

Master Plan Review

# KENSINGTON -WHEATON

Approved and Adopted May 1989



Proposal based on November 22, 2011 ZAP Review Draft



## ZONING CODE REWRITE

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.

The Montgomery County Planning Department is working in coordination with Code Studio, a team of nationally recognized consultants; a citizen panel, known as the Zoning Advisory Panel (ZAP); and other County agencies to improve the zoning code. The ZAP was appointed by the Planning Board to weigh in on the project's direction and advise staff.



**Public Listening Session 9/2009**

Initial sections of the new code are drafted by Code Studio, and are subsequently analyzed and edited by planners based on feedback from ZAP, county agency representatives, residents and other stakeholders. The Zoning Code Rewrite drafts continue to undergo multiple reviews and revisions in preparation for the distribution of a public draft of the new code expected in summer 2012. The comprehensive public draft will then be presented to the Planning Board and, ultimately, the County Council as part of a public review process.

## ZONE CONVERSION PROCESS

An important aspect of the Zoning Rewrite process is the potential conversion of 123 existing zones into 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 conversion process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full conversion chart for all zones can be found in the documents section of our website:

[www.zoningmontgomery.org](http://www.zoningmontgomery.org).



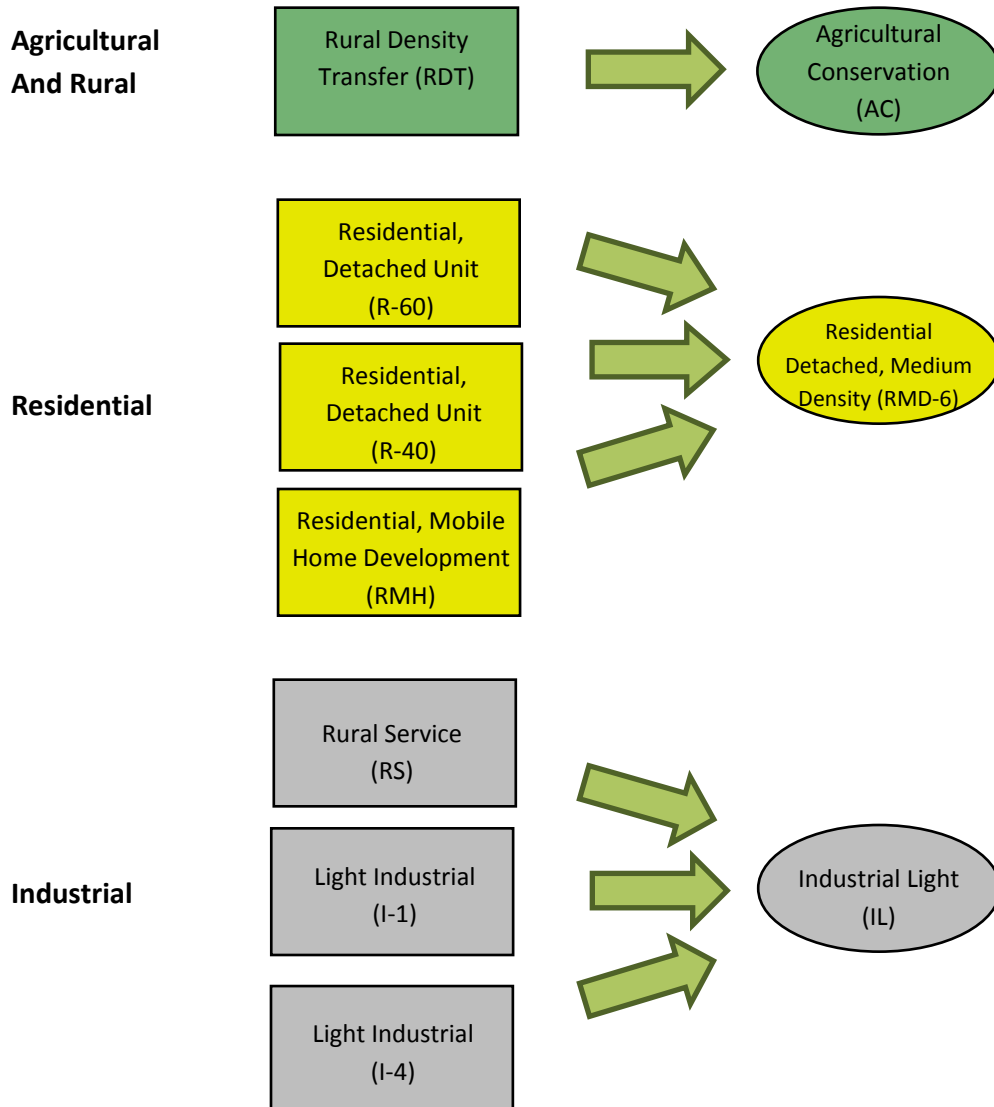
### Agricultural, Residential, and Industrial Zone Conversion:

