

Briefing: Zoning Ordinance Rewrite

April 5, 2013

Montgomery County Planning
Department



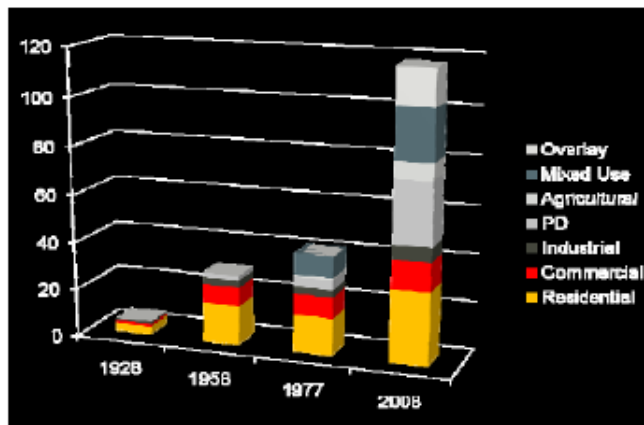
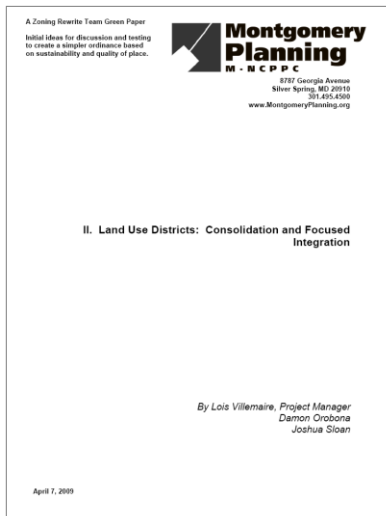
Topics

- Goals and Objectives
- Brief History & Outreach
- The Big Picture
- Highlighted Changes
- What's New
- How the Pieces Fit Together
- Translation
- Resources

Goals and Objectives

- Modernize
 - Consolidation of uses and zones
 - Update single-use commercial areas
- Simplify
 - Make the zoning code easier to use
 - One use table
 - Diagrams & tables
 - Separate articles on Euclidean zones, floating zones, standard and optional method
- Clarify
 - Review process determined by intensity of use and proximity to residential development
 - Inclusion of public benefits, and landscaping amenities
 - Protections for legal nonconforming development and existing approvals

Brief History



- January 2009 “Zoning Discovery”
- April 2009 “Land Use Districts: Consolidation and Focused Integration” Green Paper
- April 2010 “Approach & Annotated Outline” (15 zones/families)
- 2011-2012 ZAP discussions
- 2012 open houses with potential zoning maps for each master plan
- Summer 2012 consolidated draft
- Fall/winter 2012-2013 Planning Board worksessions
- Spring/? 2013 Council Review

Outreach

Planning Department, so far:

- Over 80 public meetings,
- Dozens of Planning Board worksessions,
- Numerous Council presentations,
- Regular email “blasts” to hundreds of parties following the project,
- Press releases for project milestones, and
- Almost weekly web site and agenda updates.

Mailing by Planning Staff to property owners in about 6% of the County:

- No mailings to most Ag/Rur/Res
- All commercial (C-1, etc.)
- All mixed use (CBD, MXTC)
- All industrial (I-1, etc.)
- All consolidated (R-150, RMH)



“I’m sorry, but zoning laws only allows roads made out of lo-cal gravel.”

ZTA & DMA noticing required by District Council

The Big Picture



Current Zones:

