

# Master Plan Review

# OLNEY

Approved and Adopted  
April 2005



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

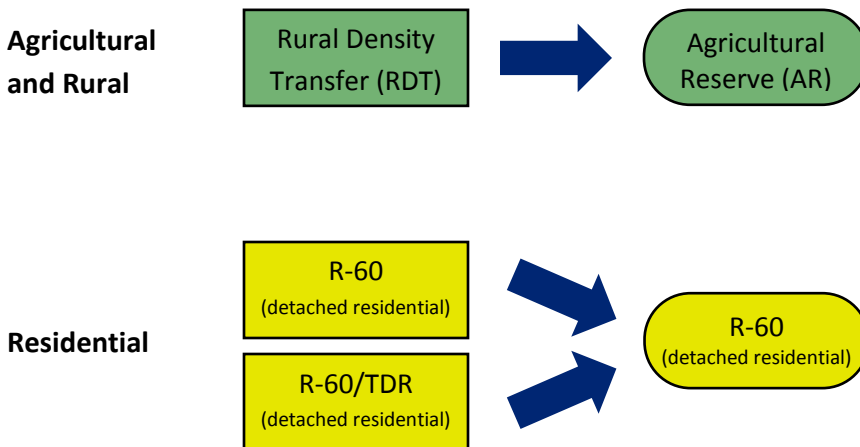
### Agricultural, Residential, and Industrial Zone Implementation:

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:



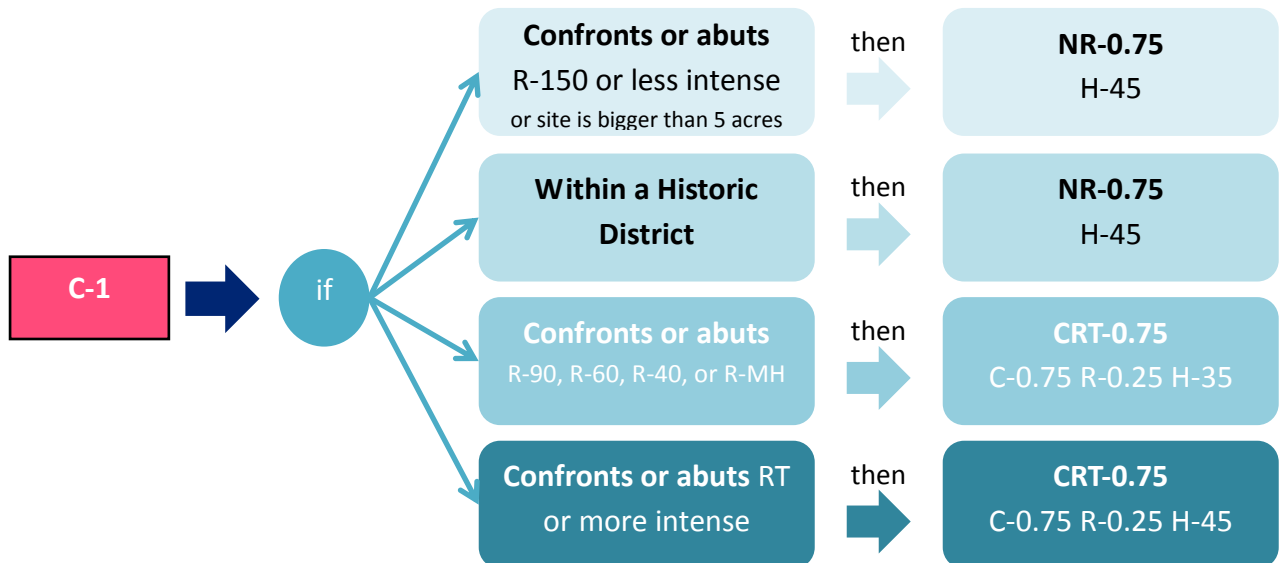
## Commercial and Mixed-Use Zone Implementation:

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 Olney Master Plan was approved and adopted in April 2005. The Master Plan identifies Olney as a satellite town that provides local facilities and services to its residents but relies on the District of Columbia, the I-95 and I-270 corridors, and other locations for employment and regional services. The Plan uses the satellite town concept as the basic framework for land use planning in Olney.

The Plan recommends a slight increase from the current level of planned growth in the area. To accommodate the growth of residents who want to take advantage of the area's proximity to the Washington Metropolitan Area, the Plan advocates for more affordable housing using infill development.

