

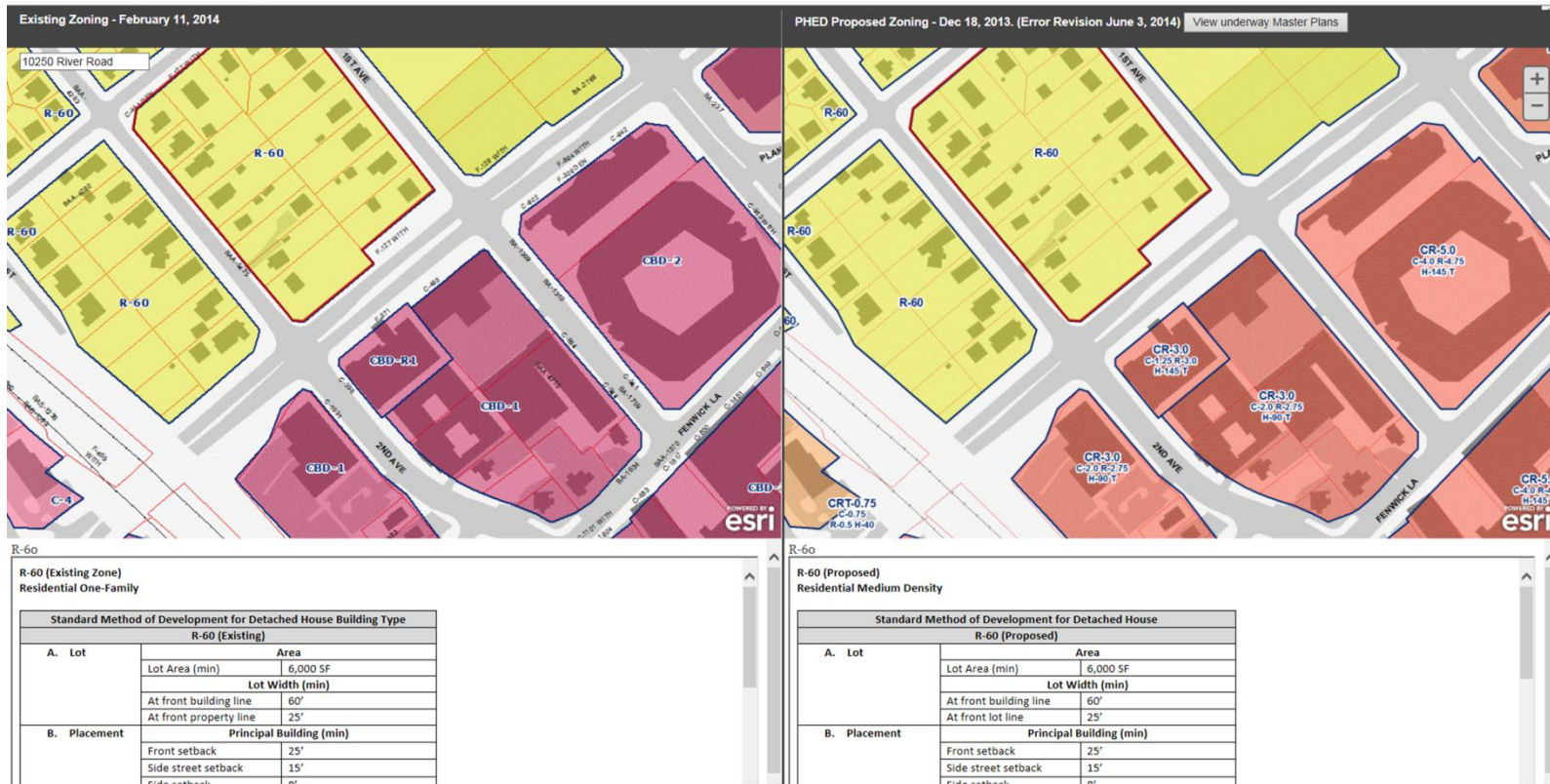
District Map Amendment G-956
Planning, Housing, and Economic Development Committee
June 9, 2014



DMA G-956 was transmitted to Council by the Planning Board on May 2, 2013

An interactive zoning map has been available to the public since April of 2013. This online map allows viewers to see existing and proposed zoning maps side-by-side. Development Standards are shown below the map.

The map is available at <http://mcatlas.org/zc/>




Since May 2nd there have been several revisions to the DMA.

These changes are based on:

- direction from the committee to map master plan heights and densities
- discovery of errors
- requests for revisions to match approvals
- staff re-evaluation during 2013 PHED worksessions
- recently adopted Corrective Map Amendments, Sectional Map Amendments, and Local Map Amendments


All changes are documented, and are available on our website.

Updated District Map Amendment
(June 3, 2014)



Use our [interactive map](#) to find out about current and proposed zoning categories.

Need help? Call 301-495-1325.

[Zone Translation Table](#) 

[Learn more about the changes to the original DMA here.](#)



Unique ID:	MAP-E-401	staff error
Master Plan ID:	TAKOM-07	
Master Plan:	Takoma Park	
Location:	East West Highway & New Hampshire Av	
Existing Zone:	C-2	
Proposed Conv: (12/18)	CRT-1.5 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.75 H-50	
Category:	Error	
Zone Group:	No change	
Overall FAR:	No change	
Comm'l FAR:	No change	
Resid'l FAR:	No change	
Height:	Increased to 50'	
Reason for change:	<p>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</p> <p>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</p> <p>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</p>	



Direction from PHED committee:

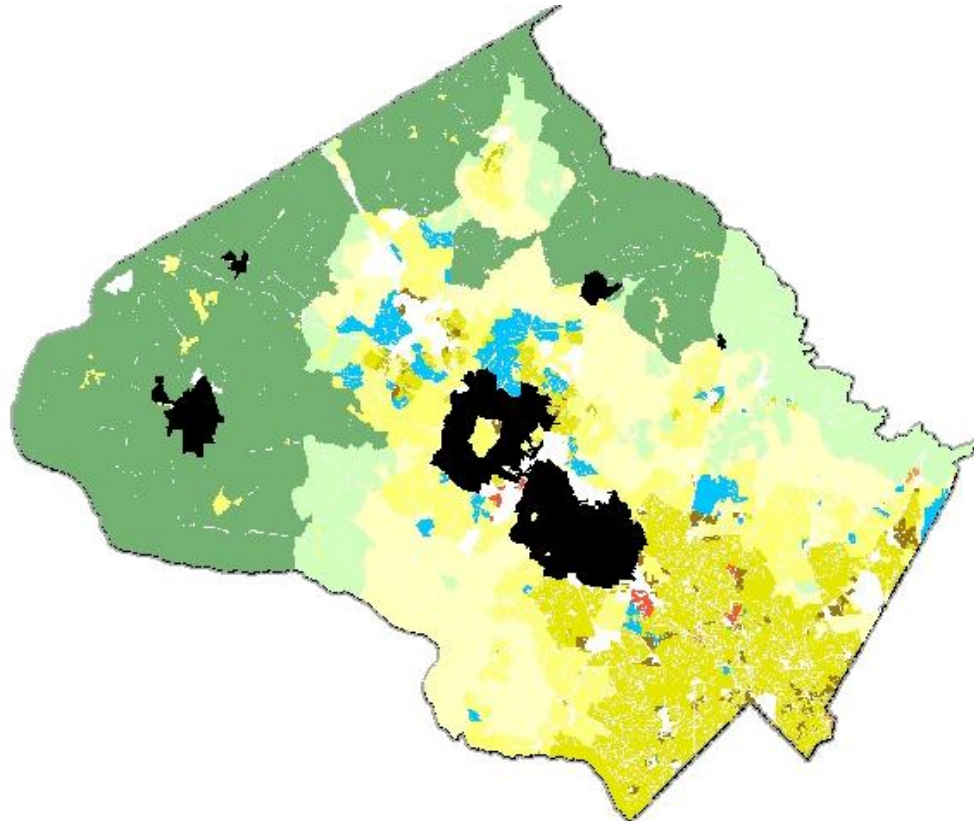
- Separate code from mapping
- Following adoption of text, review mapping translations
- Continue public outreach
 - News releases and email blasts to encourage review of online map
 - 6 open house events focused on mapping



What's not changing?

Agricultural, Rural Residential, Single-Family, Townhouse, Multi-Family, and several planned development zones (PD, T-S, PNZ, PRC, PCC) are **not** changing.