Montgomery County Existing Zoning by Acreage & Percentage (excluding municipalities and rights-of-way)		
Current Zone or Category	Acres	%
Agricultural (RDT)	106,735	37.8
Rural Residential (RR, RC, RNC, RNC/TDR ... no land is zoned LDRC)	32,573	11.5
Residential Estate (RE-2, RE-2/TDR, RE-2C, RE-2C/TDR, RE-1, RE-1/TDR)	50,153	17.8
Residential Low Density (R-150, R-150/TDR, R-200, R-200/TDR, RMH-200)	37,977	13.4
Residential Medium Density (R-90, R-90/TDR, R-60, R-60/TDR, R-40, R-MH)	33,485	11.8
Residential Townhouse (RT-6, RT-8, RT-10, RT-12.5, RT-15)	1,081	0.4
Residential Multi-Family (R-30, R-20, R-10, R-H)	2,718	1.0
Central Business District (CBD-0.5, CBD-1, CBD-2, CBD-3, CBD-R1, CBD-R2)	364	0.1
Commercial/Residential (CRN, CRT, CR)	637	0.2
Mixed-Use (MXN, MXP, MXTC, MXTC/TDR, RMX-1, RMX-1/TDR, RMX-2, RMX-2C, RMX-2C/TDR, RMX-3/TDR, RMX-3C, TMX-2, TOMX-2, TOMX-2/TDR, TS-M, TS-R)	2,690	1.0
Commercial (C-T, 1, 2, 3, 4, 6, C-Inn, C-T, H-M)	1,163	0.4
Office (C-O, C-P, O-M, I-3, LSC)	43	0.02
Industrial (I-1, I-2, I-4, R&D, R-S)	3,100	1.1
Planned Development (PCC, PN, PRC, TS, PD-2 ... PD-100)	7,783	2.8

The Big Picture

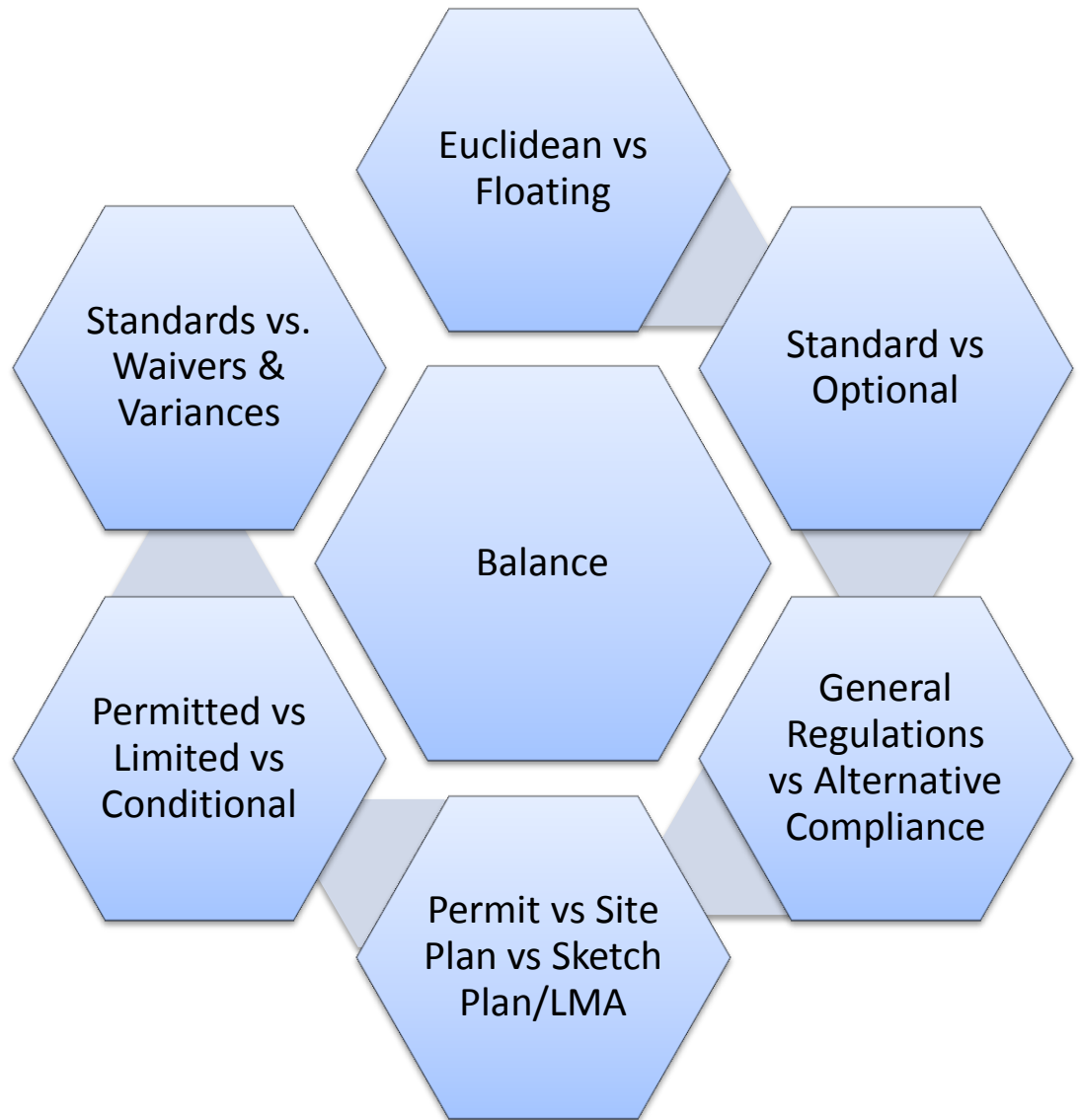
Uses that reflect market & demographic shifts focused on intent of zones with compatibility protections

