**



# Zones Established

## Rural Residential Zones

Mapping

**Zones Established**

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

- Current

**Sec. 59-C-9.1. Zones established.**

The following are the agricultural zones and their identifying symbols:

Rural – Rural

Rural Cluster- RC

Rural Neighborhood Cluster – RNC

Low Density Rural Cluster Development Zone – LDRC

- Proposed

**Sec. 2.1.1. Overview of Established Zones**

A. Euclidean Zones

2. Rural Residential

a. R: Rural

b. RC: Rural Cluster

c. RNC: Rural Neighborhood Cluster



# Intent Statements

## Rural Residential Zones

Mapping

Zones Established

**Intent Statements**

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process



- Current Redlined to Show Proposed

- Rural Zone

- The intent of ~~this~~ the R zone is to preserve rural areas of the county for agriculture and other natural resource development, residential uses of a rural character, extensive recreational facilities, and protection of scenic and environmentally sensitive areas.

- Rural Cluster Zone

- The intent of ~~this~~ the RC zone is to provide designated areas in the county for a compatible mixture of agricultural uses and very low-density residential development, to promote agriculture, and to protect scenic and environmentally sensitive areas. The RC zone permits an Optional Method Cluster alternative to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses.

- Impacts

- Greater clarity about purpose of cluster development to encourage agricultural uses and protect aesthetic and environmental aspects of rural areas

- Consolidation and removal of redundancies in RNC (next page)

# Intent Statements

## Rural Residential Zones

Mapping

Zones Established

**Intent Statements**

Uses

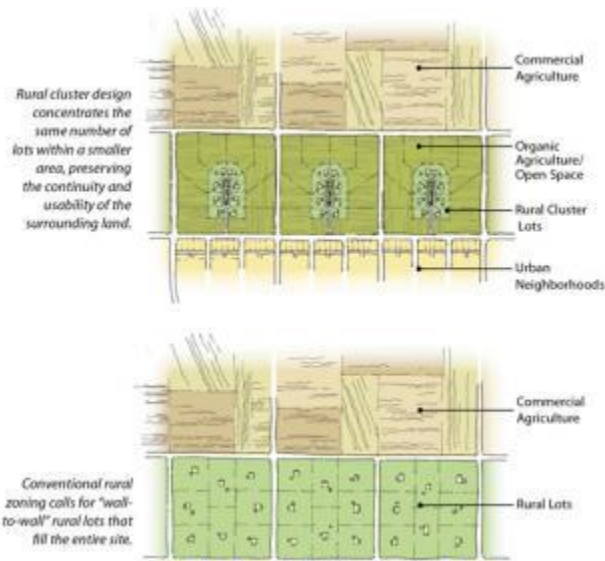
Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process



- Current Redlined to Show Proposed
  - Rural Neighborhood Cluster zone
- 1. The intent of the ~~Rural Neighborhood Cluster~~ RNC zone is to preserve open land, environmentally sensitive natural resources, and rural community character ~~that would be lost under conventional, large-lot development. This would be accomplished by requiring clusters of~~ through clustering of residential development in the form of small neighborhoods that provide neighborhood identity in an open space setting. A master plan must recommend the RNC zone and must provide development guidelines and recommendations regarding the location and rationale for preserving the rural open space.
- 2. It is further the intent of ~~this~~ the RNC zone to implement the recommendations of the relevant master plan, such as maintaining broad vistas of open space, preserving agrarian character or preserving environmentally sensitive natural resources to the maximum extent possible, and to ensure that new development is in harmony with the policies and guidelines of the relevant master plan and is compatible with existing development in adjoining abutting communities.
- ~~3. In order to accomplish the intent of the Rural Neighborhood Cluster zone, no land must be classified in this zone unless the land is within an area for which there is an approved and adopted master or sector plan which recommends application of the Rural Neighborhood Cluster zone. Master plans that recommend the Rural Neighborhood Cluster zone must provide development guidelines and recommendations regarding the density of development in the optional method of development, and the location and rationale for preserving the rural open space.~~

# Uses

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

### Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process



"As you can see, we've had  
a lot of changes in the deep woods."

- Permitted Uses (all currently permitted)
  - Farming
  - Animal Husbandry (applies to residential lots)
  - Single-Unit Living
  - Townhouse Living (only in RNC)
  - Residential Care Facility (up to 8 persons)
  - Family Day Care (up to 8 persons)
  - Playground, Outdoor Area (private)
  - Public Use (except utilities)
  - Religious Assembly
  - Amateur Radio Facility (up to 65')
  - Railroad Tracks (not in RNC)
  - Pipeline (below ground)
  - Transmission Lines (above & below ground)
  - Noncommercial Kennel
  - Wildlife, Game Preserve, and Other Conservation Areas (not in RNC)



## Rural Residential Zones

Mapping

Zones Established

Intent Statements

### Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

## Uses

- Limited Uses (blue indicates modification to use)
  - Community Garden (Other Agricultural Uses P)
  - Equestrian Facility (P/SE)
  - Winery (currently SE/P in R, RC)
  - Farm Market, On-site (P w/ footnotes)
  - Seasonal Outdoor Sales (Christmas Trees P, footnotes RNC)
  - Two-Unit Living (under MPDU method in RNC only)
  - Attached Accessory Apartment (P/SE recent ZTA)
  - Farm Tenant Dwelling (P w/ footnotes, SE for >1 and <4)
  - Guest House (P w/ footnotes)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Cultural Institution (only in RC, RNC) (P w/ footnotes in RC, RNC)
  - Group Day Care (9-12 persons) (P w/ footnotes)
  - Religious Assembly (P w/ footnotes)
  - Telecommunications Tower (in only R, RC) (P/SE in R, RC)
  - Country Inn (only in the R, RC)
  - Bed & Breakfast (P up to 2, SE 3-5 rooms)
  - Surface Parking for Commercial Uses in an Historic District (only in R, P w/ footnotes)
  - Antenna on Existing Structure (P w/ footnotes)
  - Construction Administration or Sales Office (P w/ footnotes)
  - Transitory Use (P/SE w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P with footnotes)
  - Security Pavilion (P w/ footnotes)





## Rural Residential Zones

Mapping

Zones Established

Intent Statements

### Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process



## Uses

- Conditional Uses (currently special exceptions)
  - Agricultural Processing (not in RNC)
  - Farm Supply, Machinery Sales, Storage, & Service (only in RC)
  - Nursery (retail & wholesale)
  - Slaughterhouse (not in RNC)
  - Winery (L in R & RC)
  - Farm Airstrip, Helistop (not in R or RNC)
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Detached Accessory Apartment (not in RNC)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Animal Services (boarding & vet)
  - Cable Communications System
  - Media Broadcast Tower (not in RNC)
  - Cemetery
  - Landscape Contractor
  - Campground (not in RC or RNC)
  - Golf Course, County Club (not in RNC)
  - Recreation and Entertainment Facility (up to 1,000 in or out) (not in RC or RNC)
  - Shooting Range (outdoor) (not in RNC)
  - Rural Antique Shop
  - Rural Country Market
  - Amateur Radio Facility (over 65')
  - Mining, Excavation (not in RNC)
  - Pipeline (above ground) (not in RNC)
  - Public Utility Structure

# Uses

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

### Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

- Impacts

- Consolidation of uses simplifies table
- Limited uses allow removal of footnotes from numerous current “permitted” uses
- General building type allows stricter control for buildings that are not dwellings; agricultural buildings are exempt from many restrictions
- Federal/State laws control certain uses
- Generally retained non-agricultural uses to minimize change



# Development Standards

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

### Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

- Building Types
  - Detached House in all
  - Duplex in MPDU development in RNC
  - Townhouse in RNC
  - General Building in all
- Detached House Standards
  - Increased rear setback from 10' to 15' for accessory structure in R
  - Set accessory structure maximum height at 35' in RNC
  - Lot size, lot width, density, coverage, setbacks (except as noted above), height (except as noted above) identical

Illustrative Depiction of Standards for Detached House Building Type																												
<p><b>Side Section of Structure (Main Building)</b>                      Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.</p>																												
Standard Method of Development for Detached House Building Type																												
<table border="1"> <thead> <tr> <th>A. Lot</th> <th>RC (current)</th> <th>RC (proposed)</th> </tr> </thead> <tbody> <tr> <td>Lot Area (min)</td> <td>9 acres</td> <td>9 acres</td> </tr> <tr> <td>Density (units/acre)</td> <td>1/5</td> <td>1/5</td> </tr> <tr> <td>Lot Width (min)</td> <td></td> <td></td> </tr> <tr> <td>At front building line</td> <td>300'</td> <td>300'</td> </tr> <tr> <td>At front property line</td> <td>300'</td> <td>300'</td> </tr> </tbody> </table>		A. Lot	RC (current)	RC (proposed)	Lot Area (min)	9 acres	9 acres	Density (units/acre)	1/5	1/5	Lot Width (min)			At front building line	300'	300'	At front property line	300'	300'									
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<p><b>Rationale for Changes Marked in Red</b></p> <p>Sum of Side Setbacks, Interior                      The Sum of Side Setbacks requirement is redundant in this zone.</p>																												
<p><b>Accessory Structures</b>                      For development standards regarding accessory structures, see Accessory Structures (Rural Zones) Fact Sheet</p>																												

# Development Standards

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

### Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

- Townhouse Standards (only in RNC)
  - Currently allowed
  - No previous standards
  - 5 acre minimum site
  - 4,800sf minimum site per unit
  - 60% minimum common open space
  - 35% maximum site coverage
  - 1,400sf minimum lot area
  - Maximum density of 1 unit per 5 acre
  - Setbacks similar to low density townhouse zones
  - 35' maximum height
  - 8 maximum units per row
  - Entrance must face street or open space



# Development Standards

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

### Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

Process

- General Building Standards

- 5 acre minimum site
- 10% maximum coverage
- 60% minimum open space in RNC zone
- 40,000sf minimum lot in R & RC
- 25,000sf minimum lot in RNC
- 200' minimum lot width at front building line
- 0.5 max FAR
- Compatibility development standards apply (setbacks and height)
- Parking setbacks apply





# General Regulations

## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

### General Regulations

Process

- Site Access
  - Not applicable
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Same types & amounts required
  - Limits on some ornamental plantings and hardscape in rural open space
  - Limits on expansive hardscapes in common open space
  - Facility-based recreation not allowed in rural open space
  - Standard set of features (roads, etc.) not allowed in any open space
  - Rural & common open space have:
    - Revised definitions
    - Prohibitions on uses
    - Guidelines for design & development
    - Allocation & configuration considerations



## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

### General Regulations

Process

# General Regulations

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, & conditional uses
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change





## Rural Residential Zones

Mapping

Zones Established

Intent Statements

Uses

Development Standards

Optional Method (later worksession)