For agricultural and rural zones, the existing zones will be converted 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.

Several of the existing residential zones will also directly convert on a one-to-one basis. Other residential zones will be converted by combining 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.

Conversion of Industrial zones will combine similar zones (Rural Service, I-1, and I-4) into the proposed Industrial Light (IL) zone. The existing heavy industrial zone (I-2) will convert directly to the proposed Industrial Heavy (IH) zone.

#### EXAMPLES:



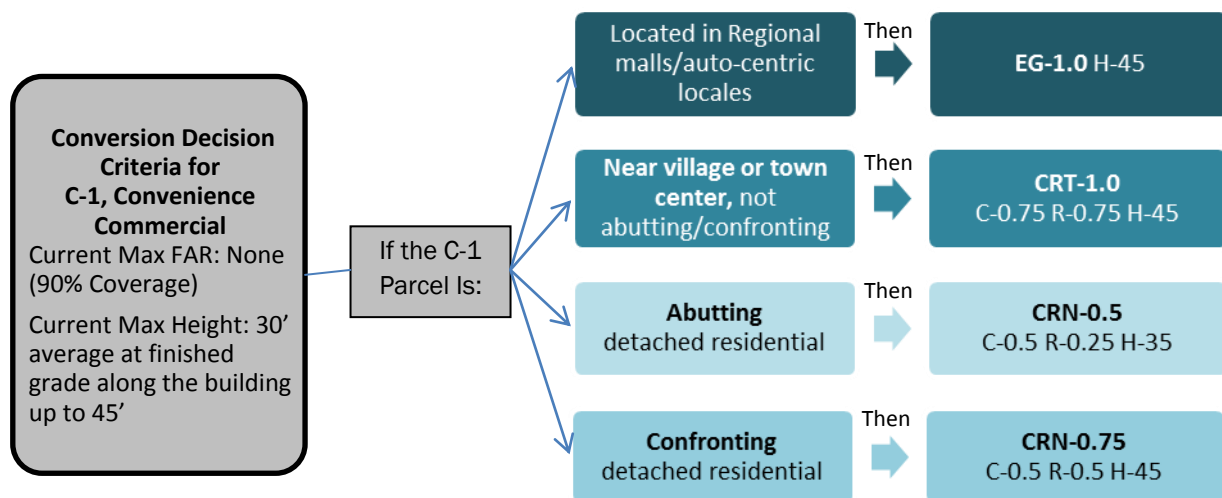
## Commercial and Mixed-Use Zone Conversion:

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

First, decisions for conversions of a specific parcel 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 conversion 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 converted 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 converts existing zones by considering each specific parcel's proximity to auto-centric localities, village and town centers, and detached residential neighborhoods. The goal of the conversion decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

### EXAMPLE: C-1 Convenience Commercial



# KENSINGTON-WHEATON

## PLAN HIGHLIGHTS

The Master Plan for the communities of Kensington-Wheaton was approved and adopted in May 1989. The Kensington-Wheaton Master Plan emphasizes the importance of protecting the residential community from the non-residential activities of the Wheaton Central Business District. To ensure community preservation, the Plan recommends maintaining the low- to medium-density residential character of the area, protecting residential neighborhoods along major highways with a landscaping approach called “green corridors”, and encouraging the revitalization of the commercial area at Randolph and Veirs Mill Road through public and private means.

The Kensington-Wheaton Master Plan is also focused on diversifying transportation modes available in the region. To support its transportation objective the Plan recommends creation of a multi-use trail system that can be used for both recreation and commuting purposes. The Plan also proposes sites additional need for park-and-ride lots to support Metrorail use in the area.