Provide a comprehensive set of zones to implement area plans and policies

Floating zones and optional development methods to allow for flexibility with greater public oversight

Process based on intensity of development and impacts to residential neighborhoods

Protections for legal nonconforming development and existing approvals



The Big Picture

Uses that reflect market & demographic shifts focused on intent of zones with compatibility protections

Buffering

- Options
- Plantings/Fencing/Berms
- Based on Building Type & Adjacent Zone

Parking

- Lighting Restrictions
- Buffering & Planting

Neighborhood Compatibility

- **Angular Plane Restriction**
- Based on Adjacent Zoning Standards

Land Uses

- One table
- Categories, Use Groups, Individual Uses
- Permitted, Limited, Conditional
- Defined
- Use Standards

Focused on zone intent; rationalized to maintain ag/rural/residential character; industrial preserved; non-residential primarily mixed use with graduated intensity and foci.

The Big Picture

Provide a comprehensive set of zones to implement area plans and policies

Basic Zoning Families

Agricultural

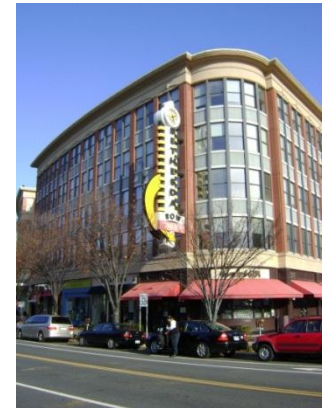
Rural Residential

Residential – Detached, Townhouse, Multi-Unit

Commercial/Residential – Neighborhood, Town, and Regional

Employment – Office, Life Science Center, General Retail, Neighborhood Retail

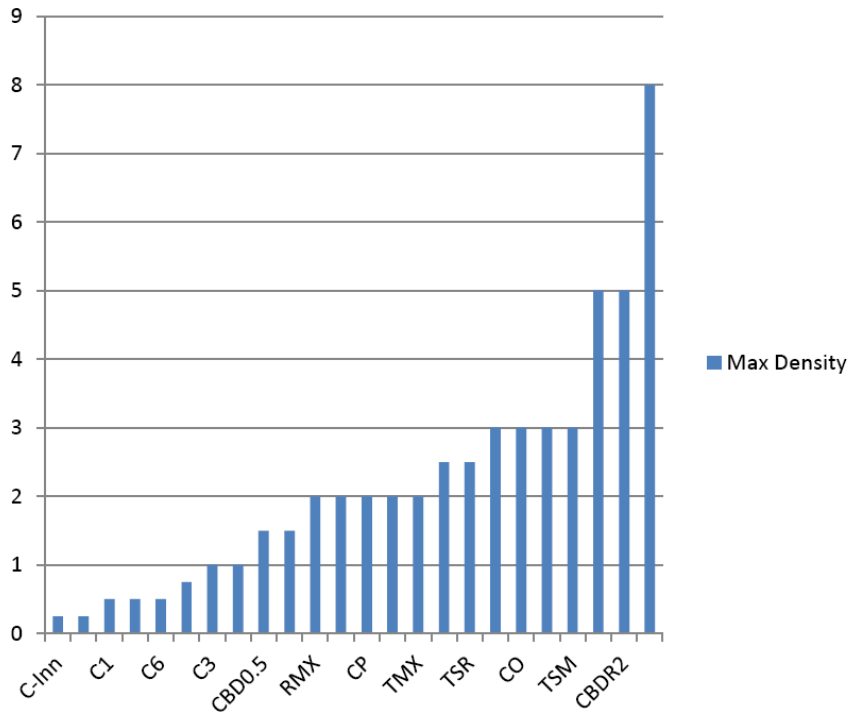
Industrial – Light, Moderate, and Heavy



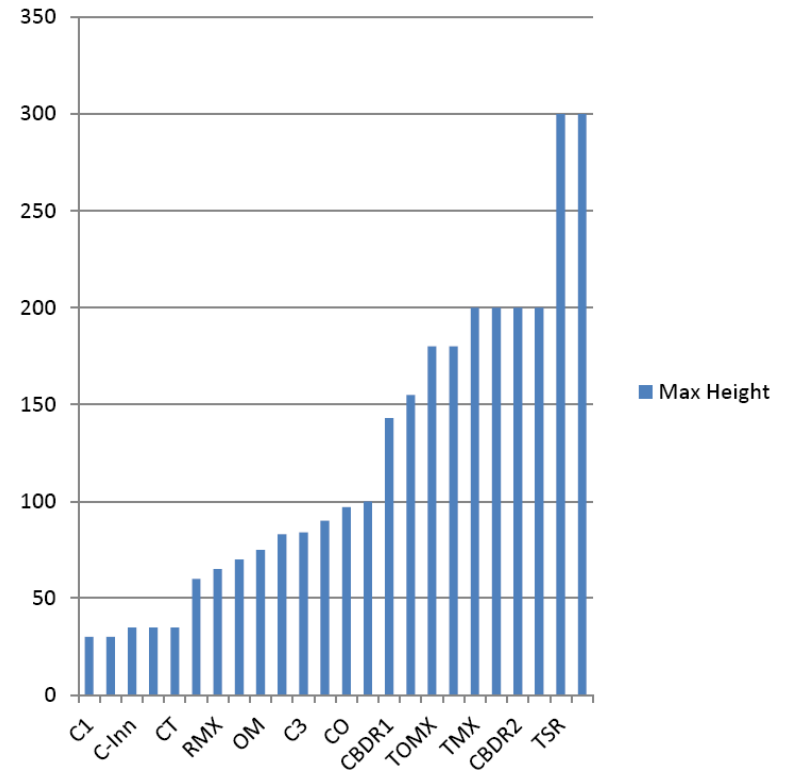
The Big Picture

Accommodating existing ranges of intensity

Max Density



Max Height

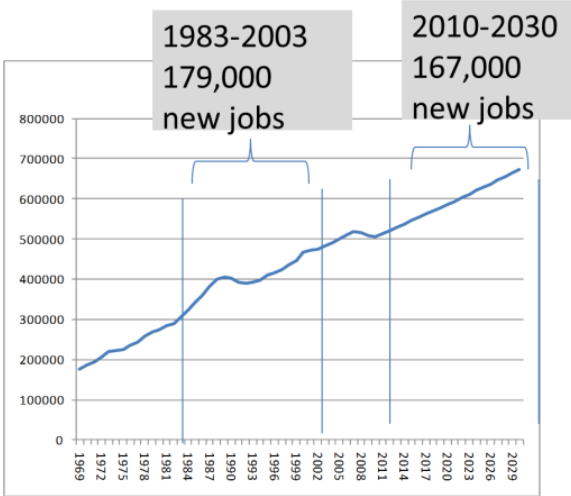
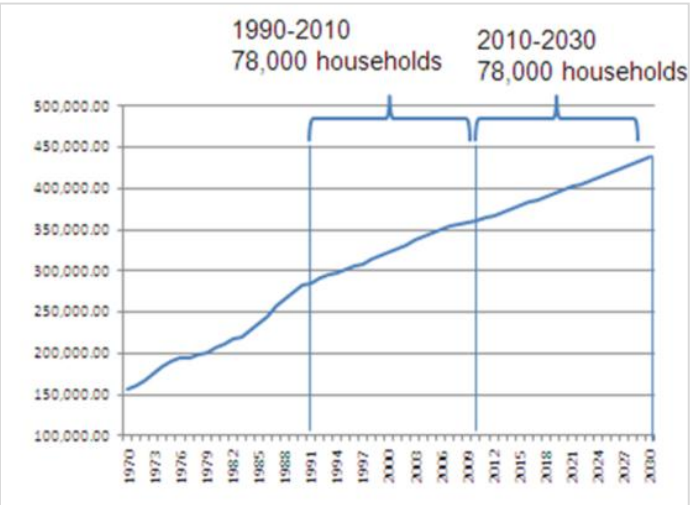