No Floating Zones

General Regulations

### Process

# Process

- Changes to uses that are limited uses (noted previously)
- Change in administration and procedures are general and not specific to zoning
- Site plan is only required for limited uses if the use standards under 59-3 require one



## Residential Estate Zones

### Mapping

Zones Established

Intent Statement

Uses

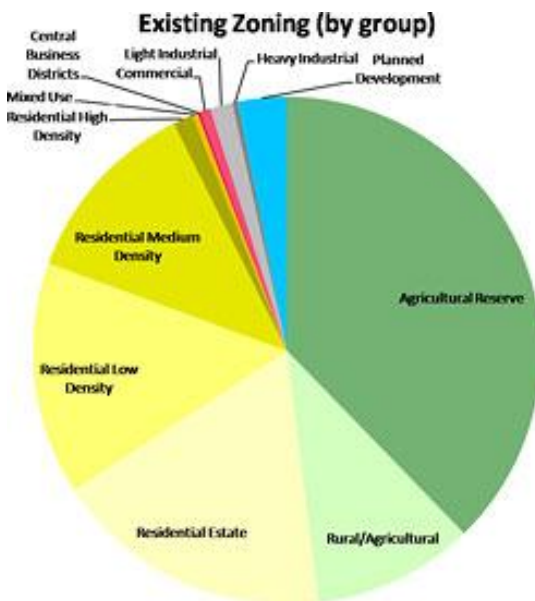
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



## Mapping

- Current Residential Estate-2 (RE-2)
  - 31,571.80 acres
  - 11.17%
- Current Residential Estate-2/TDR (RE-2/TDR)
  - 1,314.96 acres
  - 0.47%
- Current Residential Estate-2 Cluster (RE-2C)
  - 4,849.38 acres
  - 1.72%
- Current Residential Estate-2 Cluster/TDR (RE-2C/TDR)
  - 1,170.02 acres
  - 0.41%
- Current Residential Estate-1 (RE-1)
  - 10,110.06 acres
  - 3.58%
- Current Residential Estate-1/TDR (RE-1/TDR)
  - 1,136.76 acres
  - 0.40%
- Proposed
  - No change to RE-2, RE-2C, RE-1
  - TDR zones consolidated with applicable underlying zone with TDR overlay