The Master Plan makes additional recommendations for its community facilities and services. The Plan recommends examining ways to address the needs of the community’s elderly, disabled, and other special populations. The Plan proposes that the area from Wheaton Plaza to University Towers become a demonstration area for improvements that will serve the disabled.



*Kensington Farmer's Market*



# ZONE CONVERSION

The Kensington-Wheaton Planning Area currently has 19 zones: 5 Commercial and 14 Residential.

## **Existing Residential:**

RE-2: Detached Unit, Single Family  
R-200: Detached Unit, Single Family  
R-150: Detached Unit, Single Family  
R-90: Detached Unit, Single Family  
R-60: Detached Unit, Single Family  
R-60/TDR: Detached Unit, Single Family  
R-40: Detached Unit, Single Family  
RT-8: Townhouse, Single Family  
RT-10: Townhouse, Single Family  
RT-12.5: Townhouse, Single Family

RT-15: Townhouse, Single Family  
R-30: Multi-Family, Low Density  
R-20: Multi-Family, Medium Density  
R-10: Multi-Family, High Density

## **Existing Commercial:**

C-1: Convenience Commercial  
C-2: General Commercial  
C-4: Limited Commercial  
C-T: Commercial, Transitional  
O-M: Office Building, Moderate Intensity

The RE-2 will convert directly to the proposed RE-2 zone. The R-200 and R-150 will combine to form the RLD-20 (Residential Low Density) zone. . The existing R-60, R-60/TDR, and R-40 will combine to form the proposed RMD-6 (Single-Family, Medium-Density) zone. The existing R-90 will convert to the proposed RMD-9 (Single-Family, Medium-Density). The existing RT-8 will convert to the proposed TLD (Townhouse, Low-Density) zone. ). The RT-10 and RT-12.5, both residential townhouse zones, have similar standards and will be combined to form the proposed TMD (Townhouse, Medium-Density) zone. The existing RT-15 will convert to the proposed THD (Townhouse, High-Density) zone. The R-30 will convert to the proposed RHD-3 (Multi-Family, Low Density) zone, the R-20 will convert to the proposed RHD-2 (Multi-Family, Medium-Density) zone, and R-10 will convert to the proposed RHD-1 (Multi-Family, High-Density) zone.

The existing O-M zone has typically consisted predominantly of office uses and will convert to the proposed Employment Office Zone (EOF) with a 1.5 FAR and 75 ft. maximum height limit. The existing C-T zone will convert to the proposed CRN zone with an FAR of 0.5 and a height limit of 35 ft. The existing C-1, C-2, and C-4 zones converted to the proposed zone (CRN) based on the location and context for each of the parcels located in these three zones. Each parcel's proximity to auto-centric localities, village and town centers, and detached residential neighborhoods was considered in the conversion decision, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.