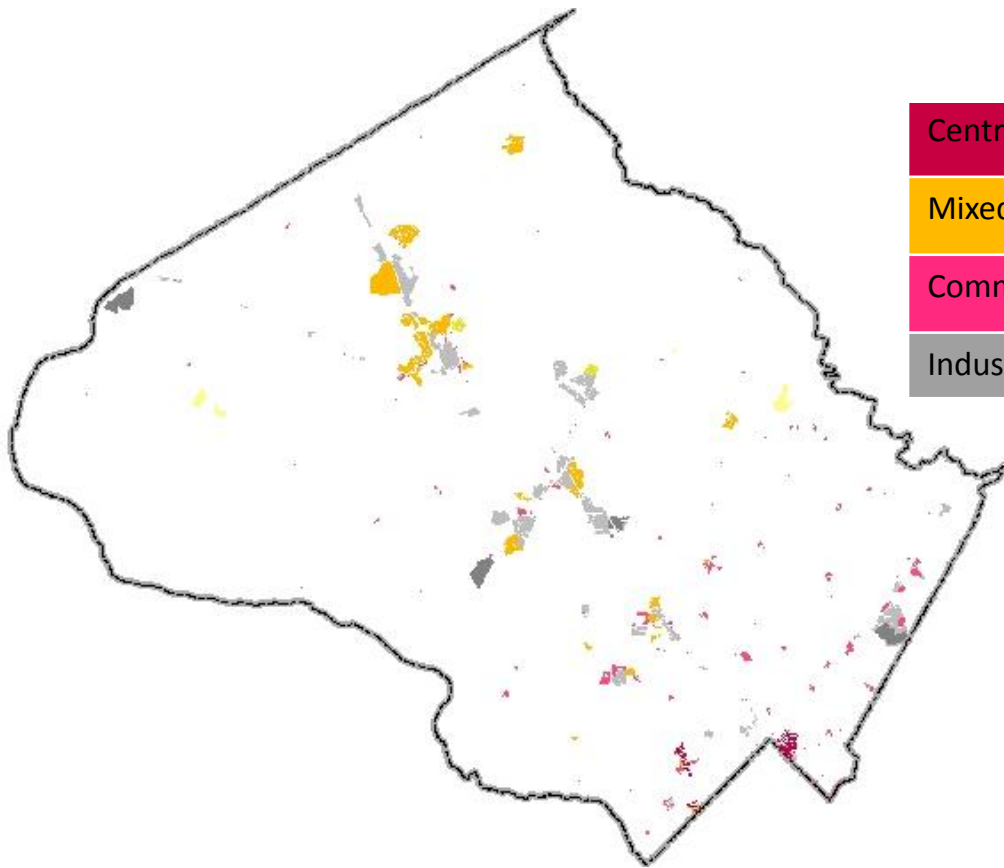
In terms of land area, 96.4% of the county (272,788 acres) is **not** changing.



What is changing?

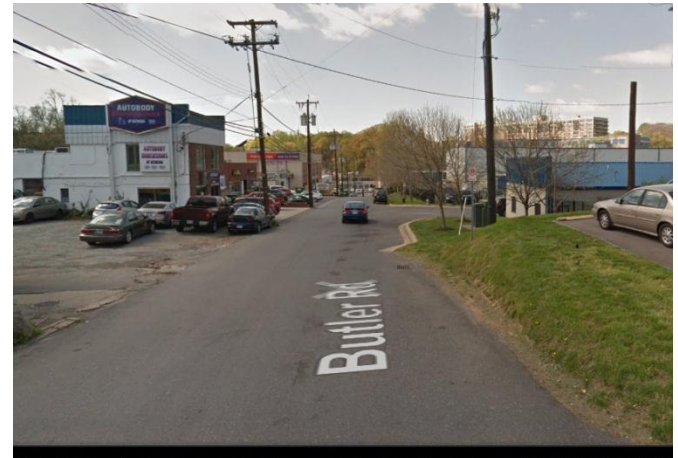
The remapping affects most, but not all, Commercial, Mixed-Use, and Industrial zones. This represents only a small portion of the county.

In terms of land area, only 3.6% (9,882 acres) of the county is being remapped.



	Acres	% of remapped area
Central Business District	364.0	0.13
Mixed-Use	2,713.7	0.96
Commercial	1,402.1	0.50
Industrial	4,935.6	1.75

Existing Industrial Zones: I-1, I-2, I-3, I-4, R&D, RS



Existing Mixed-Use Zones: MXN, MXPB, MXTB, RMX-1, RMX-2, RMX-3, TMX-2, TOMX-2, TS-M, TS-R



Existing Commercial Zones: C-1, C-2, C-3, C-4, C-6, C-INN, C-T, H-M, C-O, C-P, O-M



Translation Philosophy

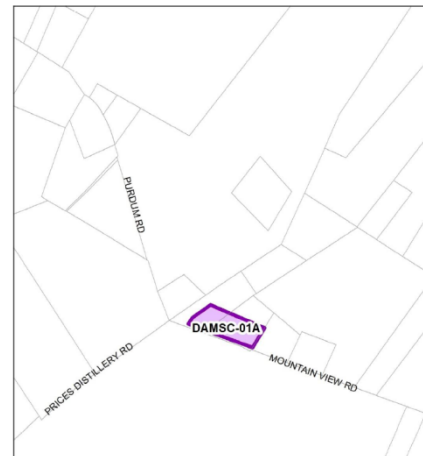
Standard translations are based on:

- density and height established in the current code, and
- for some zones, adjacency to single-family detached homes

Standard translations may be modified by:

- Master plan recommendations
- Overlay zone limits
- Development approvals (currently conforming)

Referred to as a Custom Translation



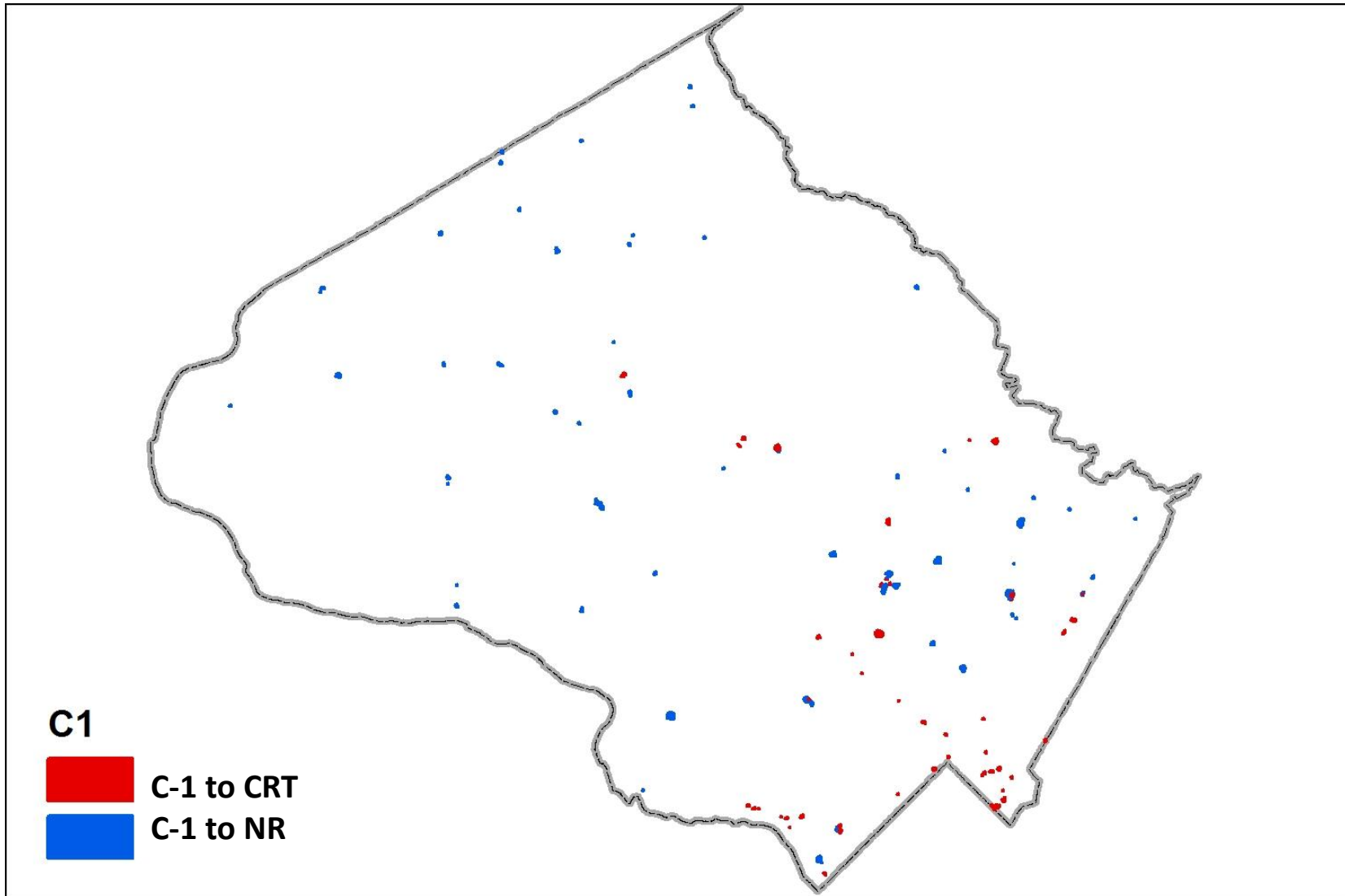
MP Number:	DAMSC-01A	
Master Plan:	Damascus	
Location:	Mountain View Rd & Prices Distillery Rd	
Existing Zone:	C-1 (and Rural Village Overlay)	
Standard Conv:	NR-1.0-H-45	
Proposed Conv:	CRN-0.25 C-0.25 R-0.0 H-35	
Modifications	Zone Group:	Changed to CRN
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.0
	Height:	Reduced to 35'
Reason for non-standard conversion:		
See Montgomery County Zoning Ordinance §59-C-18.232(2)(B) "Density: Except as noted below, the floor area ratio for commercial uses is limited to FAR 0.2, and is computed only on the area of the underlying commercially zoned portion of the site..."		
And Montgomery County Zoning Ordinance §59-C-18.232(2)(D) "Building height. No building may exceed a height of 35 feet."		