# Mapping

## Residential Estate Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

31,571.80 acres

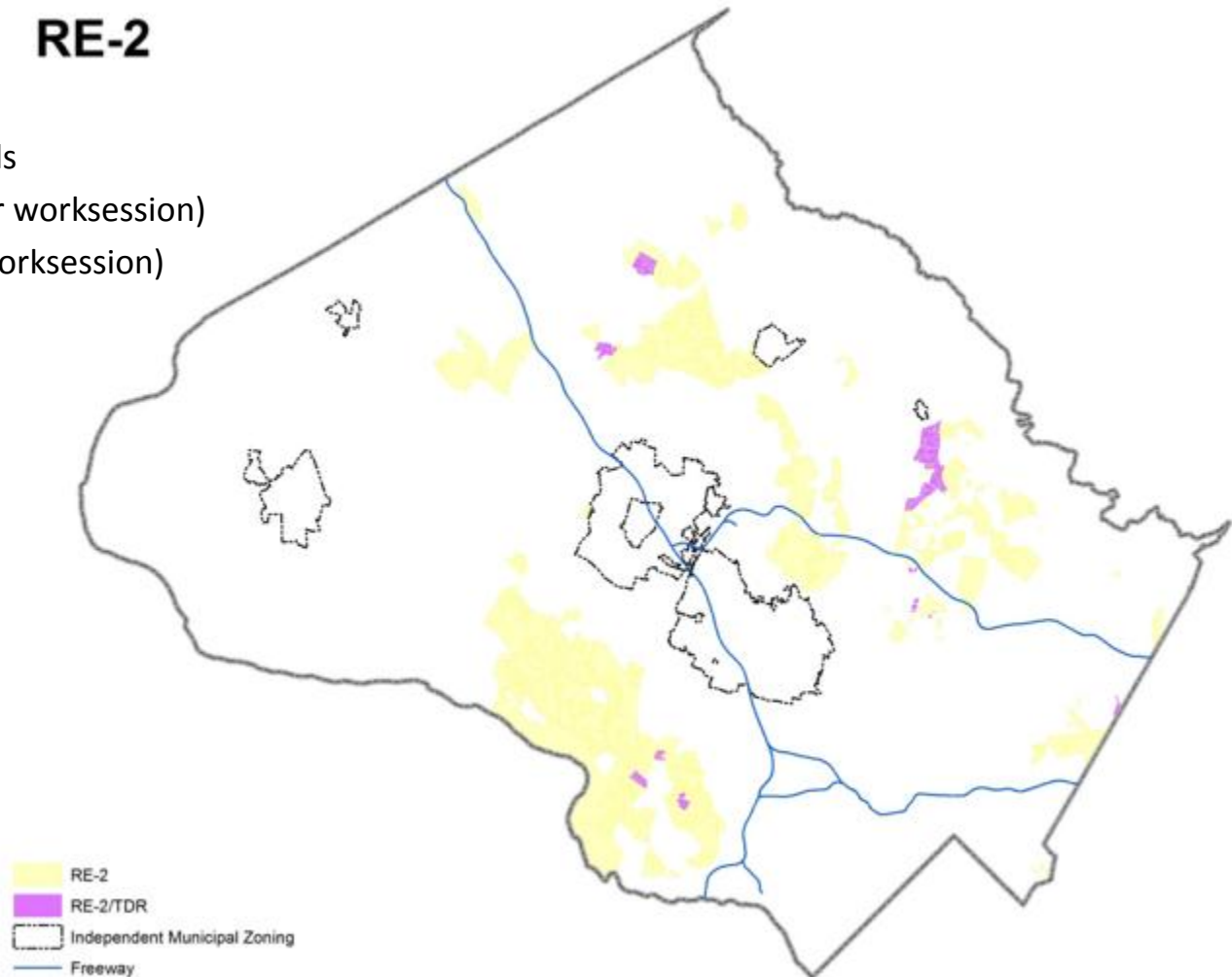
11.17%

Current RE-2/TDR

1,314.96 acres

0.47%

## RE-2



# Mapping

## Residential Estate Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

4,849.38 acres

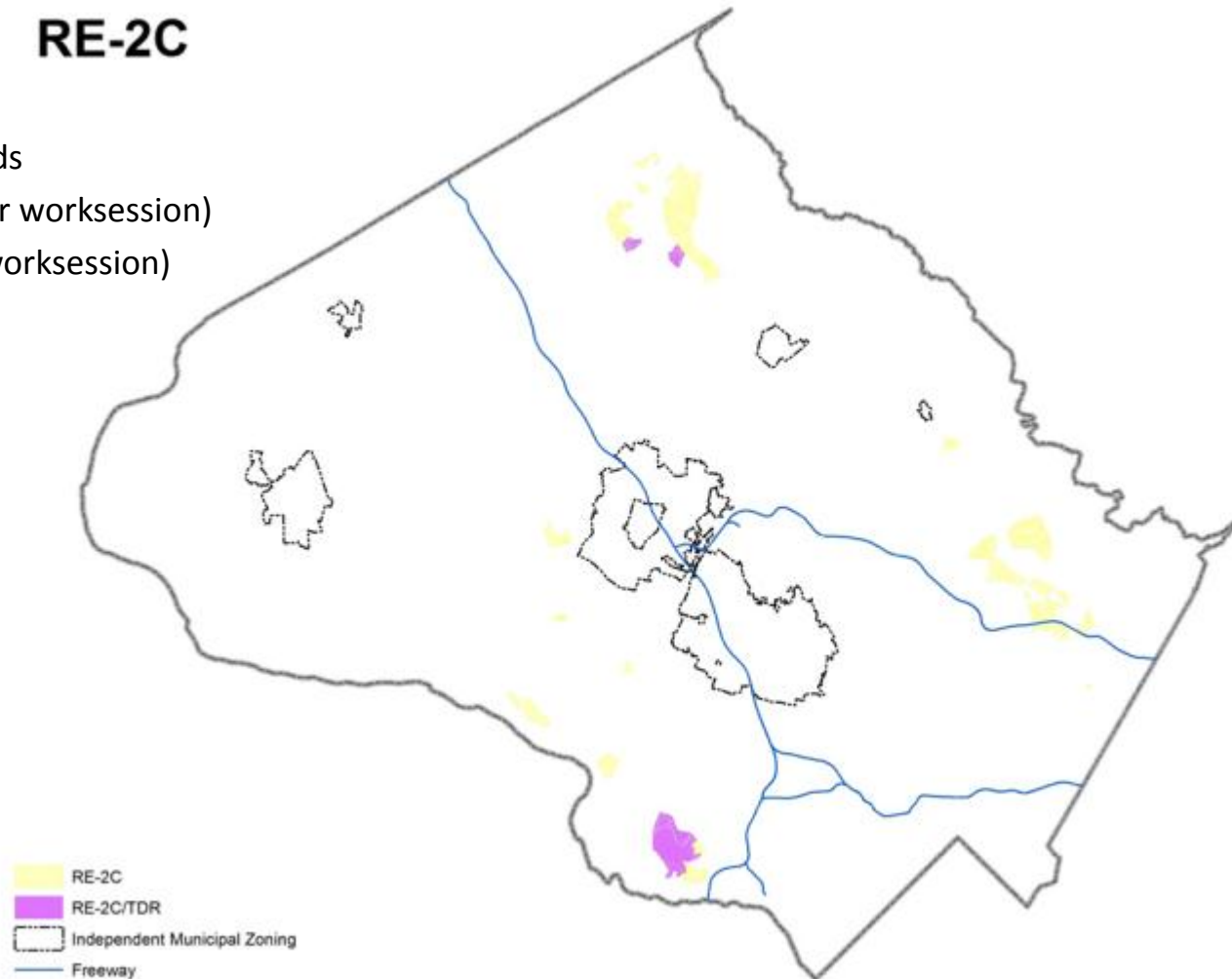
1.72%

Current RE-2C/TDR

1,170.02 acres

0.41%

## RE-2C



# Mapping

## Residential Estate Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

10,110.06 acres

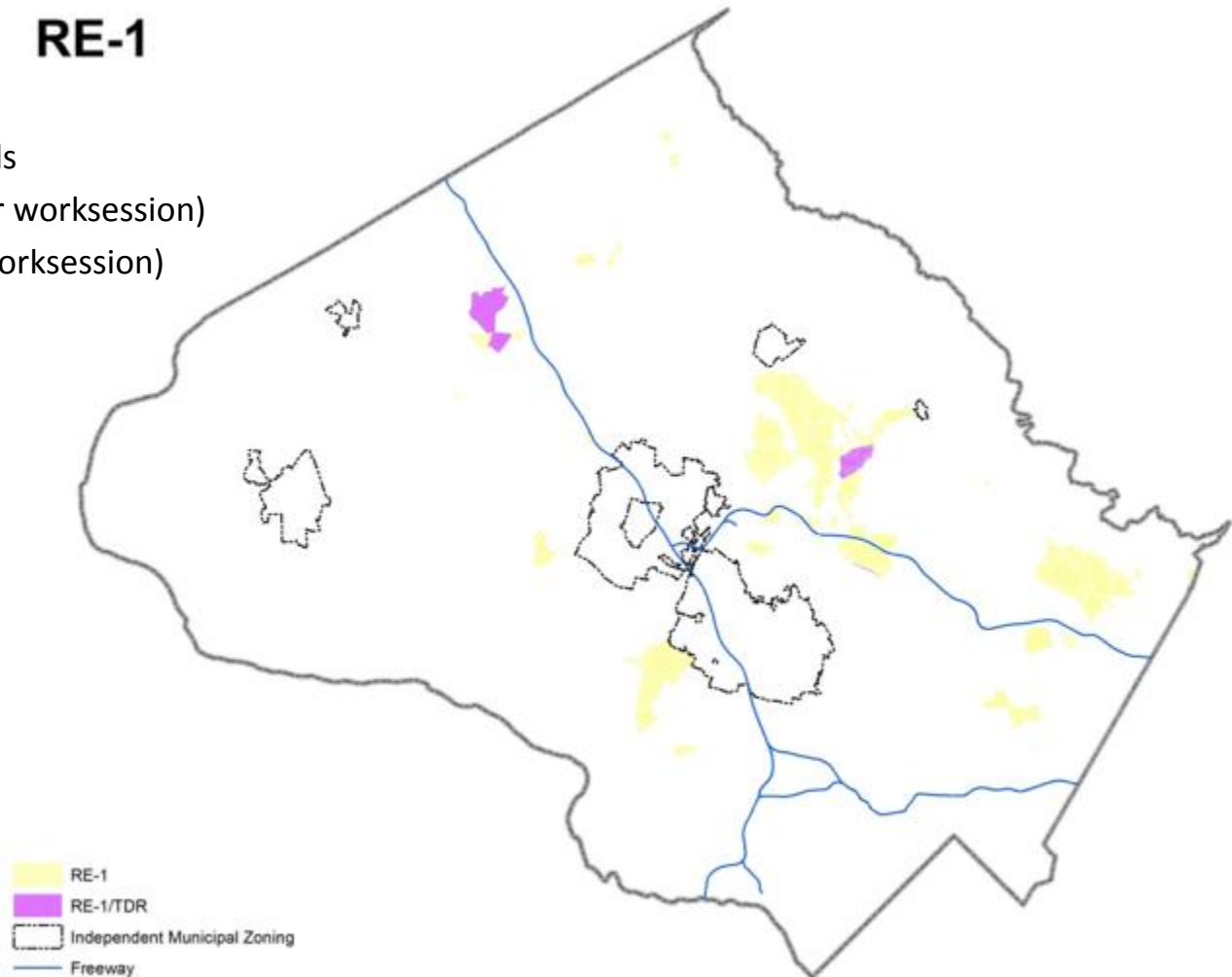
3.58%

Current RE-1/TDR

1,136.76 acres

0.40%

## RE-1



# Zones Established

## Residential Estate Zones

Mapping

### Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Current

### Sec. 59-C-1.1. Zones established.

The following are the one-family residential zones and their identifying symbols.

RE-2 – Residential, one family (formerly R-A)

RE-2C – Residential, one family (formerly RA-C)

RE-1 – Residential, one family (formerly R-E)

RE-2/TDR – Residential, transferable development rights

RE-2C/TDR – Residential, transferable development rights

RE-1/TDR – Residential, transferable development rights

- Proposed

### Sec. 2.1.1. Overview of Established Zones

#### A. Euclidean Zones

#### 3. Residential

##### a. Residential Detached

- i. RE-2: Residential Estate – 2
- ii. RE-2C: Residential Estate – 2 Cluster
- iii. RE-1: Residential Estate – 1

# Intent Statement

## Residential Estate Zones

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- New

The intent of the RE-2, RE-2C, and RE-1 zones is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house. The RE-2C zone permits Optional Method Cluster Development.





# Uses

## Residential Estate Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Permitted Uses
  - Farming
  - Single-Unit Living
  - Residential Care Facility (up to 8 persons)
  - Cultural Institution (not in RE-2C)
  - Family Day Care (up to 8 persons)
  - Playground, Outdoor Area (private)
  - Public Use (except utilities)
  - Religious Assembly
  - Surface Parking for Use Allowed in Zone
  - Amateur Radio Facility (up to 65')
  - Railroad Tracks (not in RE-2C)
  - Pipeline (below ground)
  - Transmission Lines (below ground)
  - Noncommercial Kennel



## Residential Estate Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



## Uses

- Limited Uses (blue indicates modification to use)
  - Community Garden (farming allowed)
  - Animal Husbandry (farming allowed)
  - Farm Market, On-site (P w/ footnotes)
  - Agricultural Vending (P w/ footnotes)
  - Seasonal Outdoor Sales (Christmas Tress, only RE-2 and RE-1)
  - Two-Unit Living (optional method)
  - Townhouse Living (optional method)
  - Attached Accessory Apartment (P/SE recent ZTA)
  - Detached Accessory Apartment (P/SE recent ZTA)
  - Farm Tenant Dwelling (P w/ footnotes)
  - Guest House (P w/ footnotes)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Group Day Care (9-12 persons) (P w/ footnotes)
  - Country Inn (not in RE-2C)
  - Bed & Breakfast (P up to 2, SE 3-5 rooms)
  - Surface Parking for Commercial Uses in an Historic District (P w/ footnotes)
  - Antenna on Existing Structure (under Telecom. Fac. P w/ footnotes)
  - Construction Administration or Sales Office (P w/ footnotes)
  - Special Event Parking (only in RE-2) (P w/ footnotes)
  - Transitory Use (P/SE w/ footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)
  - Security Pavilion (not in RE-2C) (P w/ footnotes)

## Residential Estate Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## Uses

- Conditional Uses (currently special exceptions)
  - Equestrian Facility
  - Nursery (retail & wholesale)
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization (not in RE-2C)
  - Swimming Pool (community)
  - Animal Services (boarding & vet)
  - Communications Facilities (cable, media tower, telecom tower)
  - Cemetery (only in RE-2)
  - Funeral Home, Undertaker (not in RE-2C)
  - Landscape Contractor
  - Campground (only in RE-2C)
  - Golf Course, County Club
  - Recreation and Entertainment Facility (up to 1,000 out or over 1,000) (only in RE-2C)
  - Rural Antique Shop (not in RE-2C)
  - Rural Country Market
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground) (not in RE-2C)
  - Public Utility Structure



# Development Standards

## Residential Estate Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Building Types
  - Detached House in all
  - Duplex in optional method in RE-2C & RE-1
  - Townhouse in optional method in RE-2C & RE-1
  - General Building in all
- Detached House Standards
  - Decreased total coverage from 25% to 15% maximum in the RE-2 and RE-2C zones
  - Removed separate 20% accessory structure coverage of rear yard in all RE zones
  - Lot size, lot width, density, coverage (except as noted above), setbacks, height identical

# Development Standards

## Residential Estate Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- General Building Standards
  - 2 acre minimum lot in RE-2 & RE-2C
  - 40,000sf minimum lot in RE-1
  - 15% maximum coverage of lot
  - 150' minimum lot width at front lot line in RE-2 & RE-2C; 125' in RE-1
  - 0.5 max FAR
  - Compatibility development standards apply (setbacks and height)
  - Parking setbacks apply





# General Regulations

## Residential Estate Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

- Site Access
  - Not applicable
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Same type & amounts required
  - Only required for optional method





## Residential Estate Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

### General Regulations

Process

# General Regulations

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, & conditional uses
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change



## Residential Estate Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

### Process

# Process

- Changes to uses that are limited uses (noted previously)
- Change in administration and procedures are general and not specific to zoning
- Site plan is only required for limited uses if the use standards under 59-3 require one



<sup>1</sup> Mostly, if not all, to L because of footnotes.

# Residential Low Density Zone

## Mapping

Zones Established

Intent Statement

Uses

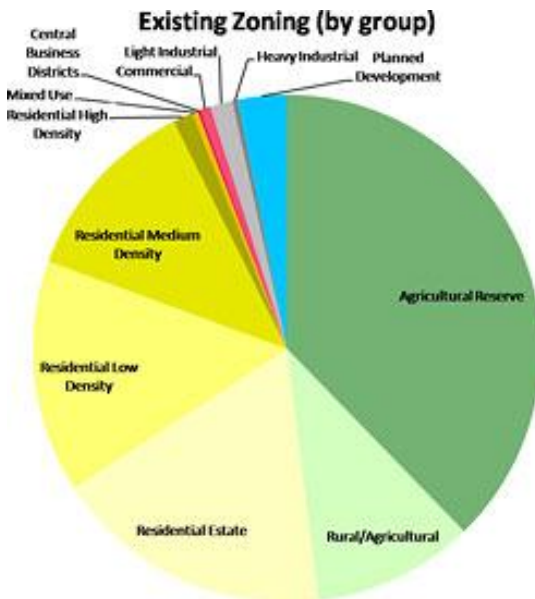
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Mapping

- Current R-150
  - 1,095.73 acres
  - 0.39%
- Current R-150/TDR
  - 17.66 acres
  - 0.01%
- Current R-200
  - 33,281.52 acres
  - 11.78%
- Current R-200/TDR
  - 3,261.20 acres
  - 1.15%
- Current RMH-200
  - 320.70 acres
  - 0.11%
- Proposed R-200
  - 37,976.81 acres
  - 13.44%
  - TDR zones consolidated to R-200 with TDR overlay