Preservation of open space is a main focus of the Olney Master Plan which proposes acquisition of approximately 753 acres of forested land for parkland in the Northern Olney region. The Plan supports agricultural preservation in Northern Olney and recommends use of the Transfer of Development Rights (TDR) program. The Plan has identified an area near the Georgia Avenue and Norbeck Road intersection to be suitable for receiving TDRs. To preserve open space in Southern Olney, the Plan recommends cluster development for all new housing units when feasible.

The Plan reinforces the role of the Olney Town Center as a local, rather than regional, shopping and service area. To achieve this goal, the Plan recommends rezoning the commercial core for mixed-use developments with residential uses. The Plan also proposes making the Town Center more pedestrian friendly and using incentive zoning to create more outdoor spaces and public amenities in the commercial region.



*Olney House*

# ZONE IMPLEMENTATION

The Olney Planning Area currently has 25 zones: 3 Rural, 15 Residential, 3 Commercial, 1 Mixed-Use, and 3 Planned Development.

## **Existing Rural:**

RDT: Rural Density Transfer  
RC: Rural Cluster  
RNC: Rural Neighborhood Cluster

RT-10: Townhouse, Single-Family  
RT-12.5: Townhouse, Single-Family  
R-20: Multi-Family, Medium Density

## **Existing Residential:**

RE-2: Detached Unit, Single-Family  
RE-2/TDR: Detached Unit, Single-Family  
RE-2C: Detached Unit, Single-Family  
RE-1: Detached Unit, Single-Family  
RE-1/TDR: Detached Unit, Single-Family  
R-200: Detached Unit, Single-Family  
R-200/TDR: Detached Unit, Single-Family  
RMH-200: Detached Unit, Single-Family  
R-90: Detached Unit, Single-Family  
R-90/TDR: Detached Unit, Single-Family  
R-60: Detached Unit, Single-Family  
RT-8: Townhouse, Single-Family

## **Existing Commercial:**

C-1: Convenience Commercial  
C-INN: Country Inn  
O-M: Office Building, Moderate Intensity

## **Existing Mixed-Use:**

MXTC: Mixed-Use Town Center

## **Existing Planned Development:**

PCC: Planned Cultural Center  
PD-7: Planned Development  
PD-9: Planned Development

The existing RDT zone will be renamed AR (Agricultural Reserve). The existing RC and RNC zones will remain. The existing C-INN zone will revert to its prior zoning, RC (Rural Cluster).

The existing RE-1 and RE-1/TDR zones will be combined into the RE-1 zone. The RE-2, and RE-2/TDR will be combined into the RE-2 zone. The existing RE-2C will remain. The R-200, R-200/TDR, and RMH-200 will combine to form the R-200 (Residential Low Density) zone. The existing R-60 will remain. The existing R-90 and R-90/TDR will combine into the R-90 (Single-Family, Medium-Density). The existing RT-8, RT-10, and RT-12.5 will remain RT (Townhouse) respectively. The existing R-20 will remain. Residential TDR zones will be incorporated into a new TDR Overlay zone.

The existing O-M zone has typically consisted predominantly of office uses and will translate to the proposed EOF (Employment Office). The existing C-1 zone translates to CRT (Commercial Residential Town) and NR (Neighborhood Retail). Each parcel will translate using the standardized translation, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity.

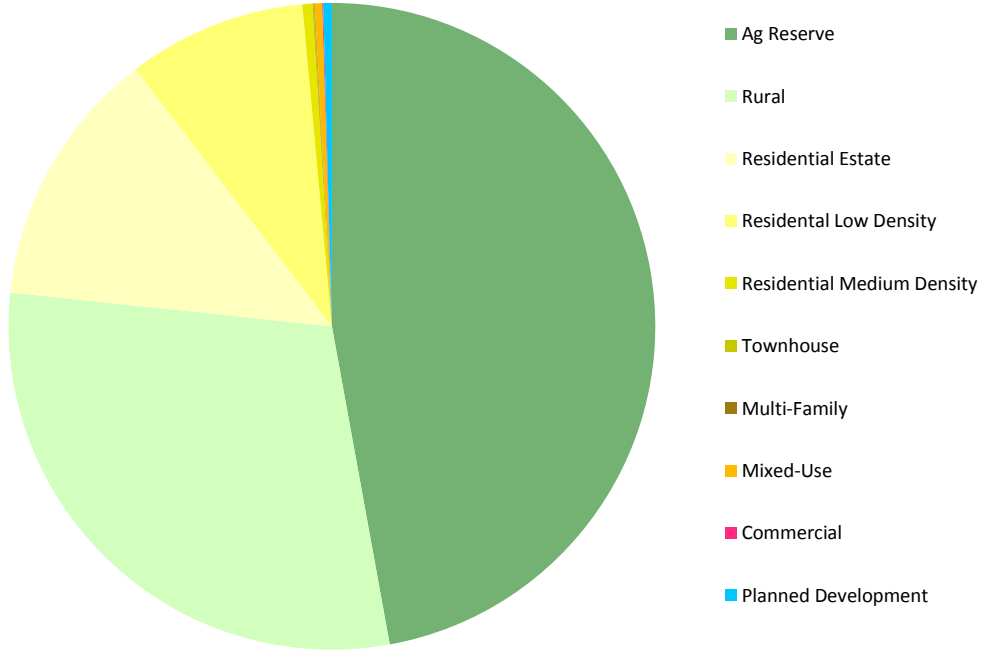
The existing PD zones will remain as they are. PCC will remain.