Concerns Raised

1. C-1 translation
2. C-2 translation
3. Current non-conforming structures
4. Translation of floating zones
5. Height in I-1 translation
6. Property specific requests
7. Map corrections



1. C-1 Translation



C-1 zone FAR

C-1 has no FAR limit, so how do we determine an appropriate translation?

Given current **parking** requirements:

- 0.75 FAR of Retail is possible (in a 3 story building)



Aspen Hill Rd and Connecticut Ave



Kemp Mill Shopping Center

C-1 Mapping Alternative

- Where C-1 abuts R-200 or lower density residential zone, or property is >5 acres or contiguous with 5 or more acres: ~~NR-1.0~~ **0.75** H-45
- Where C-1 abuts R-90, R-60 or R-40 zone: ~~CRT-0.5~~ **0.75** ~~C-0.5~~ **0.75** R-0.25 H-35
- Where C-1 confronts R-90, R-60 or R-40 zone: ~~CRT-0.75~~ ~~C-0.5~~ **0.75** R-0.25 ~~H-45~~ **35**
- Where abutting townhouse or more dense zone: ~~CRT-1.0~~ **0.75** ~~C-0.75~~ ~~R-0.5~~ **0.25** H-45

Rationale

- More closely match existing development constraints and change total FAR to **0.75**
- Simplify the conversion by:
 - setting the **same** total and commercial FAR for all conversions
 - setting the residential FAR equal to 30% of the total FAR
 - combining the abutting and confronting conversions