# Mapping

## Residential Low Density Zone

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

1,095.73 acres

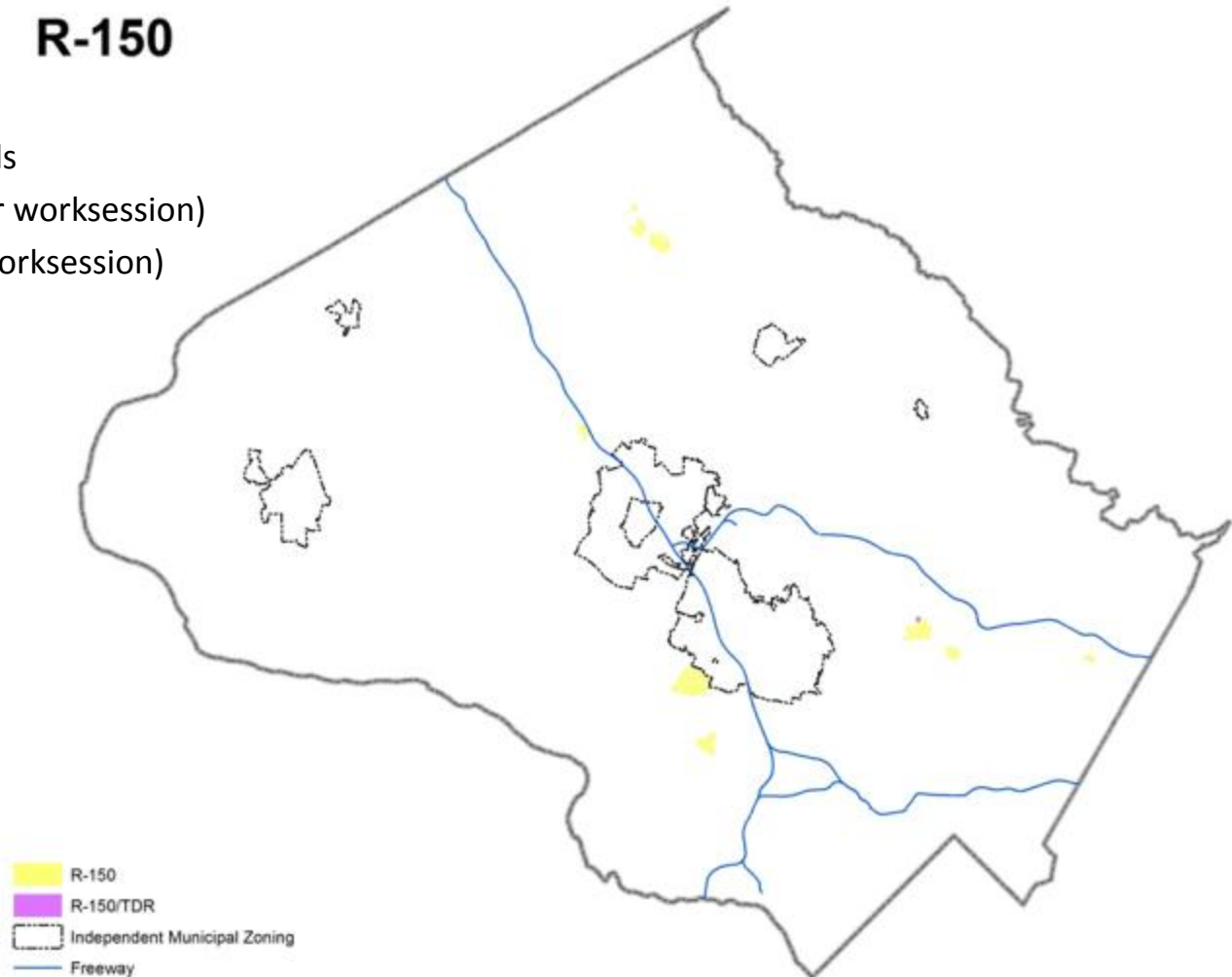
0.39%

Current R-150/TDR

17.66 acres

0.01%

## R-150



# Mapping

## Residential Low Density Zone

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

33,281.52 acres

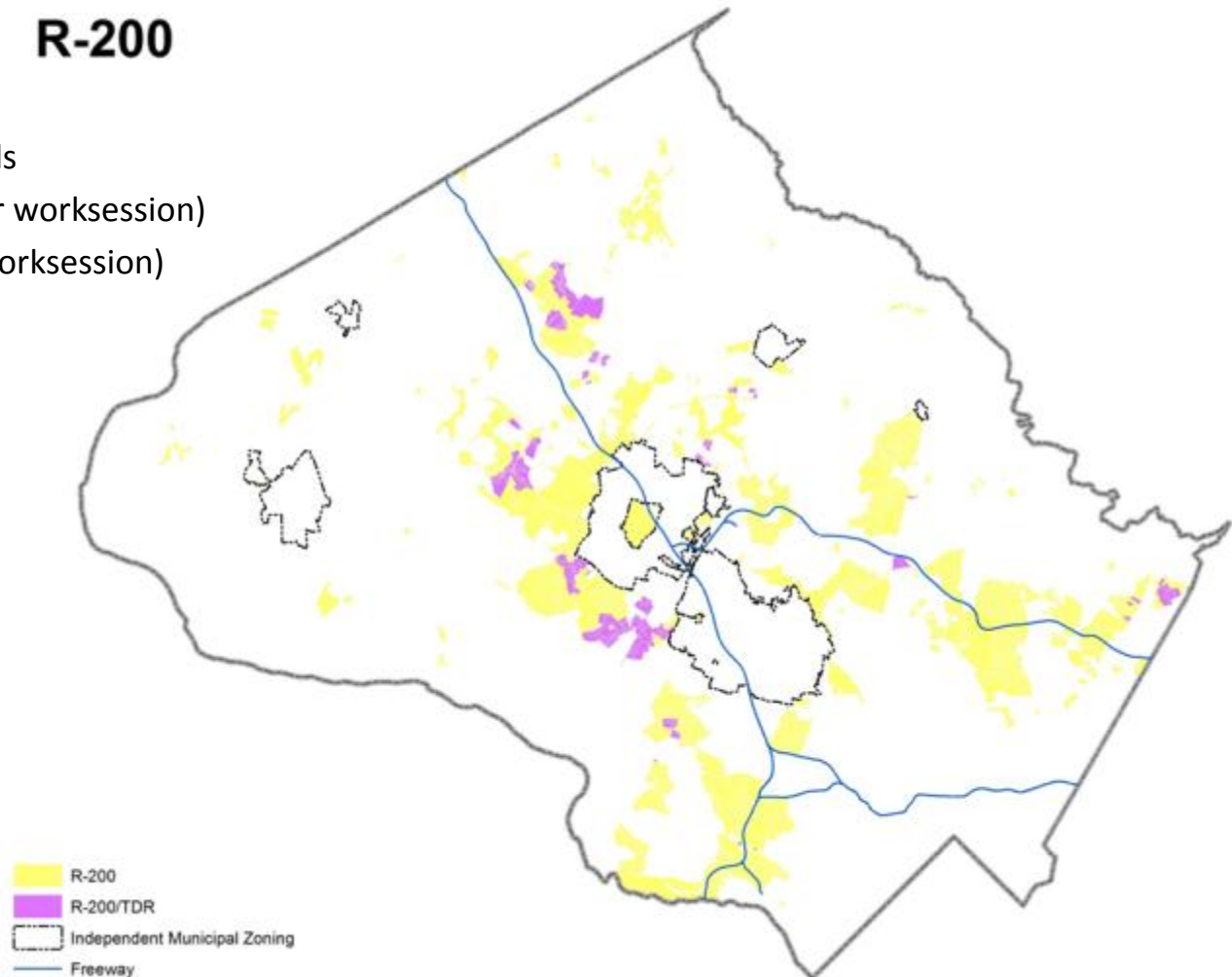
11.78%

Current R-200/TDR

3,261.20 acres

1.15%

## R-200



# Mapping

## Residential Low Density Zone

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

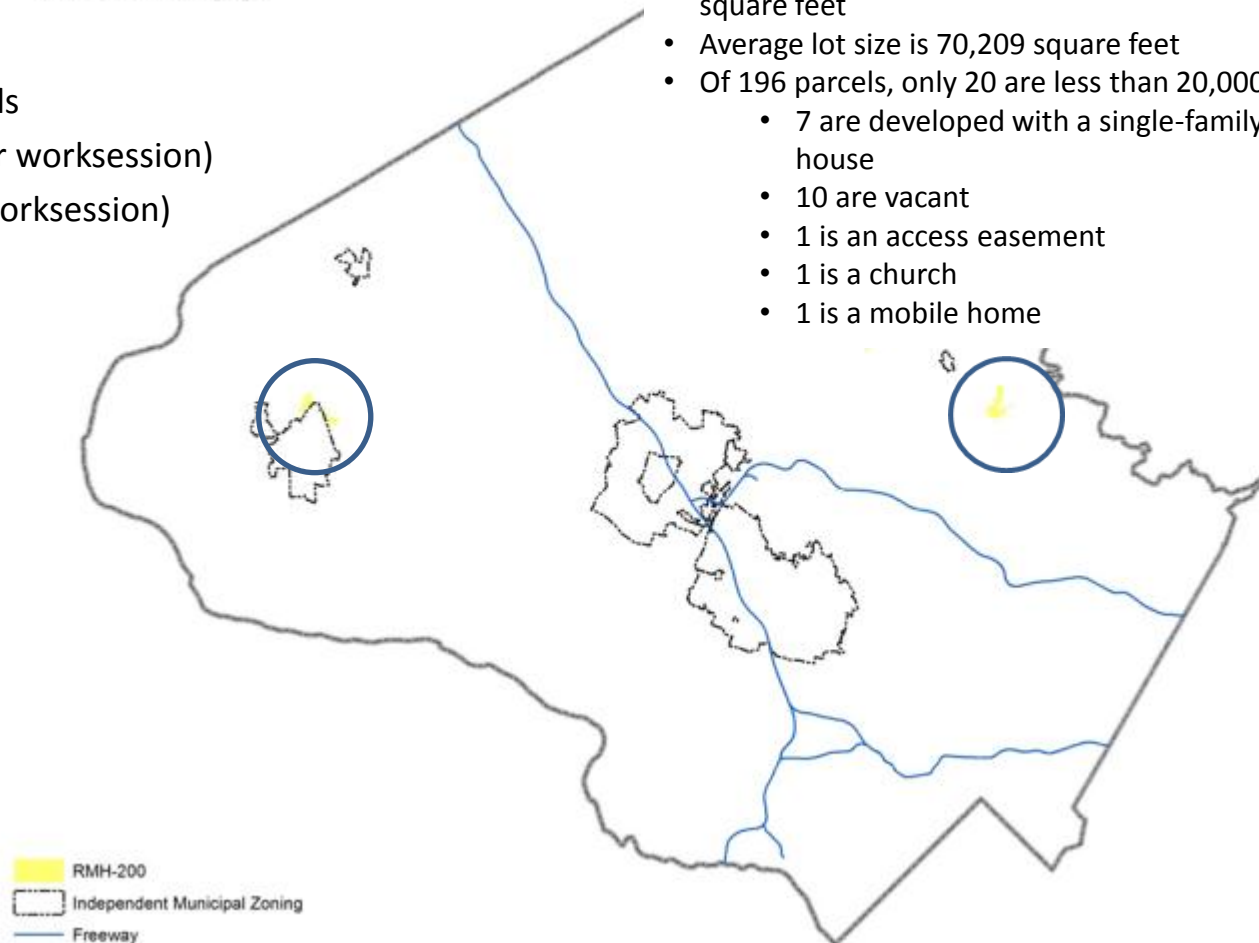
Process

Current

320.70 acres

0.11%

## RMH-200



- 3 areas zoned RMH-200
  - Poolesville: Jerusalem Church Rd
  - Poolesville: Jonesville Rd and Cattail Lane
  - Brookeville: Brooke Rd @ Chandlee Mill Rd
- In all three of these areas, the area is described by large lots, some that appear to have some farming uses, at least as accessory uses.
- In all three cases, **most** of the homes are traditional non-mobile detached homes. Some of the lots do have mobile homes, however.
- Range of lot sizes from 2,000 square feet up to 395,000 square feet
- Average lot size is 70,209 square feet
- Of 196 parcels, only 20 are less than 20,000 square feet.
  - 7 are developed with a single-family detached house
  - 10 are vacant
  - 1 is an access easement
  - 1 is a church
  - 1 is a mobile home