Floating Zones

The Big Picture

Floating zones for interim opportunities with public input between master plan revisions

- Residential – Detached, Town, Apartment
- C/R – Neighborhood, Town, and Regional
- Employment – Office, Life Science Center, General Retail, Neighborhood Retail



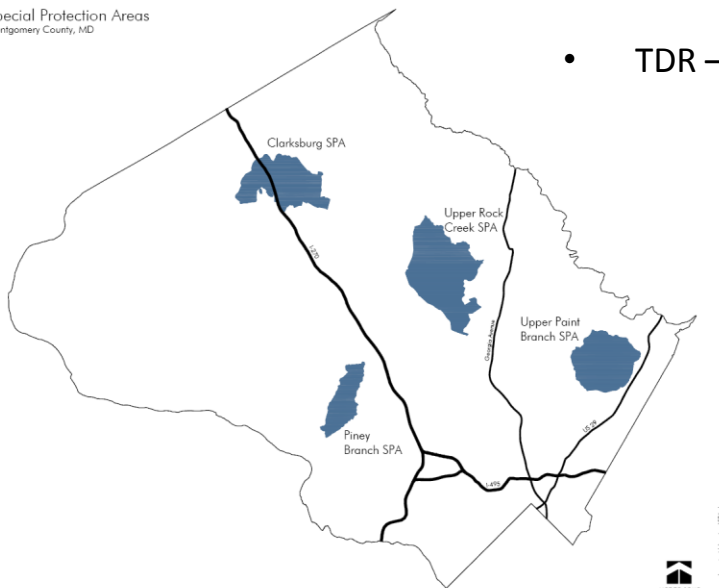
Overlay Zones

The Big Picture

Overlay zones for unique circumstances

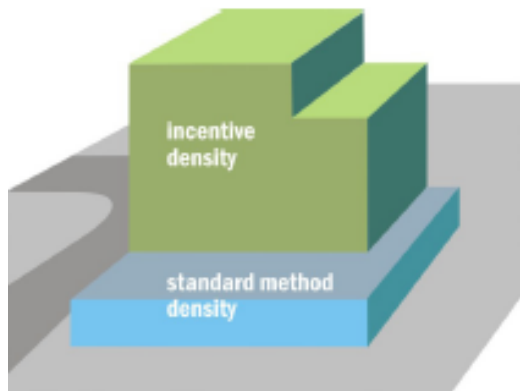
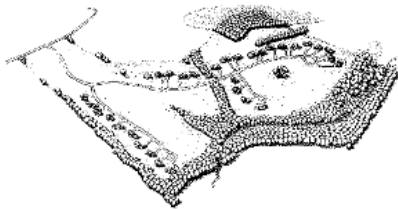
- CPs – Commercial Preservation
 - Burtonsville Employment Area
 - Chevy Chase Neighborhood Retail
 - Neighborhood Retail
 - Takoma Park/East Silver Spring Commercial Revitalization
- IMUs – Industrial Mixed Use
 - Twinbrook
- NP – Neighborhood Protection
 - Fenton Village
 - Garrett Park
 - Ripley/South Silver Spring
 - Rural Village Center
 - Sandy Spring/Ashton Rural Village
- SPAs – Limits on Impervious Area
 - Upper Paint Branch
 - Upper Rock Creek
- TDR – Receiving Areas