C-1 Translation

Current Conversion



Alternate Conversion



C-1 Translation

Current Conversion



Alternate Conversion



C-1 Translation

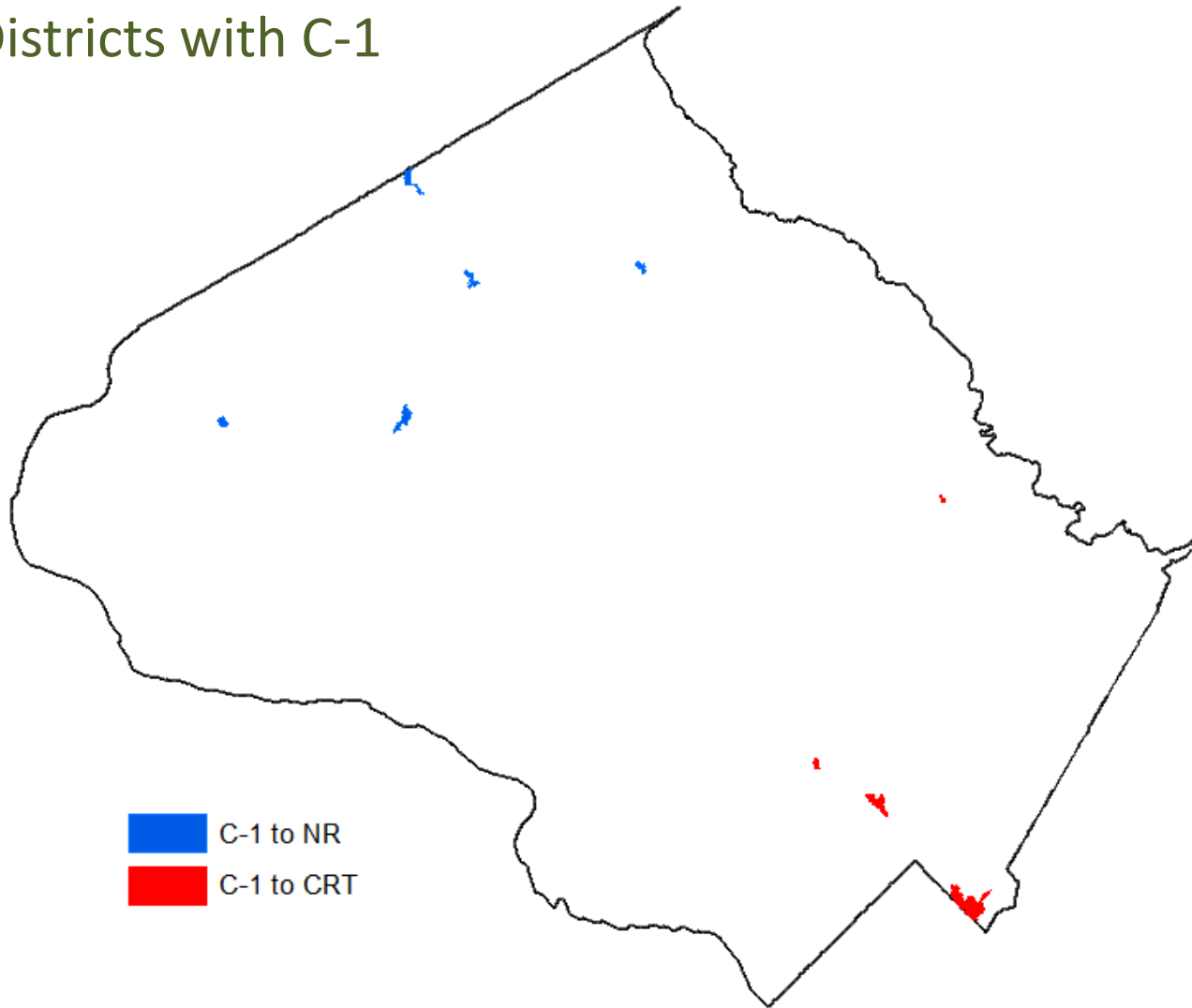
Current Conversion



Alternate Conversion



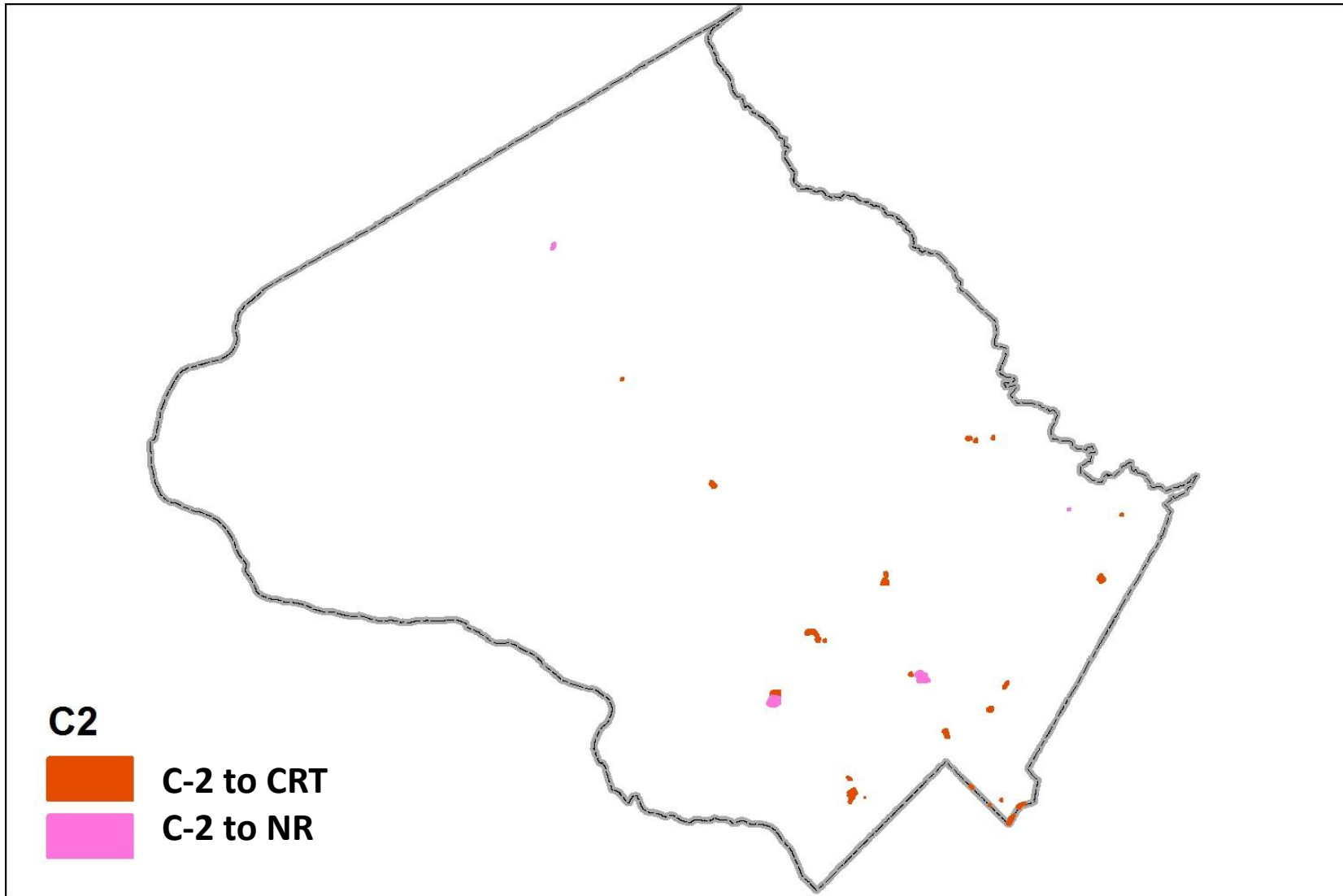
Historic Districts with C-1



*Colored area shows entire historic district



2. C-2 Translation



C-2 Mapping Alternative

- Where C-2 abuts R-200 or lower density residential: **GR-1.5 H-45**
- Where C-2 abuts R-90, R-60 or R-40 zone: **CRT-1.5 C-1.5 R-0.75 0.5 H-45**
- Where C-2 confronts R-90, R-60 or R-40 zone: **CRT-2.0 1.5 C-1.5 R-0.75 0.5 H-45**
- Where C-2 abuts townhouse or more dense zone and is < 300' from single-family detached zone: **CRT-2.25 C-1.5 R-0.75 H-45**
- Where C-2 abuts townhouse or more dense zone and is > 300' from single-family detached zone: **CRT-2.25 C-1.5 R-0.75 H-75**

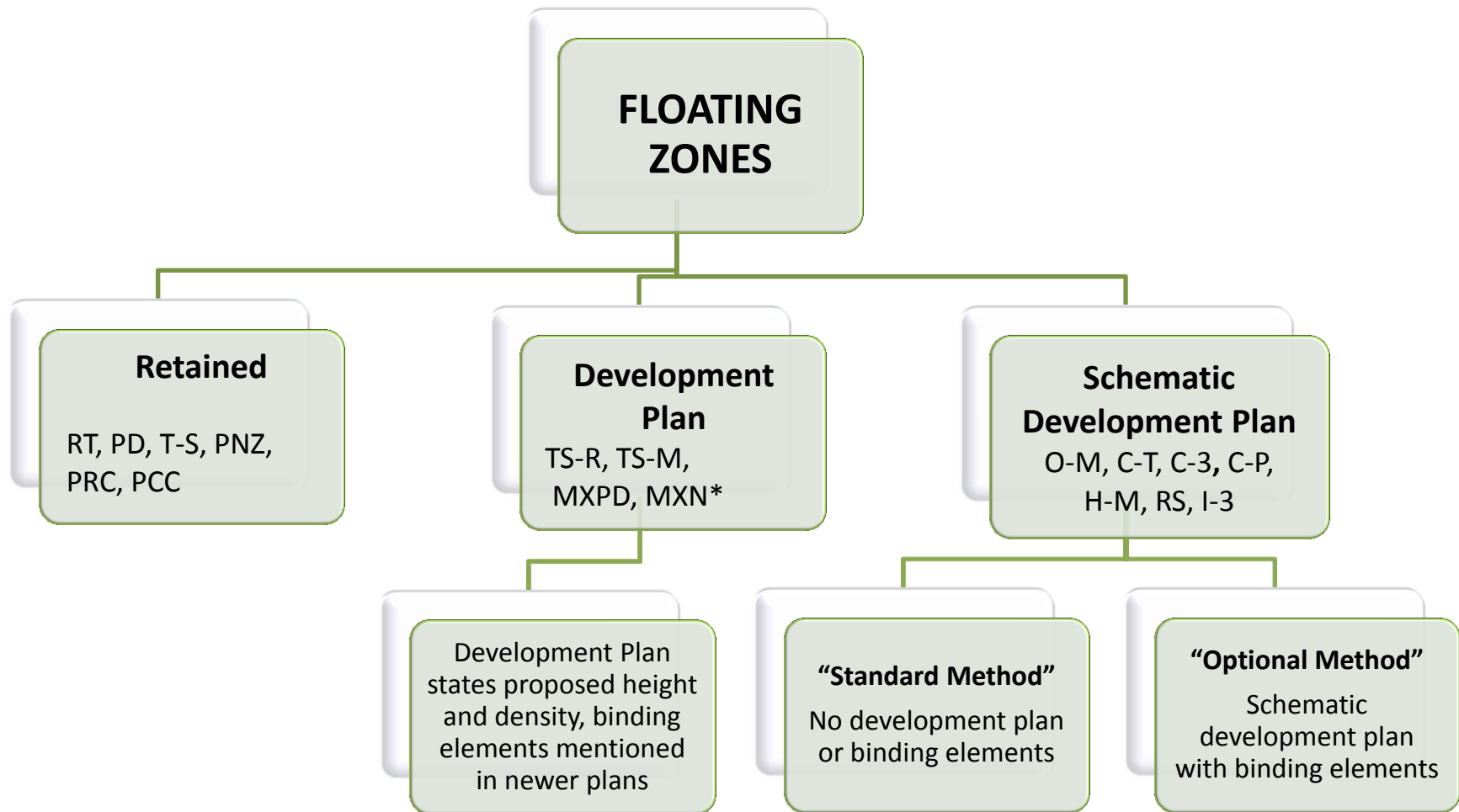
Rationale

To simplify the abutting/confronting R-90, R-60 or R-40 zone conversions by :

- making the total FAR **consistent** (at 1.5)
- setting the residential FAR equal to 30% of the total FAR



4. Mapping of floating zones:



* MXN requires a diagrammatic plan



5. Height in the I-1 (IM) zone:

Current code: 42', or 120' for an Employment Center

Industrial property owners expressed difficulty in meeting the 42' height limit for some industrial uses and requested an increase to 50'

The Planning Board evaluated the 120' height provision for an employment center, and recommends removing this option -