# Mapping

## Residential Low Density Zone

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

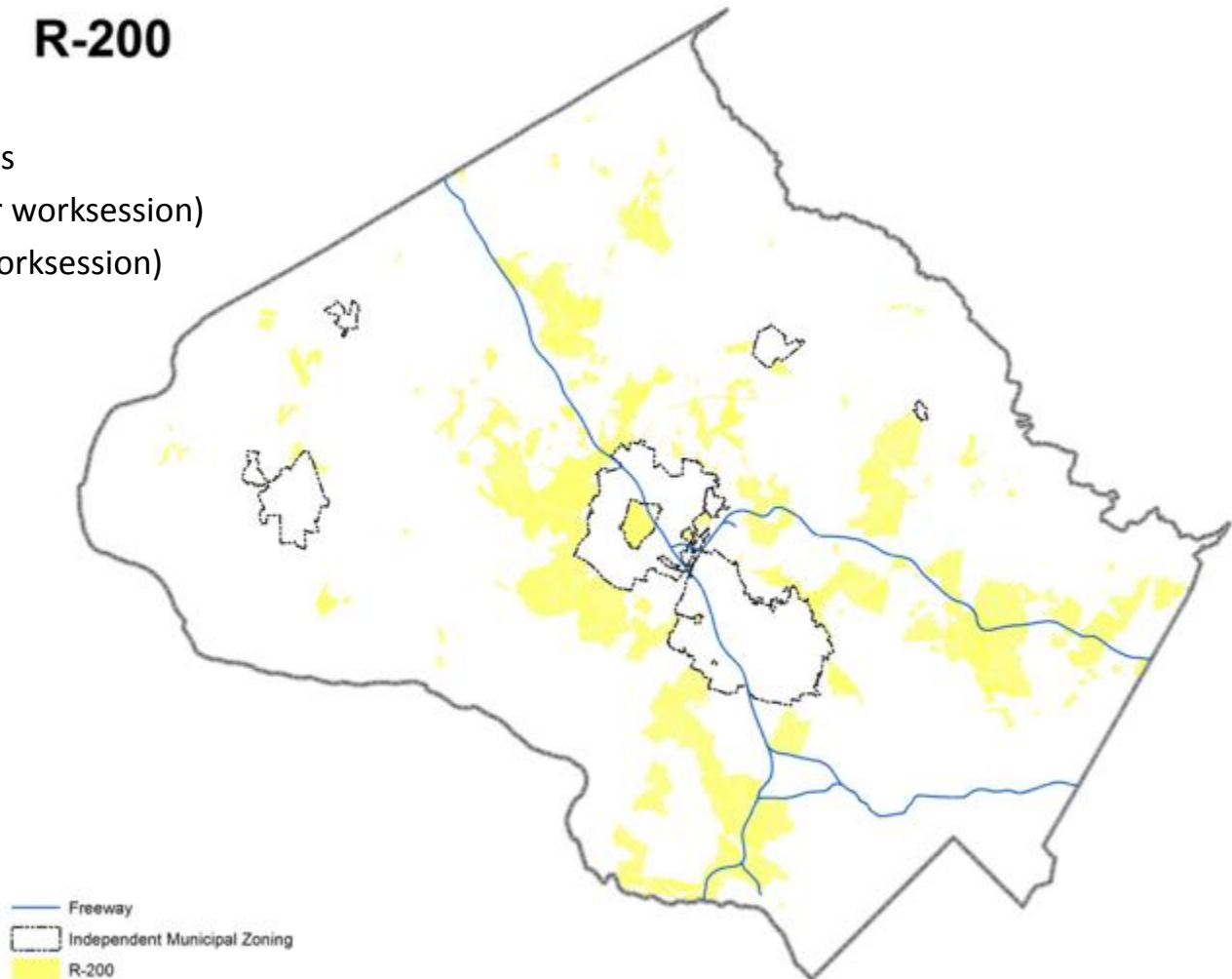
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## R-200



# Zones Established

## Residential Low Density Zone

Mapping

### Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Current

### Sec. 59-C-1.1. Zones established.

The following are the one-family residential zones and their identifying symbols.

R-200 – Residential, one-family (formerly R-R)

R-150 – Residential, one-family

R-200/TDR – Residential, transferable development rights

R-150/TDR – Residential, transferable development rights

- Proposed

### Sec. 2.1.1. Overview of Established Zones

A. Euclidean Zones

3. Residential

a. Residential Detached

iv. R-200: Residential – 200



## Residential Low Density Zone

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Intent Statement

- Current (for RMH-200 only)

**59-C-1.381. Purpose.** The purpose of the residential mobile home option zone is to provide for the coordinated development of residential mobile home areas at appropriate locations in the regional district by permitting the residential use of mobile homes or conventionally constructed homes. Concentrated development of mobile homes or the development of mobile homes on individual parcels in excess of 5 acres would be inconsistent with the purpose of this zone. Parcels in excess of 5 acres would only be appropriate for development in the RMH-200 zone if such use is recommended on an approved and adopted master or sector plan or other form of comprehensive study approved or otherwise deemed sufficient by the district council.

- New

The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.

## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

# Uses

- Permitted Uses
  - Single-Unit Living
  - Residential Care Facility (up to 8 persons)
  - Cultural Institution
  - Family Day Care (up to 8 persons)
  - Playground, Outdoor Area (private)
  - Public Use (except utilities)
  - Religious Assembly
  - Surface Parking for Use Allowed in Zone
  - Amateur Radio Facility (up to 65')
  - Railroad Tracks
  - Pipeline (below ground)
  - Transmission Lines (below ground)
  - Noncommercial Kennel



# Residential Low Density Zone

Mapping

Zones Established

Intent Statement

## Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Uses

- Limited Uses (blue indicates modification to use)
  - Community Garden (farming allowed)
  - Farming (only for crops)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (P w/ footnotes)
  - Agricultural Vending (P w/ footnotes)
  - Seasonal Outdoor Sales (Christmas trees P w/ footnotes)
  - Two-Unit Living (optional method)
  - Townhouse Living (optional method)
  - Attached Accessory Apartment (P/SE recent ZTA)
  - Farm Tenant Dwelling (P)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Group Day Care (9-12 persons) (P w/ footnotes)
  - Country Inn
  - Bed & Breakfast (P up to 2, SE 3-5 rooms)
  - Surface Parking for Commercial Uses in an Historic District (P w/ footnotes)
  - Antenna on Existing Structure (under Telecom. Fac. P w/ footnotes)
  - Temporary Commercial Uses (construction office, special event, transitory use) (P/SE with footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)
  - Security Pavilion (P w/ footnotes)



# Residential Low Density Zone

Mapping

Zones Established

Intent Statement

## Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Uses: Changes to RMH-200 and R-150

- Limited Uses (orange indicates a change from RMH-200, and R-150 in converting to R-200)
  - Community Garden (farming allowed)
  - Farming (only for crops)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (P w/ footnotes)
  - Agricultural Vending (P w/ footnotes) (only RMH)
  - Seasonal Outdoor Sales (Christmas trees P w/ footnotes)
  - Two-Unit Living (optional method) (only RMH)
  - Townhouse Living (optional method) (only RMH)
  - Attached Accessory Apartment (P/SE recent ZTA)
  - Farm Tenant Dwelling (P)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Group Day Care (9-12 persons) (P w/ footnotes) (SE in RMH)
  - Country Inn
  - Bed & Breakfast (P up to 2, SE 3-5 rooms)
  - Surface Parking for Commercial Uses in an Historic District (P w/ footnotes) (SE in RMH, not allowed in R-150)
  - Antenna on Existing Structure (under Telecom. Fac. P w/ footnotes)
  - Temporary Commercial Uses (construction office, special event, transitory use) (P/SE with footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)
  - Security Pavilion (P w/ footnotes)



# Residential Low Density Zone

Mapping

Zones Established

Intent Statement

## Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Uses

- Conditional Uses
  - Equestrian Facility
  - Nursery (retail & wholesale)
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Animal Services (boarding & vet)
  - Communications Facilities (cable, media tower, telecom tower)
  - Cemetery
  - Funeral Home, Undertaker
  - Landscape Contractor
  - Clinic (up to 4 practitioners)
  - Office
  - Golf Course, County Club
  - Recreation and Entertainment Facility (up to 1,000 out)
  - Rural Antique Shop
  - Rural Country Market
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground)
  - Public Utility Structure

# Residential Low Density Zone

Mapping

Zones Established

Intent Statement

## Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

# Uses- Changes to RMH-200 and R-150

- Conditional Uses
  - Equestrian Facility
  - Nursery (retail & wholesale)
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Animal Boarding
  - Veterinary hospital (only in RMH-200)
  - Communications Facilities (cable, media tower, telecom tower)
  - Cemetery
  - Funeral Home, Undertaker
  - Landscape Contractor
  - Clinic (up to 4 practitioners)
  - Office
  - Golf Course, County Club
  - Recreation and Entertainment Facility (up to 1,000 out)
  - Rural Antique Shop (only R-150)
  - Rural Country Market (only R-150)
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground)
  - Public Utility Structure



# Development Standards

## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
  - Detached House
  - Duplex in optional method
  - Townhouse in optional method
  - General Building
- Detached House Standards
  - Removed separate 20% accessory structure coverage of rear yard
  - Decreased accessory structure maximum height from 50' to 35'
  - R-150 & RMH-200 height is reduced from 50' to 35'-50' matching R-200
  - Lot size, lot width, density, coverage, setbacks, height identical (except as noted above)