# ZONE IMPLEMENTATION

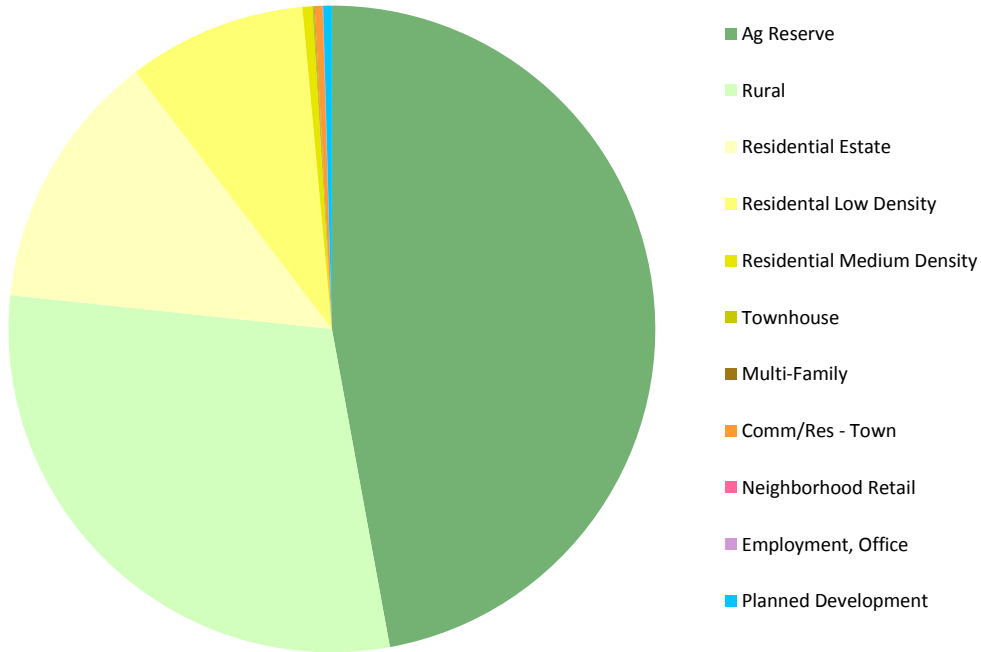
Olney					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RDT	13,278.98	47.12	AR	13,278.98	47.12
RC	7,050.12	25.02	RC	7,054.90	25.04
C-INN	4.78	0.02			
RNC	1,269.41	4.50	RNC	1,269.41	4.50
RE-1	1,420.74	5.04	RE-1	1,624.54	5.76
RE-1/TDR	203.80	0.72			
RE-2	1,218.68	4.32	RE-2	1,938.54	6.87
RE-2/TDR	719.86	2.55			
RE-2C	86.20	0.31	RE-2C	86.20	0.31
R-200	2,420.02	8.59	R-200	2,513.66	8.92
R-200/TDR	85.23	0.30			
RMH-200	8.41	0.03			
R-60	85.38	0.30	R-60	85.38	0.30
R-90	38.40	0.14	R-90	51.82	0.19
R-90/TDR	13.42	0.05			
RT-8	8.52	0.03	RT-8	8.52	0.03
RT-10	3.11	0.01	RT-10	3.11	0.01
RT-12.5	16.77	0.06	RT-12.5	16.77	0.06
R-20	8.84	0.03	R-20	8.84	0.03
MXTC	104.88	0.37	CRT-2.0 C-1.0 R-1.0 H-70 T	104.88	0.37
C-1	10.80	0.04	CRT-1.0 C-0.75 R-0.5 H-45	4.80	0.02
			NR-0.75 H-45	6.00	0.02
O-M	2.03	0.01	EOF-1.5 H-75	2.03	0.01
PCC	14.36	0.05	PCC	14.36	0.05
PD-7	45.86	0.16	PD-7	45.86	0.16
PD-9	61.50	0.22	PD-9	61.50	0.22
<b>Grand Total</b>	<b>28,180.10</b>		<b>Grand Total</b>	<b>28,180.10</b>	