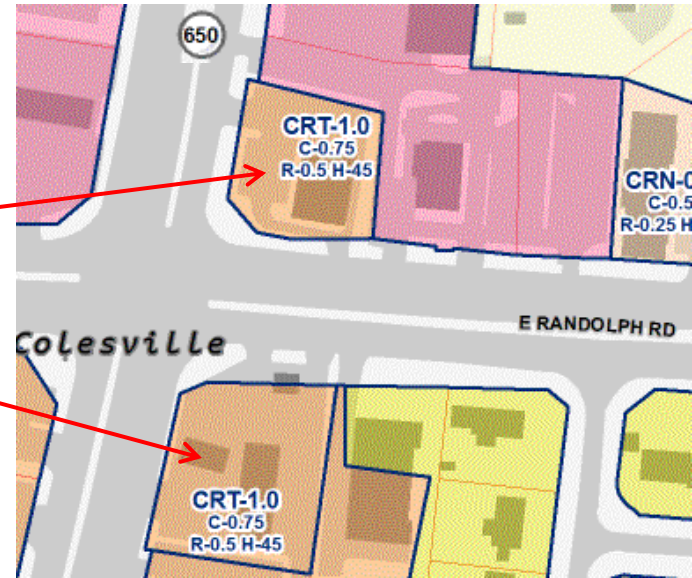
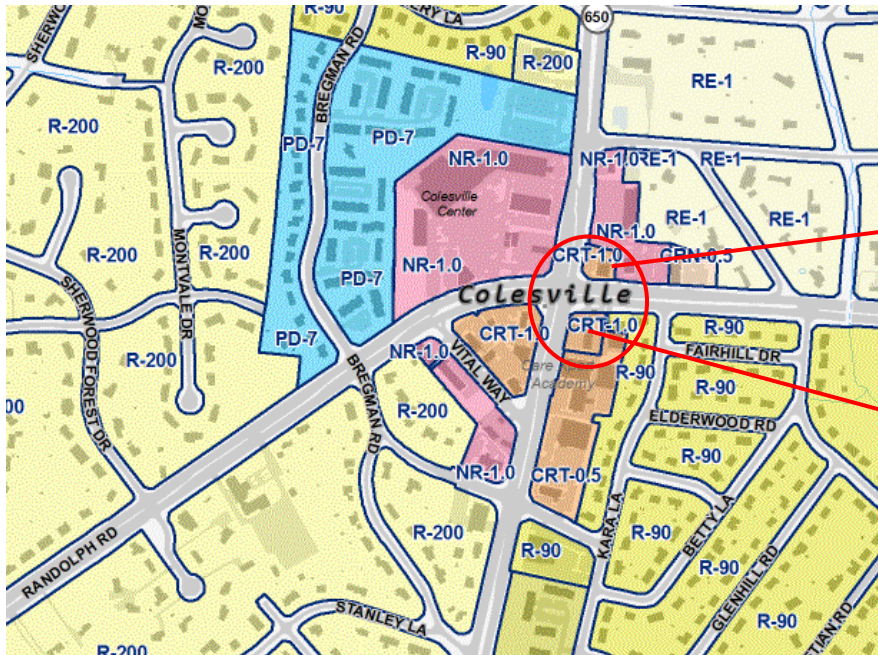
- A master plan must state this height as inappropriate.
- Only a small number of master plans recognize this provision.
- The employment center provision has been rarely used.
- Offices are limited to 35% of mapped FAR



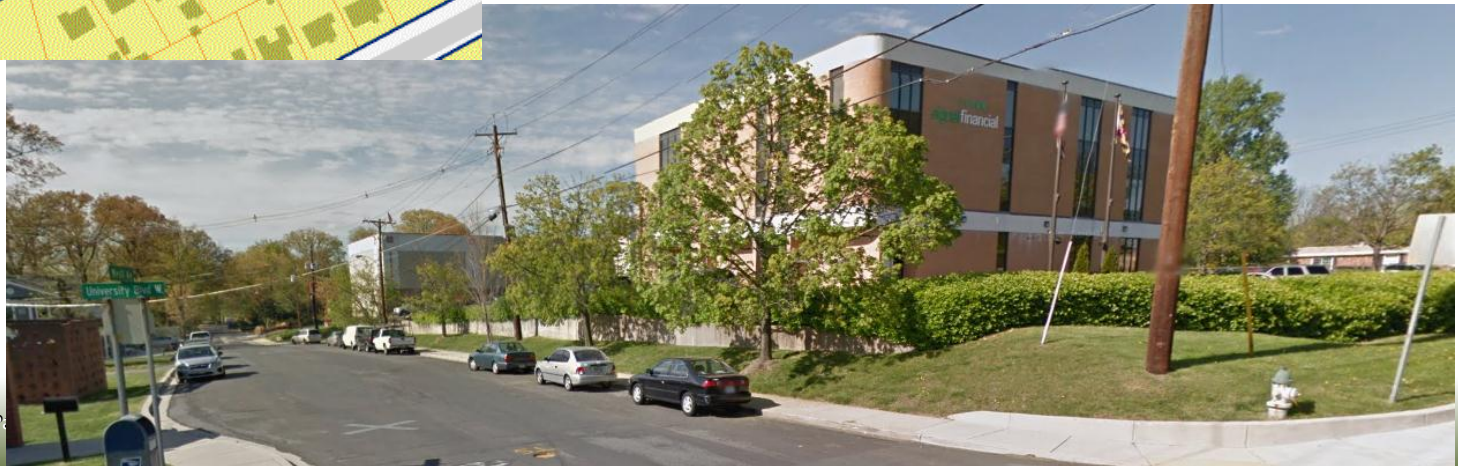
6. Property Specific Mapping Concerns



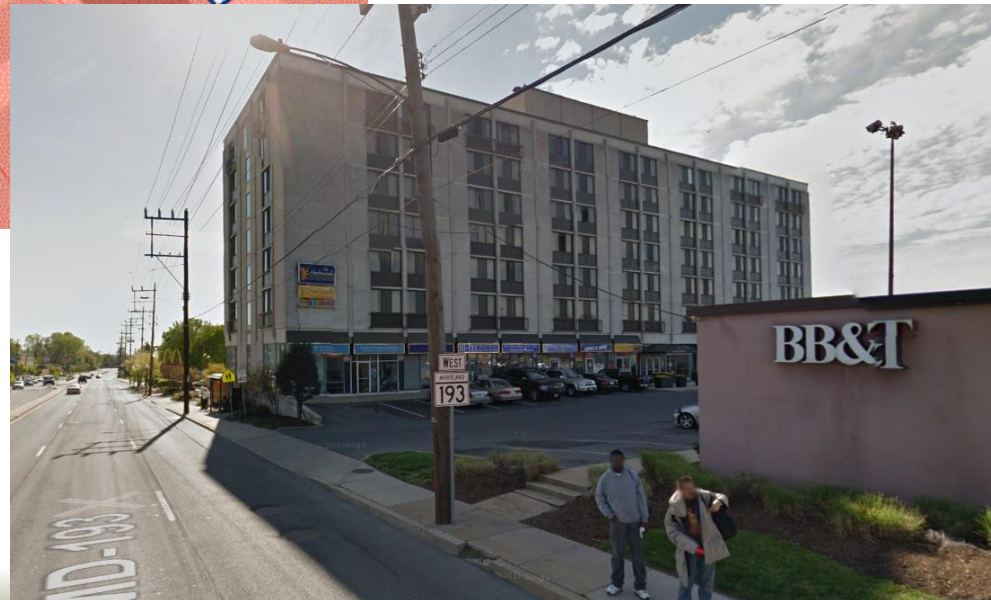
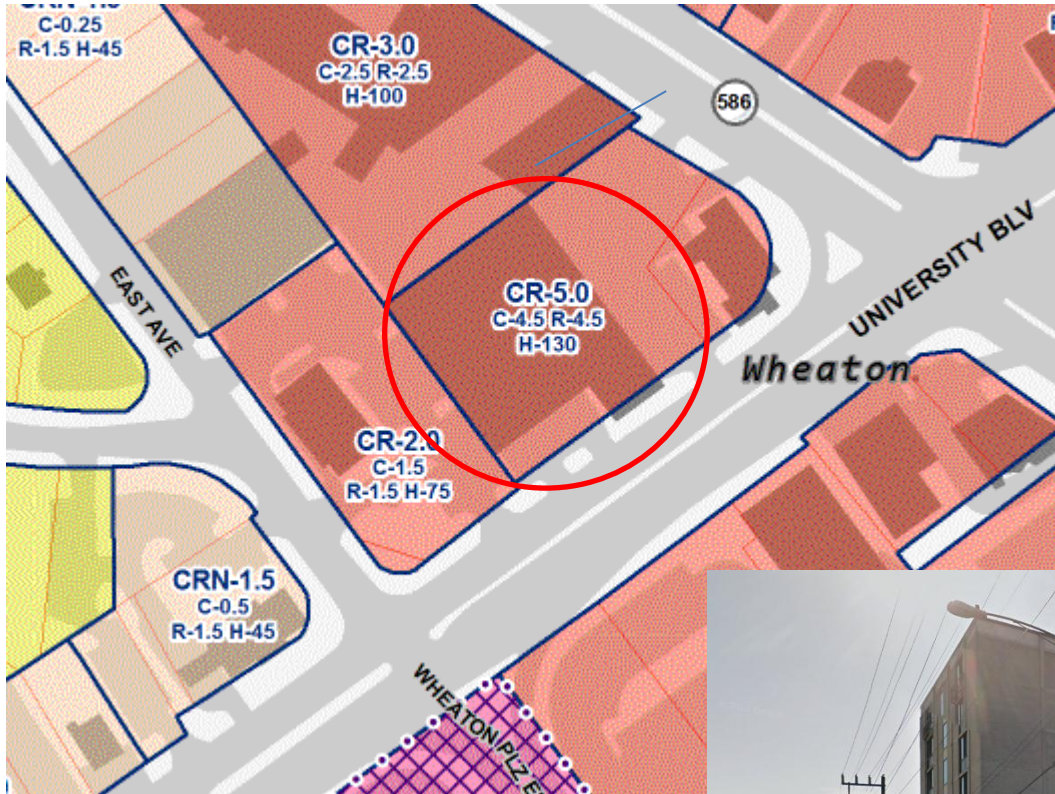
Property Specific Request – Greater Colesville