# Development Standards

## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

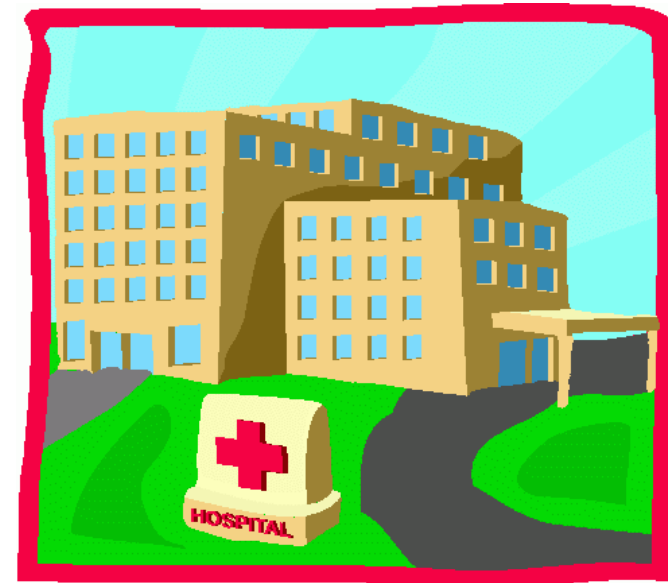
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- General Building Standards
  - 20,000sf minimum lot
  - 25% maximum coverage of lot
  - 100' minimum lot width at front lot line
  - 0.5 max FAR
  - Compatibility development standards apply (setbacks and height)
  - Parking setbacks apply



# General Regulations

## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

- Site Access
  - Not applicable
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Same type & amounts required
  - Only required for optional method





# General Regulations

## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

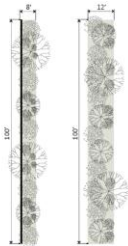
Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

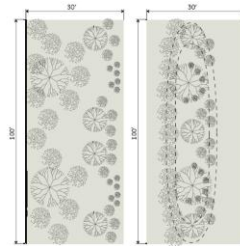
Process

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, & conditional uses
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change



9. General Building with Non-Industrial Use or Conditional Use

Dimensions	Option A	Option B
Depth (min)	8'	12'
<b>Planting and Screening Requirements</b>		
Trees (minimum per 100')		
Canopy	2	2
Undersory or Evergreen	2	4
Shrubs (minimum per 100')		
Large	6	8
Medium	8	12
Small	8	--
Wall, Fence or Berm (min)	4' fence or wall	--



10. General Building with Industrial Use

Dimensions	Option A	Option B
Depth (min)	30'	30'
<b>Planting and Screening Requirements</b>		
Trees (minimum per 100')		
Canopy	2	2
Undersory or Evergreen	4	3
Shrubs (minimum per 100')		
Large	14	11
Medium	12	12
Small	12	12
Wall, Fence or Berm (min)	6' fence or wall	6' berm



## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

### Process



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## Process

- Changes to uses that are limited uses (noted previously):
- Change in administration and procedures are general and not specific to zoning
- Site plan is only required for limited uses if the use standards under 59-3 require one

<sup>1</sup> Mostly, if not all, to L because of footnotes.

# Residential Medium Density Zones

## Mapping

Zones Established

Intent Statement

Uses

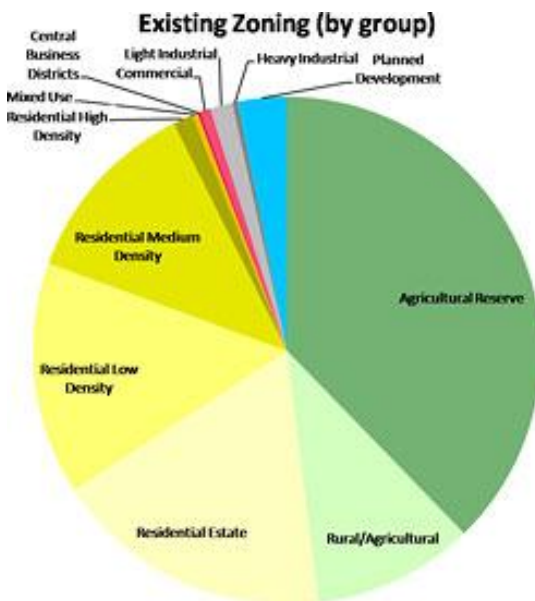
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Mapping

- Current R-90
  - 15,404.15 acres
  - 5.45%
- Current R-90/TDR
  - 428.58 acres
  - 0.15%
- Current R-60
  - 17,096.12 acres
  - 6.05%
- Current R-60/TDR
  - 246.47 acres
  - 0.09%
- Current R-40
  - 163.36 acres
  - 0.06%
- Current R-MH
  - 145.85 acres
  - 0.05%
- Proposed R-90, R-60, R-40
  - 33,484.53 acres
  - 11.85%
  - TDR zones consolidated to applicable underlying zone with TDR overlay