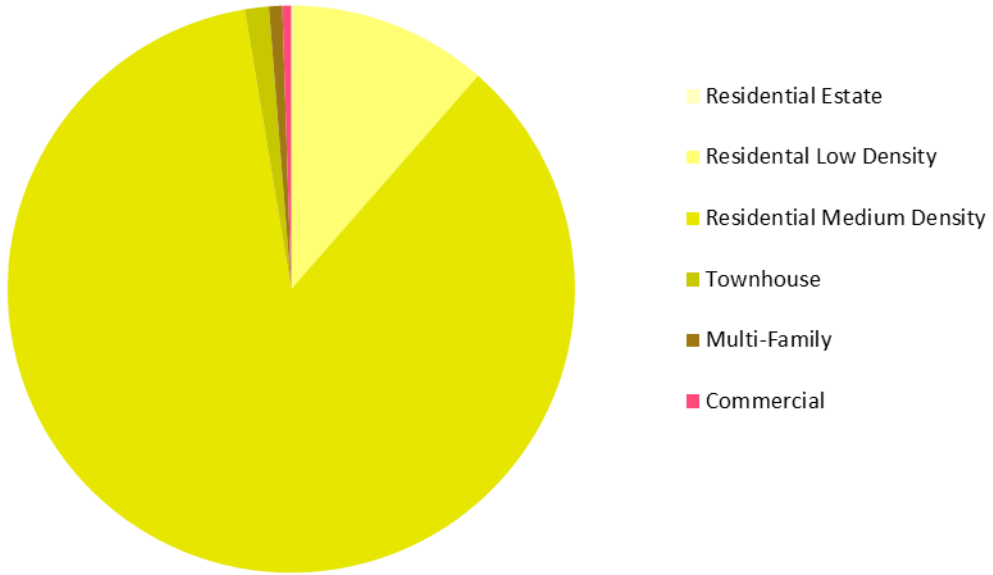
# ZONE CONVERSION

Kensington-Wheaton					
Existing			Proposed		
Zone	Total	Percent	Zone	Total	Percent
RE-2	4.59	0.07	RE-2	4.59	0.07
R-200	639.49	10.23	RLD-20	710.98	11.37
R-150	71.48	1.14			
R-90	1959.02	31.34	RMD-9	1959.02	31.34
R-40	77.41	1.24	RMD-6	3412.11	54.59
R-60	3327.98	53.24			
R-60/TDR	6.71	0.11			
RT-8	7.94	0.13	TLD	7.94	0.13
RT-10	14.14	0.23	TMD	49.30	0.79
RT-12.5	35.16	0.56			
RT-15	28.47	0.46	THD	28.47	0.46
R-30	11.71	0.19	RHD-3	11.71	0.19
R-20	31.75	0.51	RHD-2	31.75	0.51
R-10	3.45	0.06	RHD-1	3.45	0.06
C-1	21.41	0.34	CRT-1.0 C-0.75 R-0.75 H-45	21.41	0.34
C-2	2.78	0.04	CRT-2.0 C-1.5 R-1.5 H-65	2.78	0.04
C-4	1.55	0.02	CRT-0.75 C-0.75 R-0.5 H-40	1.55	0.02
C-T	3.68	0.06	CRN-0.5 C-0.5 R-0.25 H-35	3.68	0.06
O-M	2.12	0.03	EOF-1.5 H-75	2.12	0.03
<b>Grand Total</b>	<b>6250.84</b>		<b>Grand Total</b>	<b>6250.84</b>	