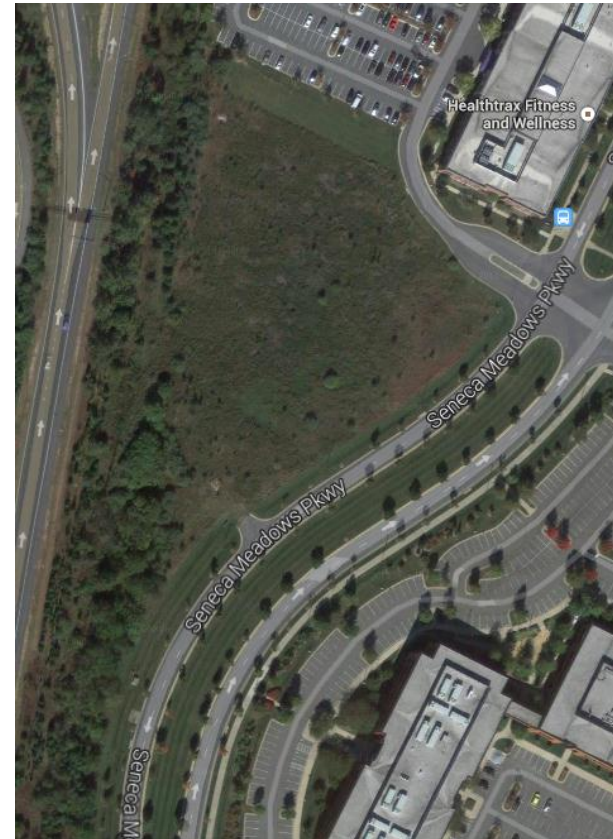
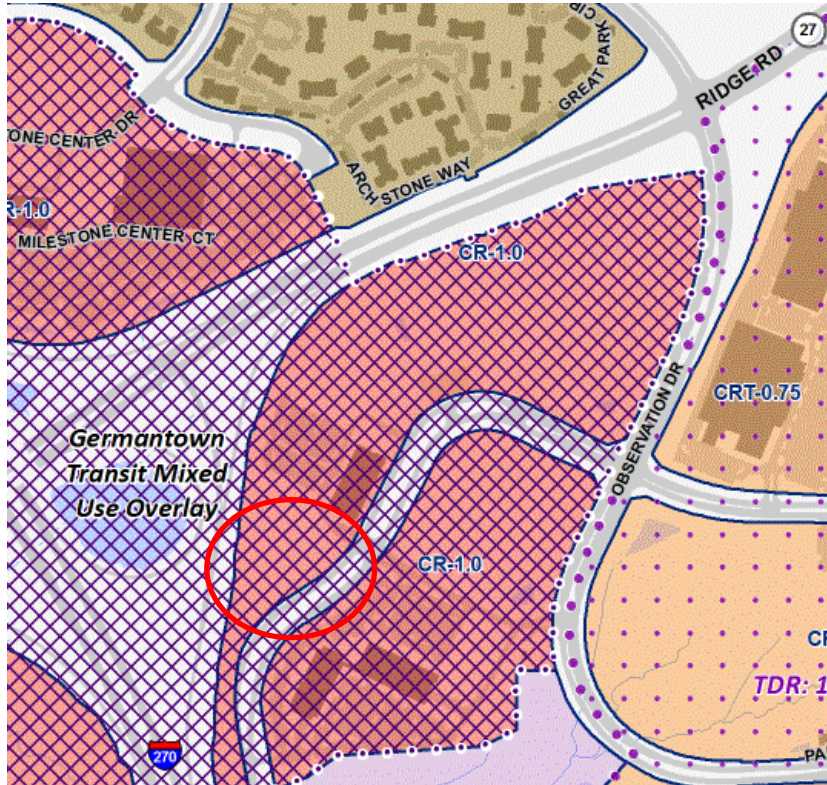
Property Specific Request – C-2 along Oak Drive in Kensington



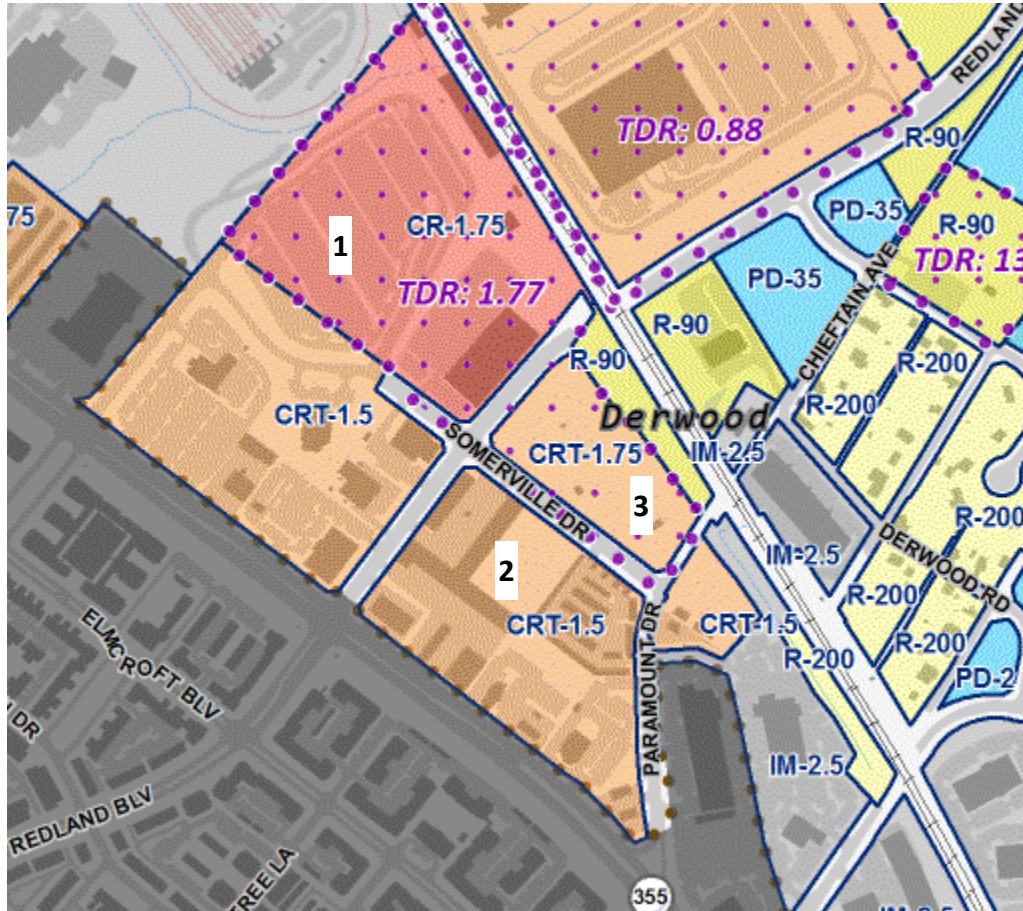
Property Specific Request – Ambassador Apartments