# Mapping

## Residential Medium Density Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

15,404.15 acres

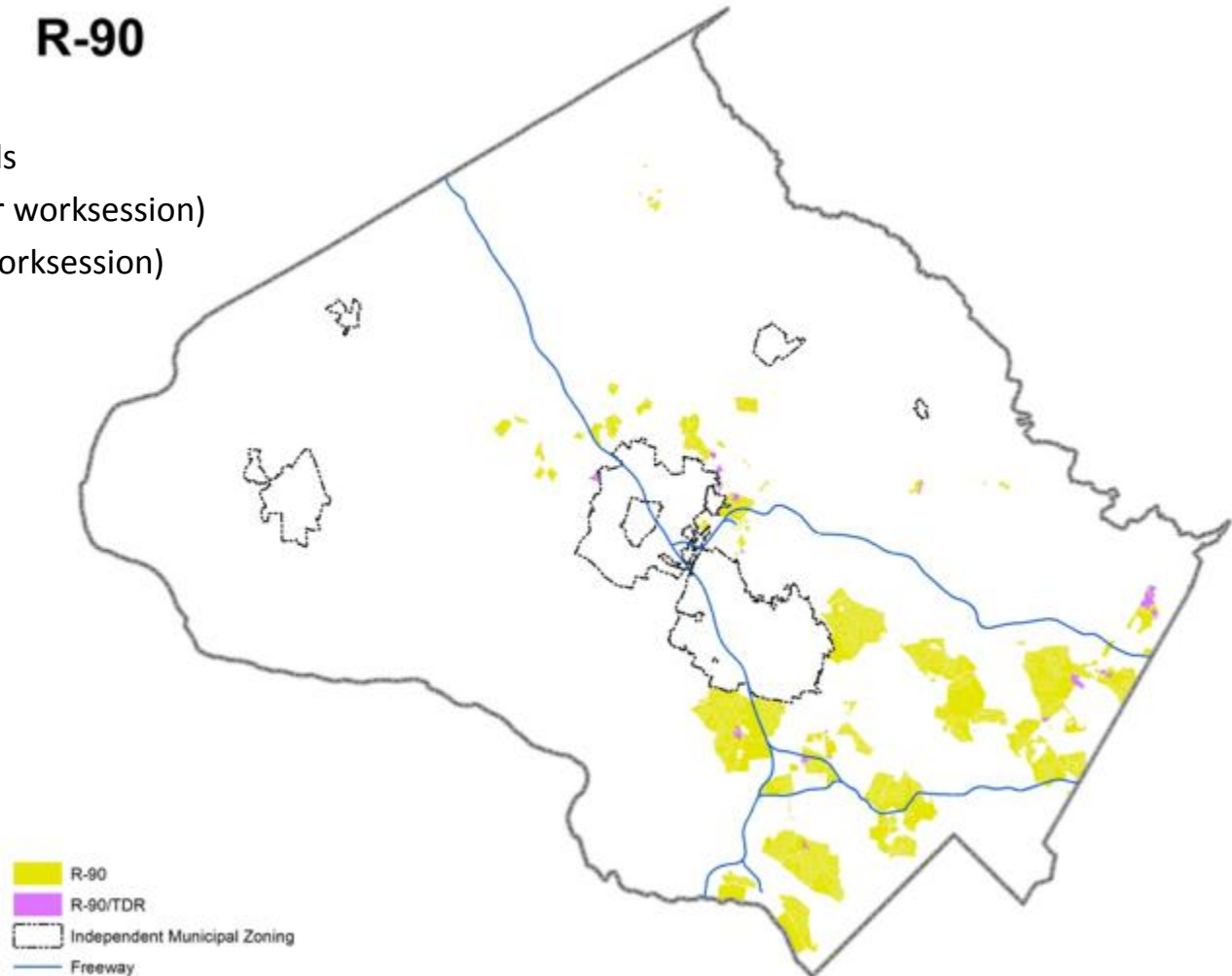
5.45%

Current R-90/TDR

428.58 acres

0.15%

## R-90



# Mapping

## Residential Medium Density Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

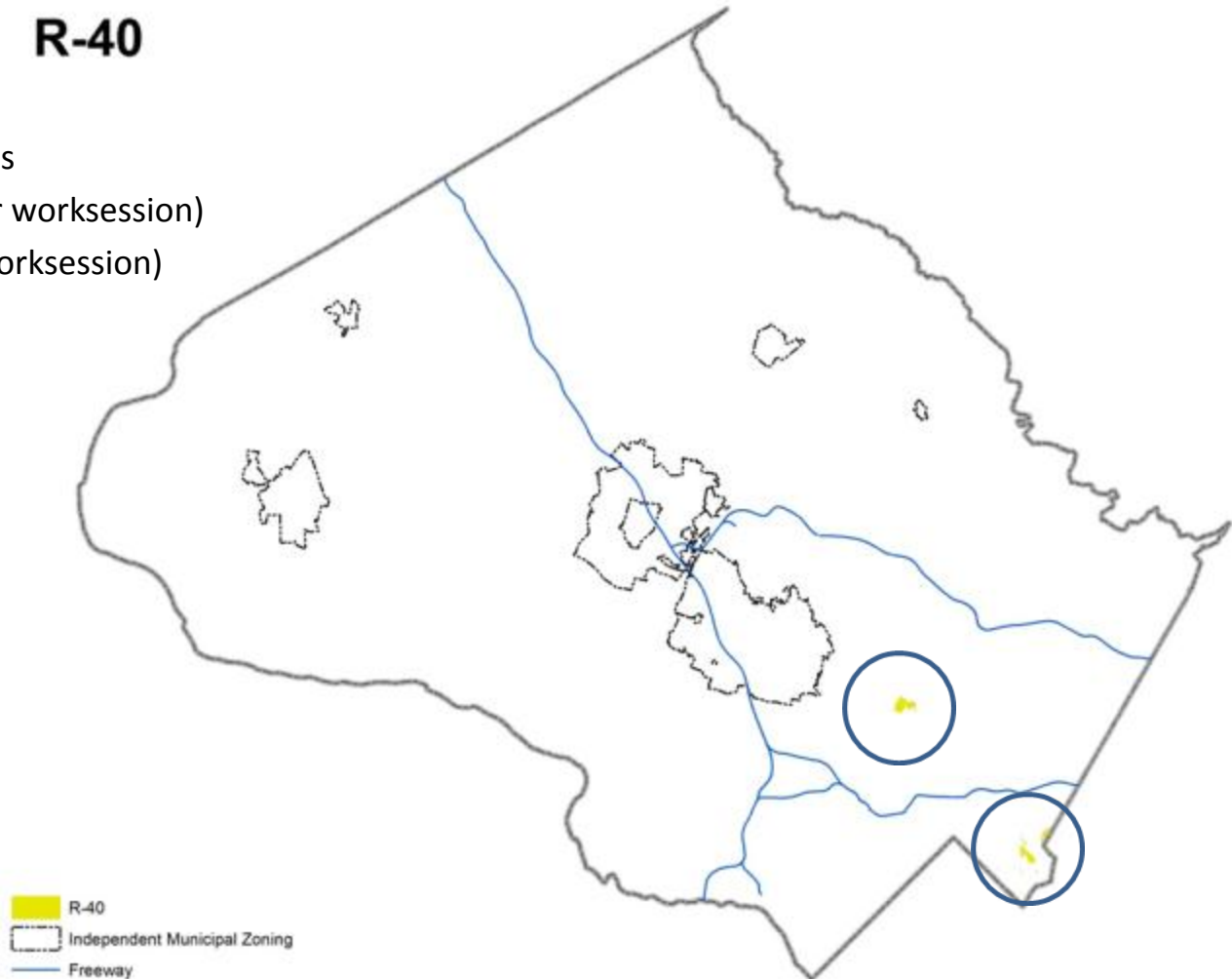
Process

Current

163.36 acres

0.06%

## R-40



# Mapping

## Residential Medium Density Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Current

17,096.12 acres

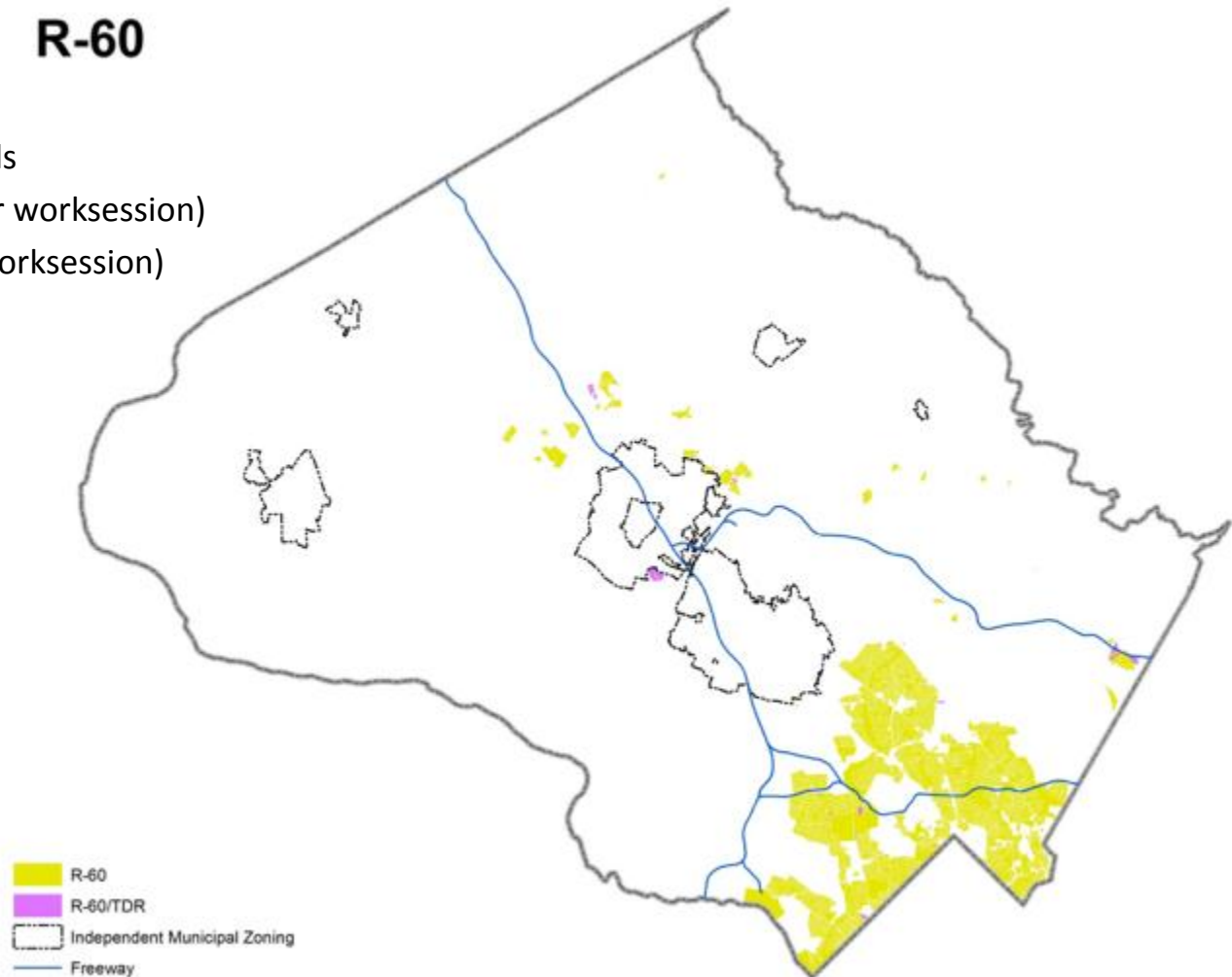
6.05%

Current R-60/TDR

246.47 acres

0.09%

## R-60



# Mapping

## Residential Medium Density Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

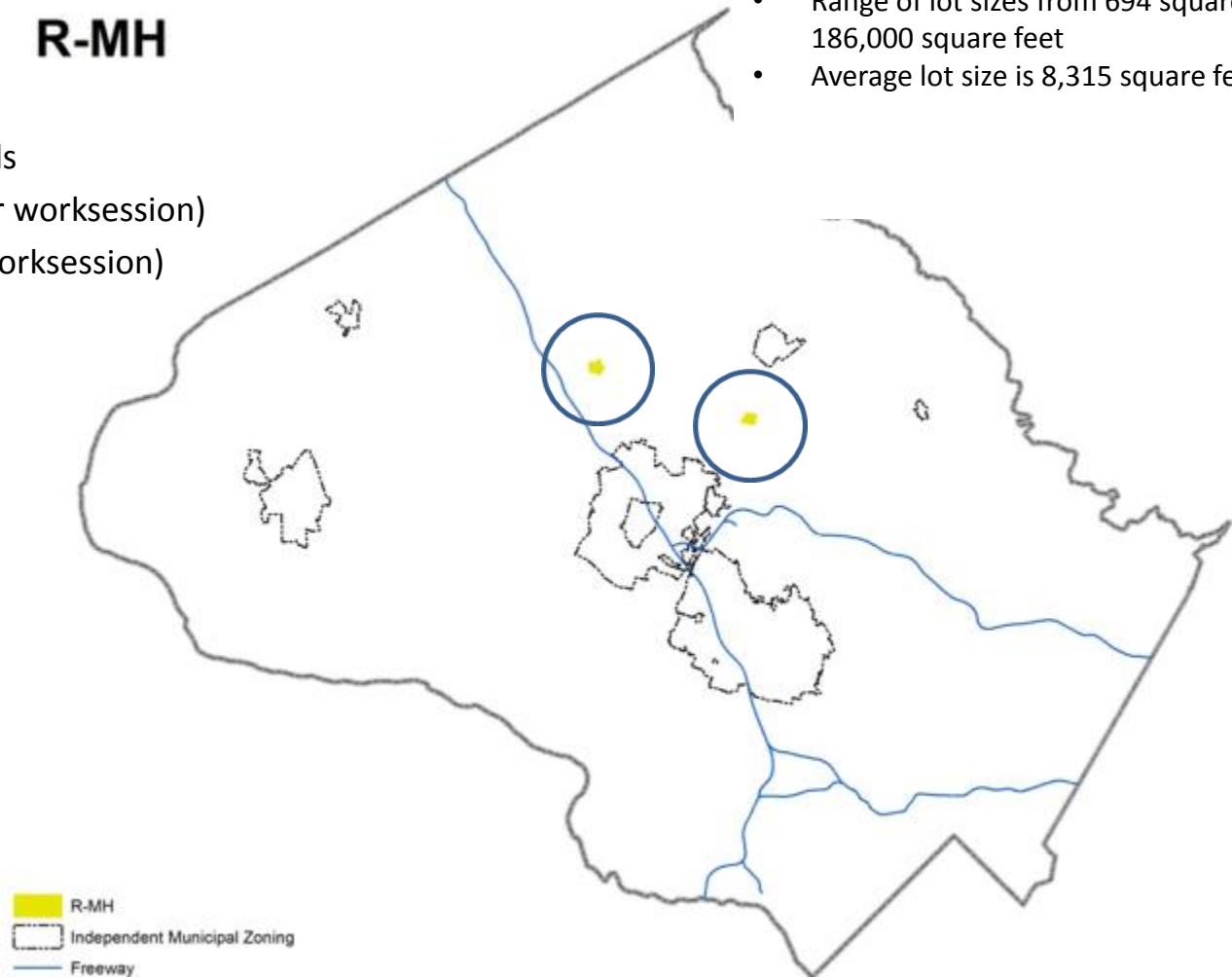
Process

Current

145.85 acres

0.05%

# R-MH



- 2 areas zoned R-MH
  - Germantown: 355 @ Shakespeare
  - Woodfield Road @ Brenish Drive
- Composed of single-family, detached homes
- Range of lot sizes from 694 square feet to 186,000 square feet
- Average lot size is 8,315 square feet