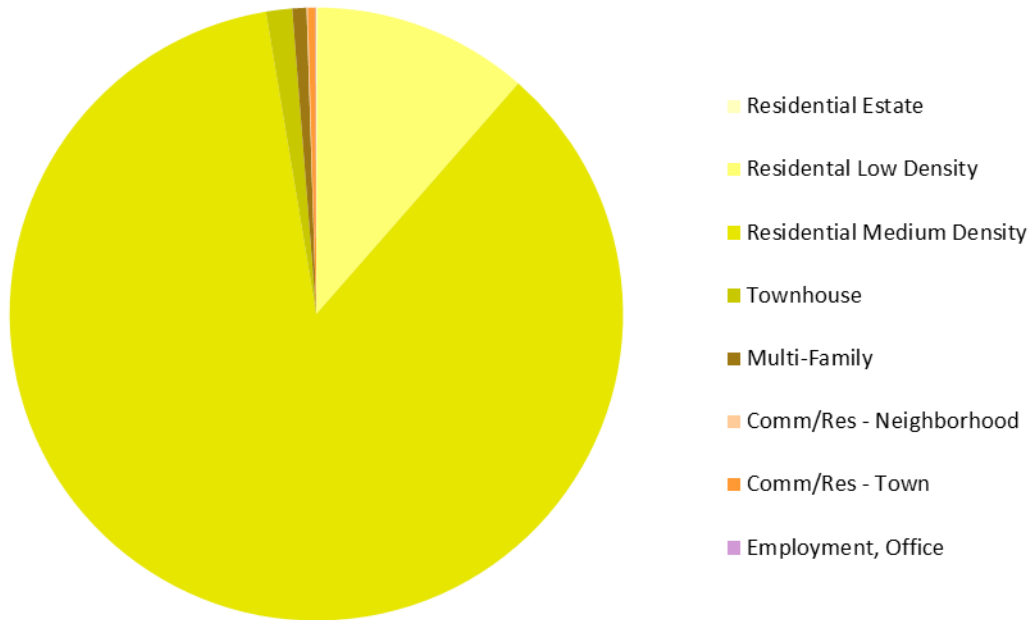


# ZONE CONVERSION

## Kensington-Wheaton: Existing Zoning

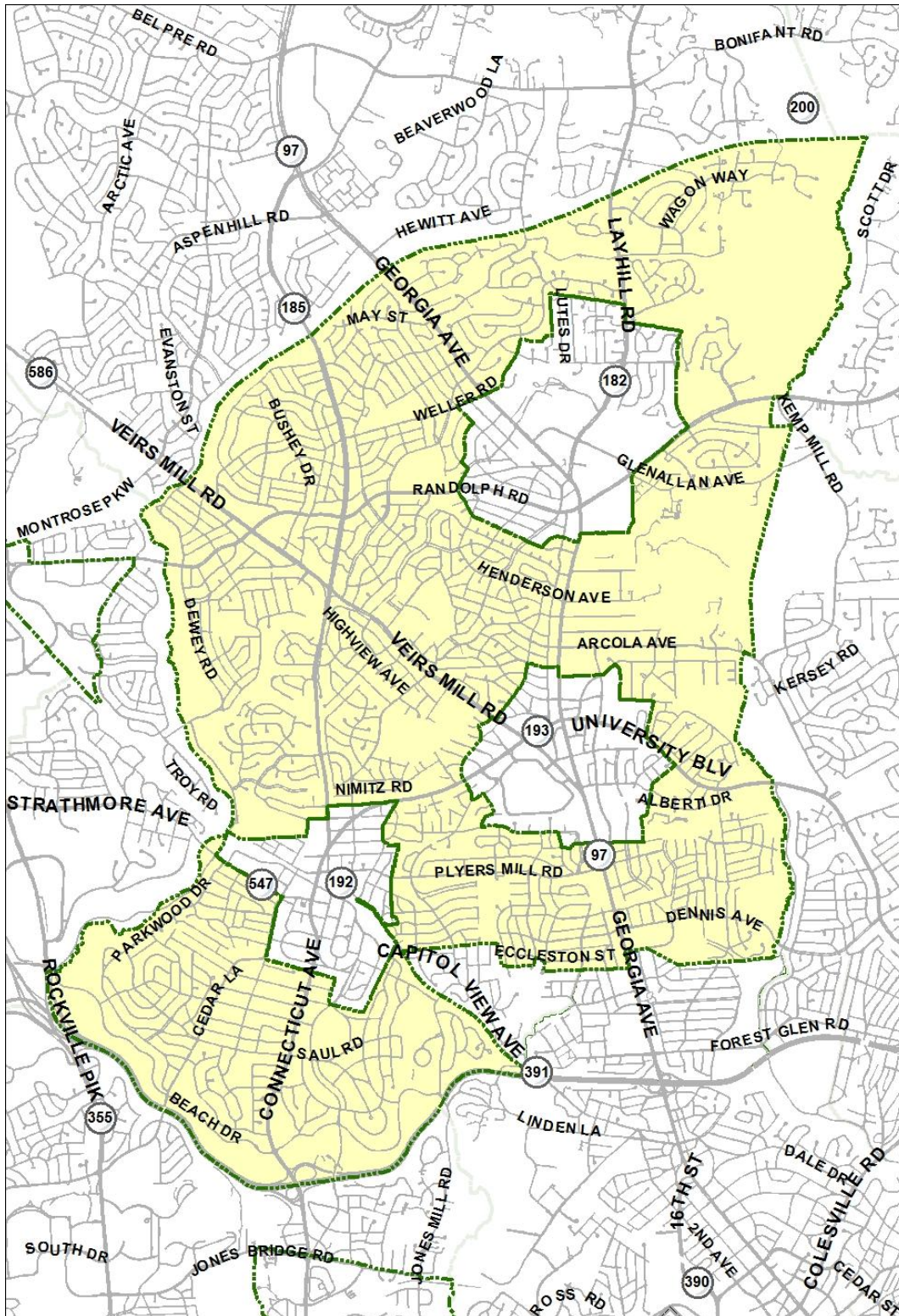


## Kensington-Wheaton: Proposed Zoning





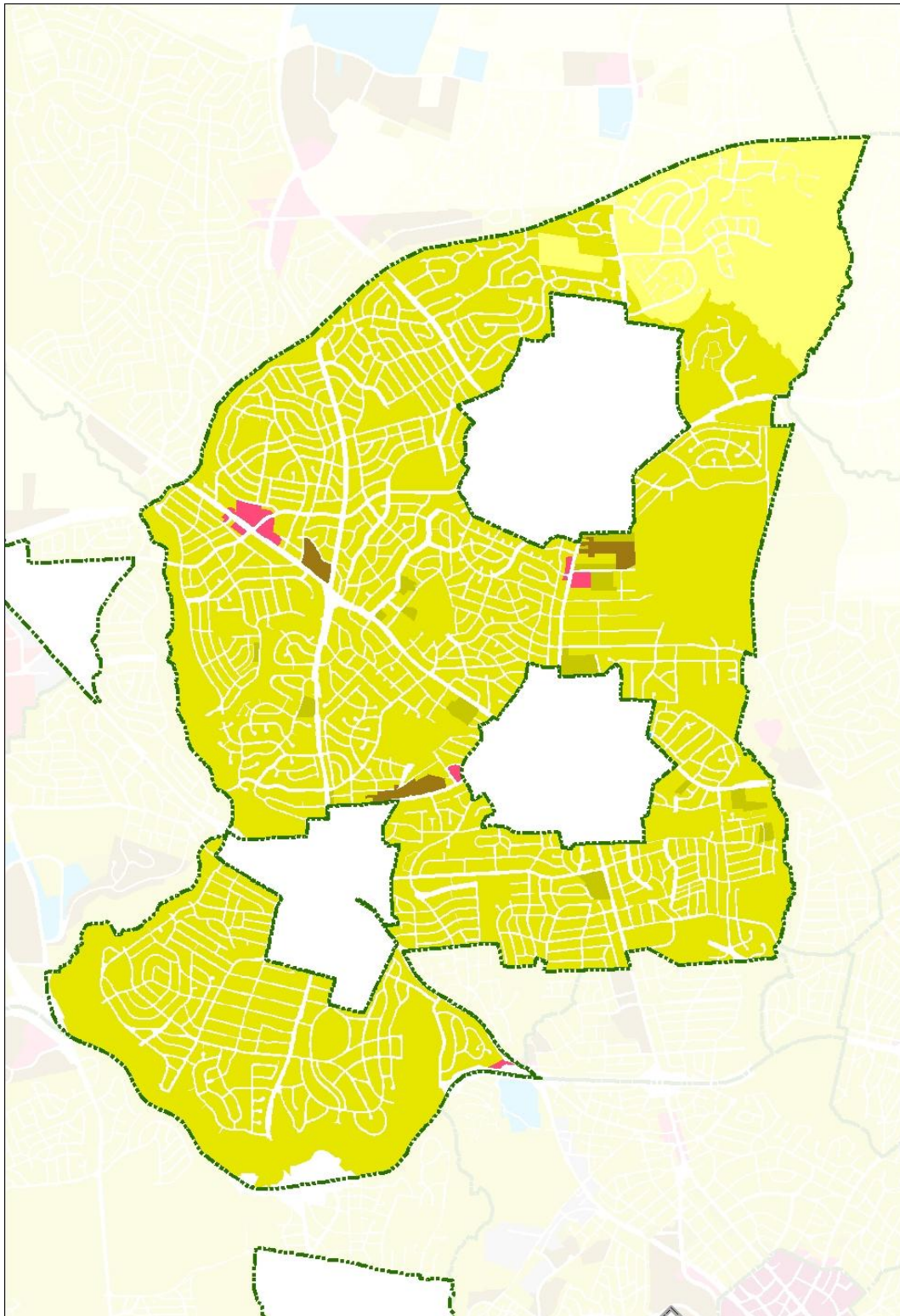
# PLANNING AREA CONTEXT



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# EXISTING ZONING MAP



## Existing Zones

- Residential Estate**  
RE-2

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- Residential Low Density**  
R-150  
R-200

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- Residential Medium Density**  
R-40  
R-60  
R-60/TDR  
R-90

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- Townhouse**  
RT-8  
RT-10  
RT-12.5  
RT-15

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

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- Commercial**  
C-1  
C-2  
C-4  
C-T  
O-M



# PROPOSED ZONING MAP

## Proposed Zones

- Residential Estate**  
RE-2

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- Residential Low Density**  
RLD-20