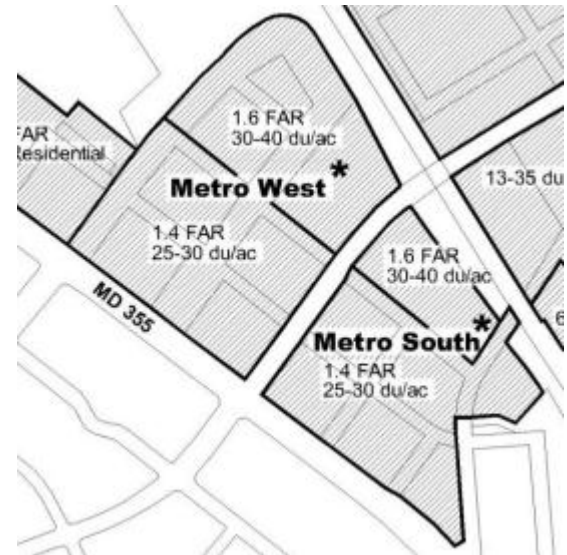
Property Specific Request – Kaiser Foundation Health Plan in Germantown



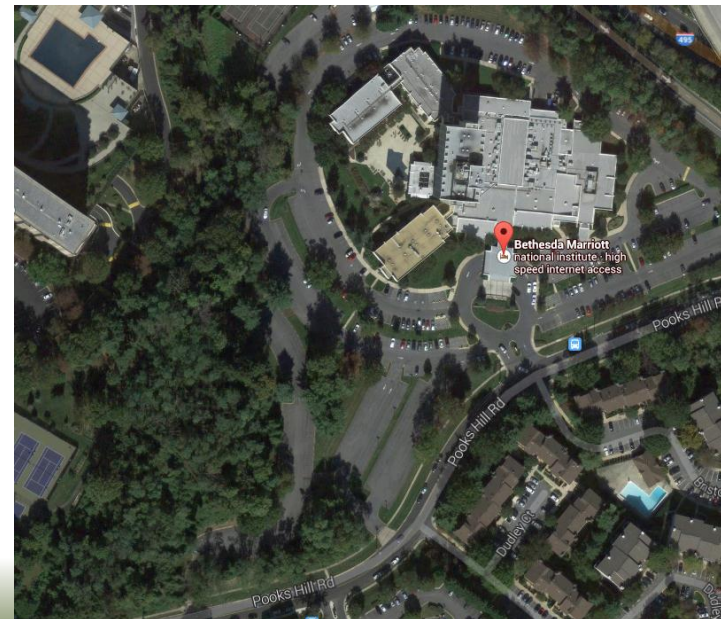
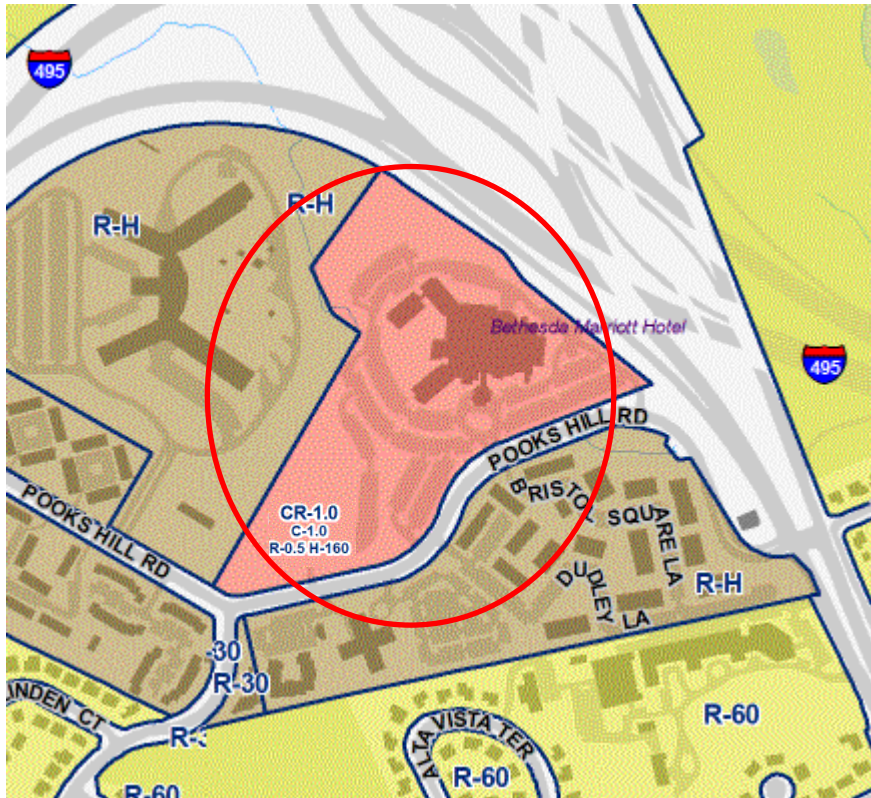
Property Specific Request – TOMX-2 & TOMX-2/TDR at Shady Grove Metro



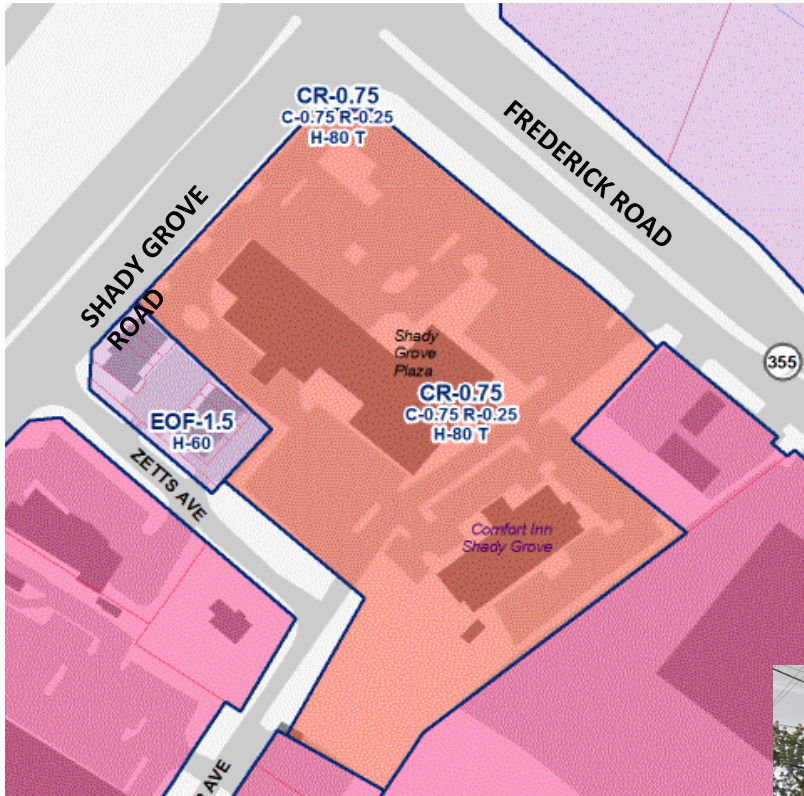
- 1 = CR-1.75 C-0.5 R-1.5 H-160 T
- 2 = CRT-1.5 C-0.5 R-1.25 H-90 T
- 3 = CRT-1.75 C-0.5 R-1.5 H-90 T



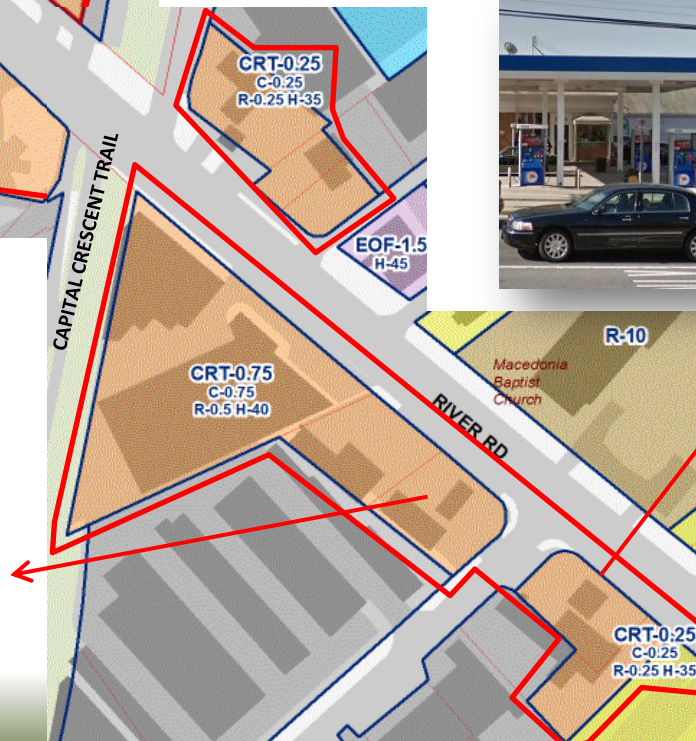
Property Specific Request – Pooks Hill Marriott