# Mapping

## Residential Medium Density Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

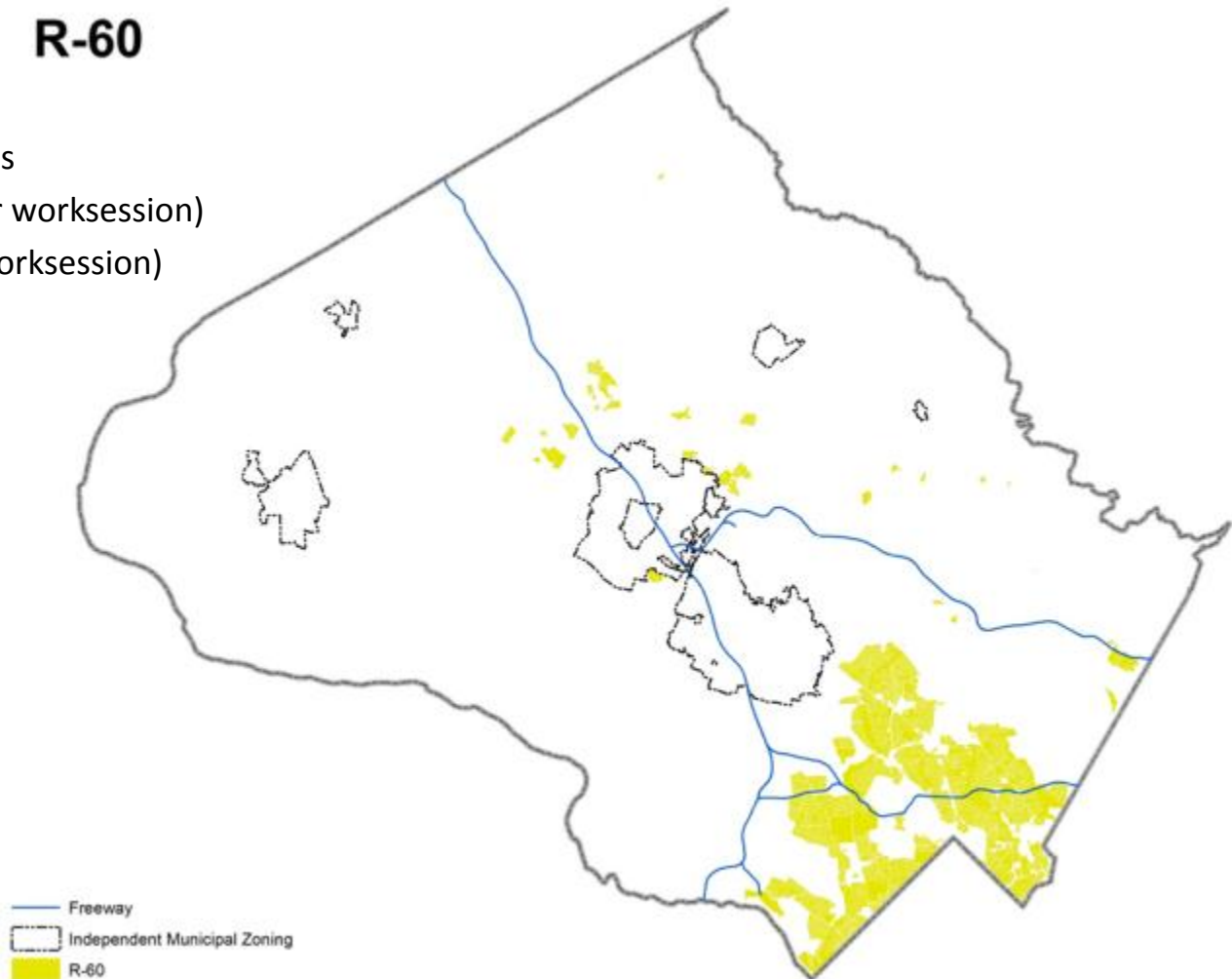
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## R-60



## Residential Medium Density Zones

Mapping

**Zones Established**

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Zones Established

- Current

- **Sec. 59-C-1.1. Zones established.**

- The following are the one-family residential zones and their identifying symbols.

- R-90 – Residential, one-family

- R-60 – Residential, one-family

- R-90/TDR – Residential, transferable development rights

- R-60/TDR – Residential, transferable development rights

- R-40 – Residential, one-family

- **Division 59-C-3. R-MH Zone – Mobile Home Development**

- Proposed

- **Sec. 2.1.1. Overview of Established Zones**

- A. Euclidean Zones

- 3. Residential

- a. Residential Detached

- v. R-90: Residential – 90

- vi. R-60: Residential – 60

- vii. R-40: Residential – 40

# Residential Medium Density Zones

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## Intent Statement

- Current (for R-MH only)

### 59-C-3.1. Intent and Purpose.

It is the purpose of the R-MH zone to provide for planned mobile home residential developments, including related recreational, commercial and other service facilities. It is further the purpose to provide sites for such developments at appropriate locations within the regional district in relation to the existing and potential development of the surrounding areas and in relation to other uses and community facilities, in such a manner as to afford a proper setting for such developments and in compliance with the requirements of the general plan.

It is the intent of the R-MH zone to provide the maximum amount of freedom possible in the design of mobile home developments and the grouping and layout of mobile homes within such developments; to provide in such developments the amenities normally associated with planned residential areas; to encourage the development of comprehensive pedestrian circulation networks, separated from vehicular roadways, linking residential, commercial and recreational facilities; to permit the greatest possible amount of freedom in types of ownership of mobile homes and home developments; to encourage site and development plans which will maximize compatibility between mobile home developments and development on adjoining land; and to promote the health, safety, morals and welfare of the present and future inhabitants of the regional district and the county as a whole.

In order to assist in achieving the flexibility of design needed for the implementation of these purposes, a development plan is required to be submitted as a part of an application for the R-MH zone and a detailed site plan to be submitted by a developer prior to the issuance of any building or grading permit, subject to approval by the planning board as complying with all of the specific and general requirements hereof.

- New

The intent of the R-90 ,R-60, and R-40 zones is to provide designated areas of the County for moderate density residential uses. In the R-90 and R-60 zones, the predominant use is residential in a detached house. In the R-40 zone, the predominant use is residential in a duplex or detached house. A limited number of other building types may be allowed in these zones under the Optional Method of Development.

# Uses: Includes changes to RMH

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Permitted Uses (orange indicates modification to RMH in converting to R-60)
  - Single-Unit Living
  - Two-Unit Living (R-40 only)
  - Residential Care Facility (up to 8 persons)
  - Cultural Institution
  - Family Day Care (up to 8 persons)
  - Playground, Outdoor Area (private)
  - Public Use (except utilities)
  - Religious Assembly
  - Surface Parking for Use Allowed in Zone
  - Amateur Radio Facility (up to 65')
  - Railroad Tracks
  - Pipeline (below ground)
  - Transmission Lines (below ground)



# Uses

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Limited Uses (blue indicates modification to use)
  - Community Garden (farming allowed)
  - Farming (limited to crop farming)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (modification of existing use)
  - Agricultural Vending (P w/ footnotes)
  - Seasonal Outdoor Sales (xmas trees P w/ footnotes)
  - Two-Unit Living (optional method; P in R-40)
  - Townhouse Living (optional method)
  - Attached Accessory Apartment (not in R-40) (P/SE)
  - Farm Tenant Dwelling (P)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Antenna on Existing Structure (Telecom only P w/ footnotes)
  - Commercial Kitchen (not in R-40) (P with footnotes)
  - Temporary Commercial Uses (construction office, transitory use) (P w/ footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Noncommercial Kennel (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)



# Uses: Changes to RMH

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Limited Uses (orange indicates a change to RMH in converting to R-60)
  - Community Garden (farming allowed)
  - Farming (limited to crop farming)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (modification of existing use)
  - Agricultural Vending (P w/ footnotes)
  - Seasonal Outdoor Sales (xmas trees P w/ footnotes)
  - Two-Unit Living (optional method)
  - Townhouse Living (optional method)
  - Attached Accessory Apartment (P/SE)
  - Farm Tenant Dwelling (P)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Antenna on Existing Structure (Telecom only P w/ footnotes)
  - Commercial Kitchen (P with footnotes)
  - Temporary Commercial Uses (construction office, transitory use) (P w/ footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Noncommercial Kennel (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)



# Uses

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Conditional Uses
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution (not in R-40)
  - Group Day Care (9-12 persons)
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Vet (not in R-40)
  - Communications Facilities (cable, media tower, telecom tower)
  - Funeral Home, Undertaker (only in R-90)
  - Bed & Breakfast (not in R-40)
  - Clinic (up to 4 practitioners) (not in R-40)
  - Office (not in R-40)
  - Surface Parking for Commercial Uses in an Historic District (not in R-90)
  - Golf Course, County Club
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground)
  - Public Utility Structure



# Uses: Changes to RMH

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Conditional Uses
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution (not in R-40)
  - Group Day Care (9-12 persons) (P in RMH)
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Vet (not in R-40)
  - Communications Facilities (cable, media tower, telecom tower)
  - Funeral Home, Undertaker (only in R-90)
  - Bed & Breakfast (not in R-40)
  - Clinic (up to 4 practitioners) (not in R-40)
  - Office (not in R-40)
  - Surface Parking for Commercial Uses in an Historic District (not in R-90)
  - Golf Course, County Club
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground)
  - Public Utility Structure



# Development Standards

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
  - Detached House
  - Duplex in R-40 & optional method
  - Townhouse in optional method
  - General Building
- Detached House Standards
  - Removed separate 20% accessory structure coverage of rear yard
  - Established minimum front property line width for R-40 duplexes – 10' & 25' (side/over)
  - Lot size, lot width, density, coverage, setbacks, height identical (except as noted above)



# Development Standards

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- General Building Standards

- R-90

- 15,000sf minimum lot
- 30% maximum coverage of lot
- 75' minimum lot width at front lot line
- 0.75 max FAR
- 30' front setback
- 15' side street setback
- 8' side setback
- 15' rear setback (4' alley)

- R-60

- Same
- 35% maximum coverage of lot

- R-40

- Same
- 40% maximum lot coverage

- All

- Compatibility development standards apply (setbacks and height)
- Parking setbacks apply





# General Regulations

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

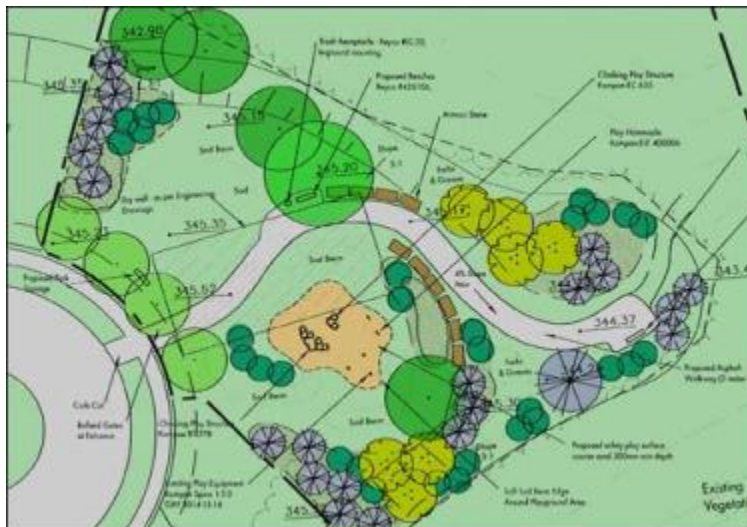
Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

- Site Access
  - Not applicable
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Same type & amounts required
  - Only required for optional method



# General Regulations

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

### General Regulations

Process

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, & conditional uses
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change





## Residential Low Density Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

### Process

# Process

- Changes to uses that are limited uses (noted previously)
- Change in administration and procedures are general and not specific to zoning
- Site plan is only required for some L uses:
  - Residential care facility (9-16 and over 16) if abutting ag/rur/res with house or vacant
  - Ambulance, Rescue Squad (private) if abutting...
  - Cultural Institution if over 5,000sf & in RC and RNC
  - Day Care (over 30) if abutting...
  - Educational Institution (private) if abutting... (& when replacing building or premises used for public school instead of C)
  - Private Club, Service Org if abutting...
  - Vet Office/Hospital if abutting...
  - Restaurant if abutting...
  - Clinic (more than 4) if abutting...
  - Surface Parking for Com Uses in an Historic District...