Special Protection Areas
Montgomery County, MD



The Big Picture

Basic standards vs negotiated options



Development Methods

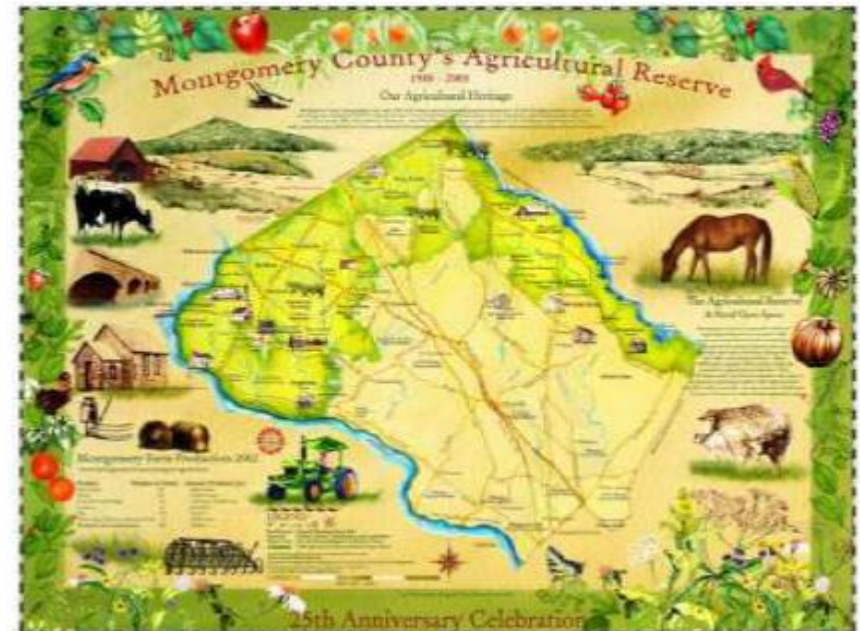
- **Standard**
 - Established building types
 - Set development standards
 - Limited process
- **Optional**
 - Flexible building types
 - Increased density and/or flexible development standards
 - Public benefits and amenities
 - Rural/Residential: environmental and affordable housing
 - C/R & Employment: various
 - Additional process

Highlighted Changes

Agricultural, Rural Residential, and Residential Zones (about 94% of MoCo)

Very few changes proposed for these zones, some modifications include:

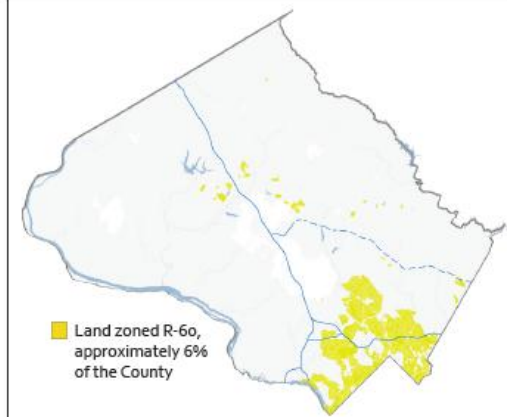
- Propose changing the name of the RDT zone to [Agricultural Reserve \(AR\)](#)
- Consolidation of uses, for example [Residential Care Facility](#) – 3 categories proposed based on size:
 - Residential Care Facility (up to 8 persons)
 - Residential Care Facility (9 – 16 persons)
 - Residential Care Facility (over 16 persons)



Highlighted Changes

R-60_(current) to R-60_(proposed) Zoning Comparison

The intent of the proposed residential medium density (R-60) zone is to provide designated areas of the County for moderate density residential purposes. The dominant use is residential in a detached house.



Existing development in the R-60 zone



Standard Method of Development for Detached House Building Type

Lot	R-60 (current)	R-60 (proposed)
Lot Area (min)	6,000 SF	6,000 SF
Density (units/acre)	7.26	7.26
Lot Width (min)		
At front building line	60'	60'
At front lot line	25'	25'
Placement		
Setbacks (min)		
Front setback	25' [^]	25' [^]
Side street setback	15'	15'
Side setback	8'	8'
Sum of side setbacks	18'	18'
Rear setback	20'	20'
Coverage (max)		
All roofed buildings and structures	35%*	35%*

[^] A new building may be subject to Established Building Line standards

* On lots created before 1978, coverage may be further restricted

Height

Principal Building (max)