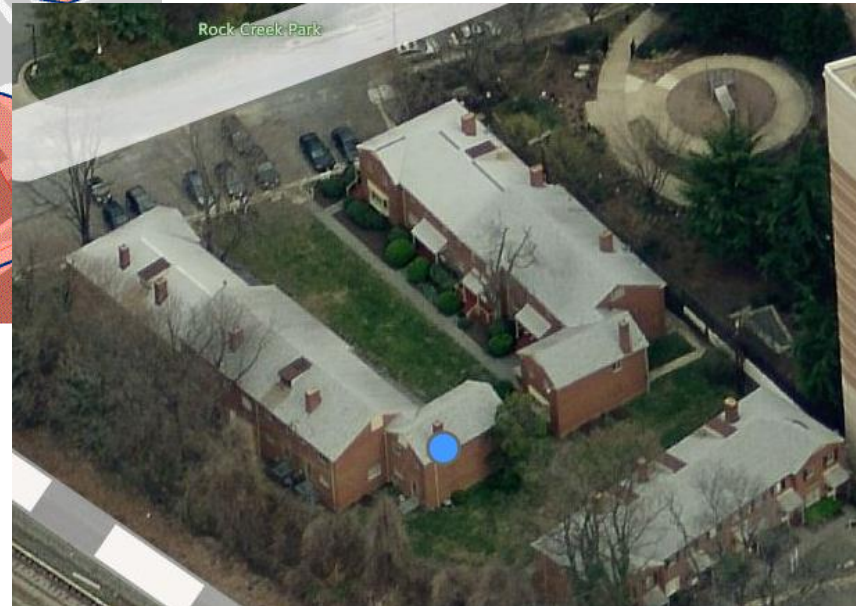
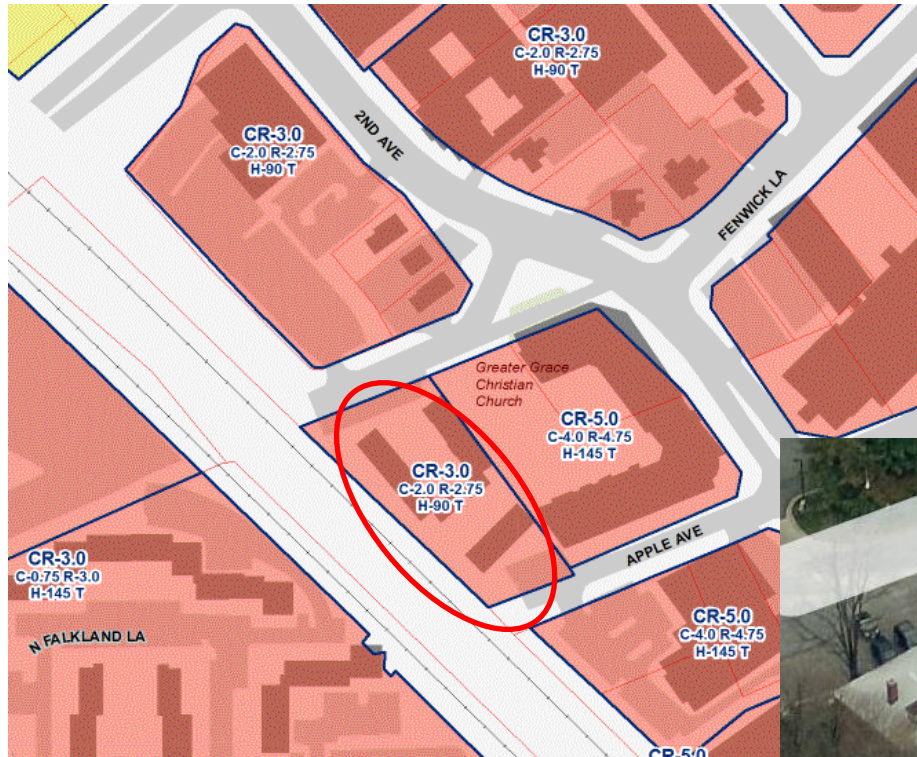
Property Specific Request – Grove Site (TS-M)



Property Specific Request – C-4 Property in Westbard



Property Specific Request – 1315 Apple Avenue in Silver Spring



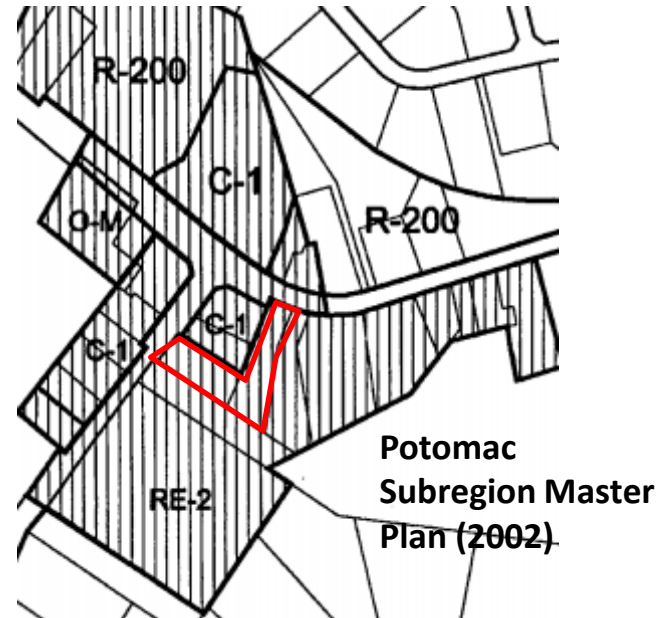
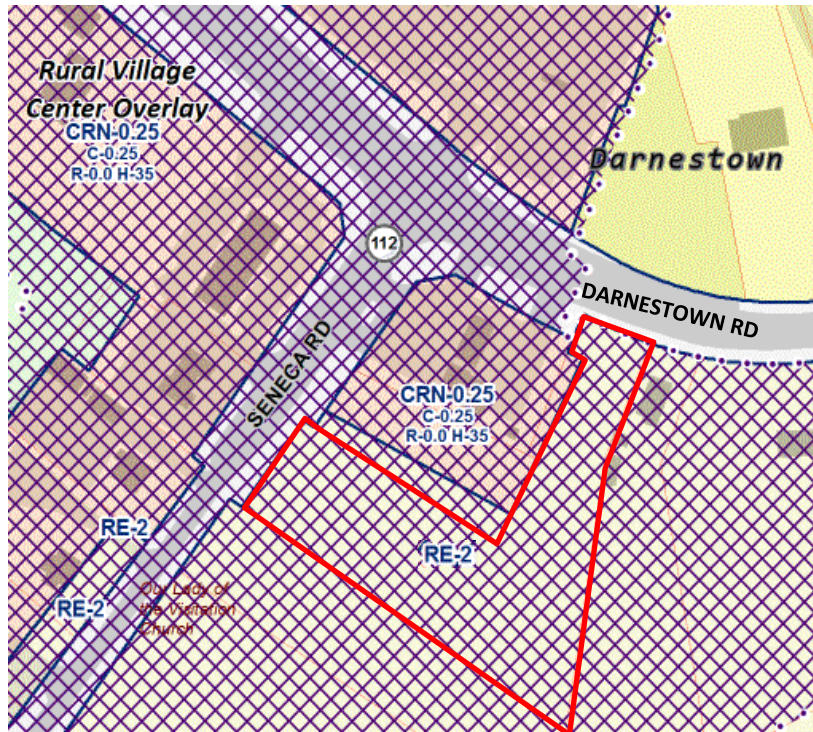
Property Specific Request – Woodmoor Shopping Center



Property Specific Request – Tri-State Stone



Property Specific Request – RE-2/Country Inn at Seneca Road and Darnestown Road



- Apply the RE-2/Country Inn zone to 11 acres on the east side of Seneca Drive including parcels 655, 708, and 641.