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- Residential Medium Density**  
RMD-6  
RMD-9

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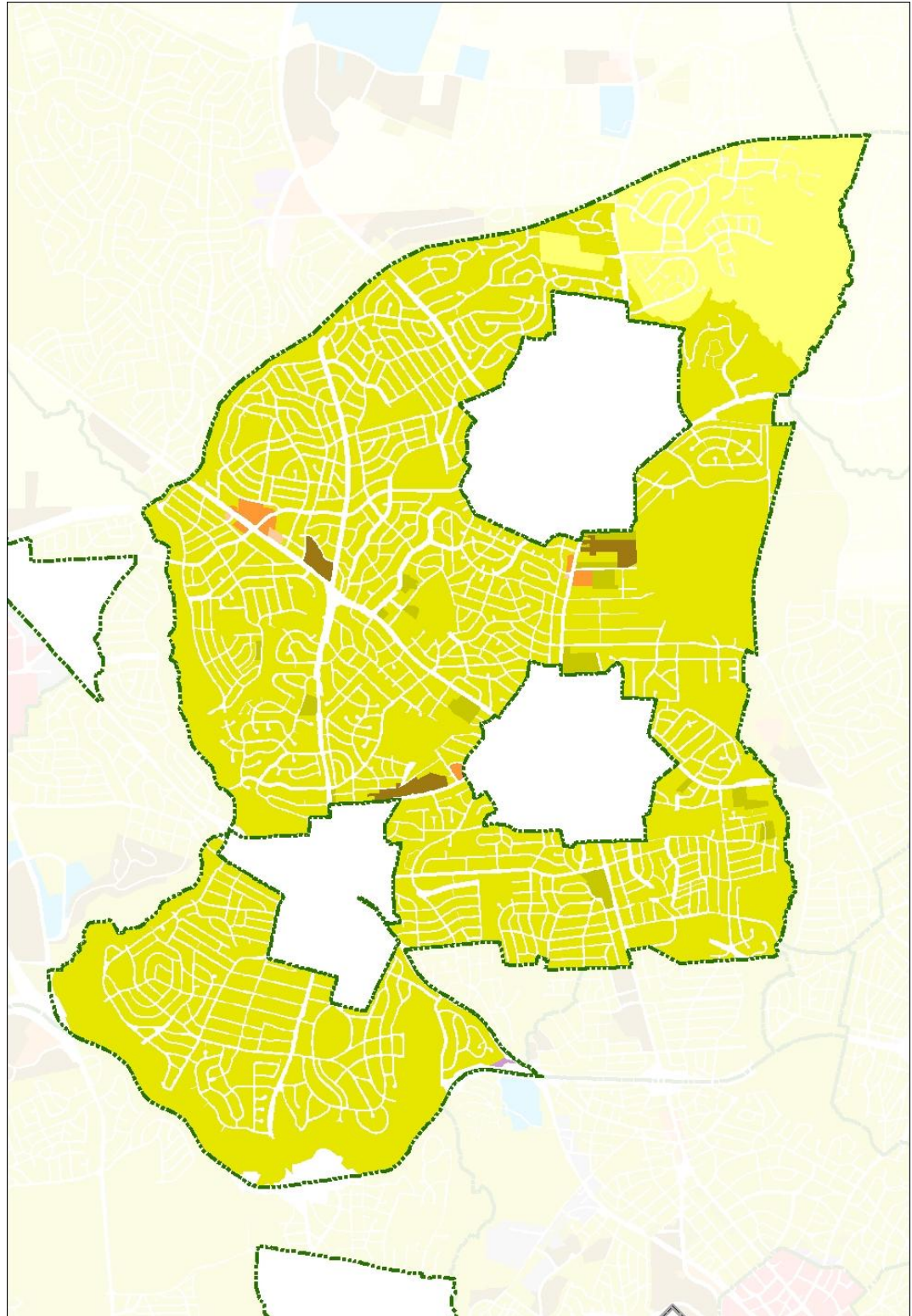
- Townhouse**  
TLD  
TMD  
THD

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- Multi-Family**  
RHD-1  
RHD-2  
RHD-3

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- Comm/Res-Neighborhood**  
CRN
- Comm/Res-Town**  
CRT
- Employment, Office**  
EOF



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