# ZONE IMPLEMENTATION

### Olney: Existing Zoning

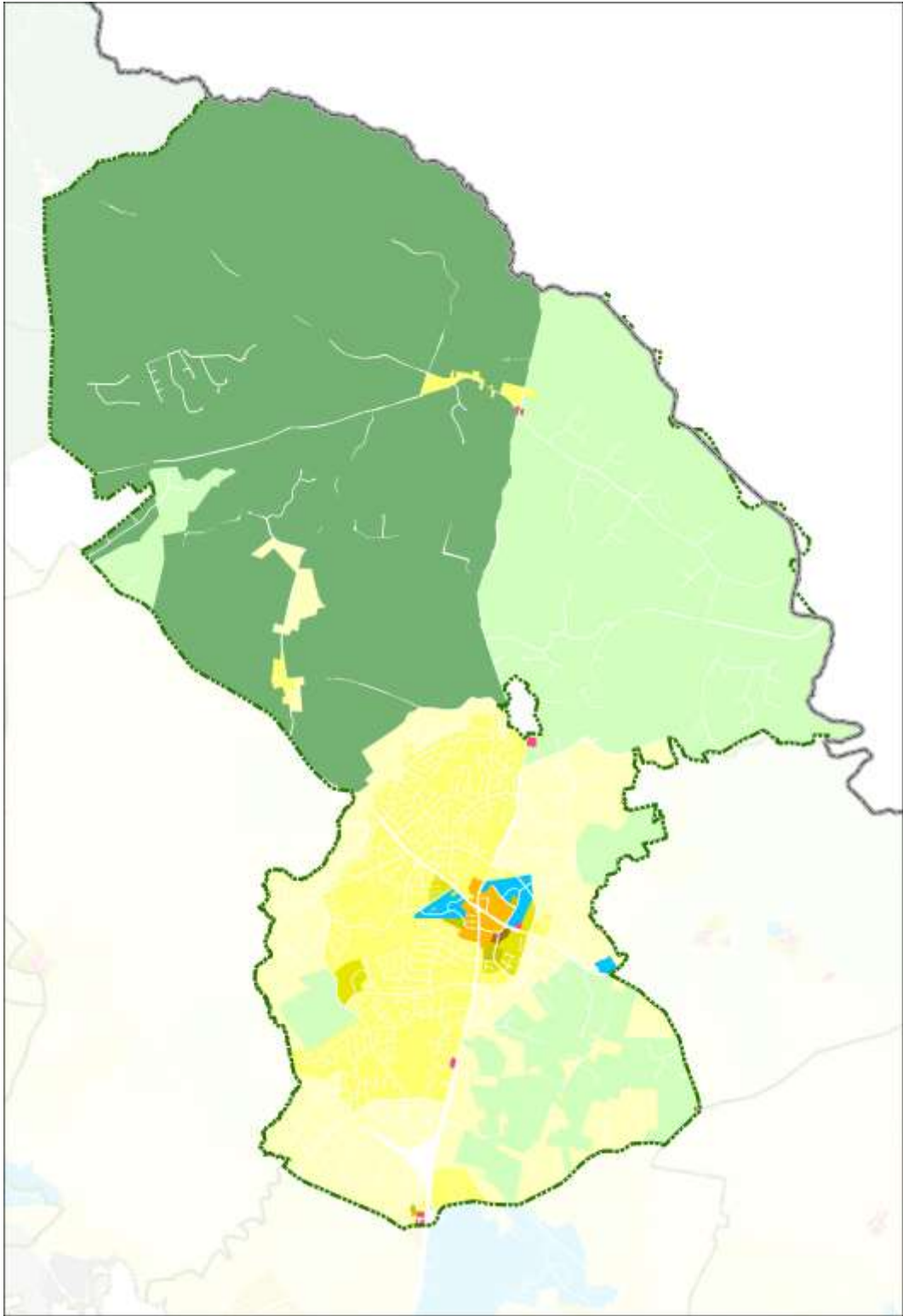


### Olney: Proposed Zoning





# EXISTING ZONING MAP



## Existing Zones

- Agricultural Reserve**  
RDT

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- Rural**  
RC  
RNC

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

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- Residential Low Density**  
R-200  
R-200/TDR  
RMH-200

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

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

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- Multi-Family**  
R-20

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- Commercial**  
C-1  
C-Inn  
O-M

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- Mixed-Use**  
MXTC

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- Planned Development**  
PCC  
PD-7  
PD-9

# PROPOSED ZONING MAP

## Proposed Zones

- Agricultural Reserve**  
AR

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- Rural**  
RC  
RNC

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

---

- Residential Low Density**  
R-200

---

- Residential Medium Density**  
R-60  
R-90

---

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

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- Multi-Family**  
R-20

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- Comm/Res-Town**  
CRT

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- Employment, Office**  
EOF

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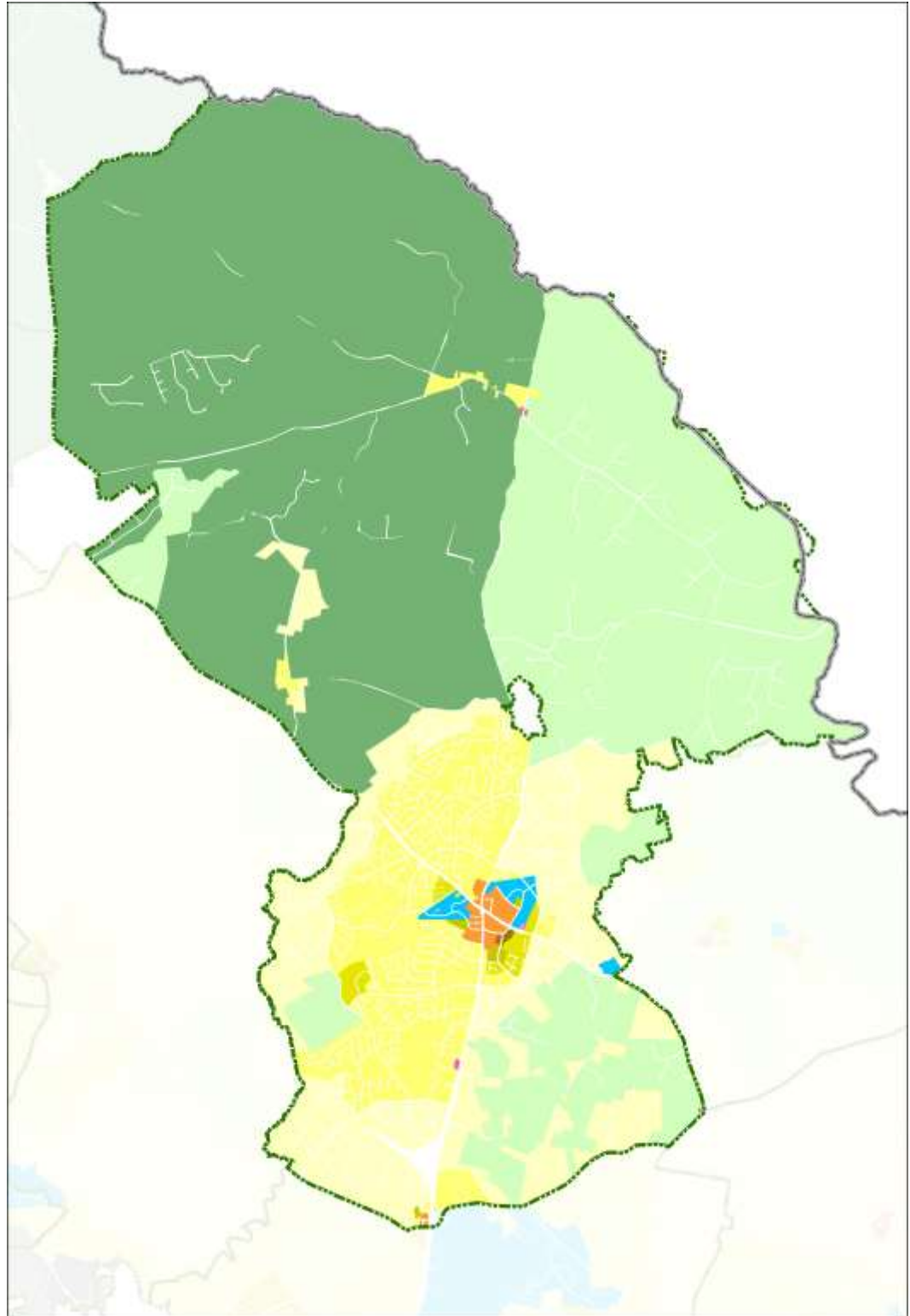
- Neighborhood Retail**  
NR

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- Comm/Res-Town**  
CRT

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- Planned Development**  
PCC  
PD-7  
PD-9



# PLANNING AREA CONTEXT