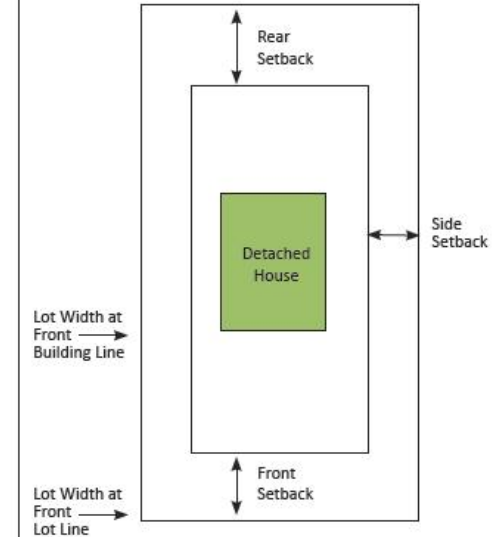
Measured to highest point of a flat roof

	R-60 (current)	R-60 (proposed)
Measured to highest point of a flat roof	35' ^{**}	35' ^{**}
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30' ^{**}	30' ^{**}

Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof

^{**} 40' if approved by Planning Board through site plan

Illustrative Depiction of Standards for Detached House Building Type



Accessory Structure

Placement	R-60 (current)	R-60 (proposed)
Setbacks (min)		
Front setback	60'	60'
Side street setback	15'	15'
Side setback	5'	5'
Rear setback	5'	5'
Accessory structure coverage of rear yard (max)	20%	n/a*

*The proposed zoning code removes this standard as overall lot coverage and other standards limit the size of accessory structures.

Height

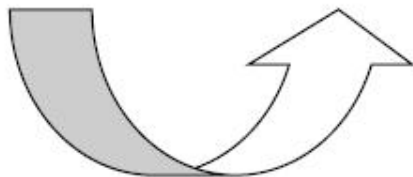
Structure Height (max)	R-60 (current)	R-60 (proposed)
Structure Height (max)	20'	20'

Highlighted Changes

C/R Zones

Minor modifications during the rewrite process:

- revising the allowable uses due to consolidation of the use table and zones,
- revising the Limited use,
- creating development requirements for standard method development, and
- adjusting the public benefit point allocations



Highlighted Changes

Optional Method

- Rural Residential, and Residential Zones (Cluster, MPDU, TDR)
 - No changes to density or building types;
 - Modest changes to development standards;
 - Slightly reduced lot sizes to allow for greater land preservation;
 - Useable area redefined to be less ambiguous.

- C/R (and Employment) Zones

- Public Benefits

- Major Public Facilities;
 - Transit Proximity;
 - Connectivity & Mobility;
 - Diversity of Uses & Activities;
 - Quality Building & Site Design;
 - Protection & Enhancement of the Natural Environment (incorporated retained buildings);

- General Considerations: no change;
 - Implementation Guidelines: no change.

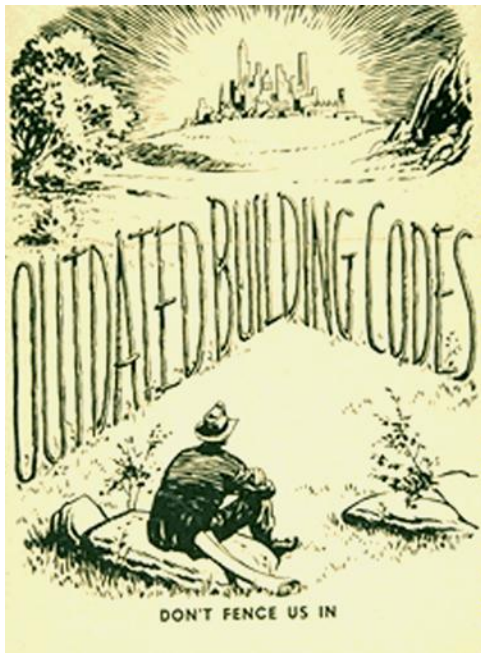


Highlighted Changes

Division 8.7, Exemptions and Nonconformities, provides the specific regulations governing:

General Intent for Existing Development:

1. Existing structures, uses, site design, and lots deemed conforming,
2. Can be “continued, renovated, or repaired to the same size and footprint”,
3. Can be reconstructed to the same size and footprint for up to 15 years even if they would not conform to the new ordinance, or
4. Can be enlarged but only up to the lesser of 10% or 30,000 square feet under the ordinance in effect the day before the new ordinance is adopted (or the new zoning map is adopted) and applicable previous approvals.



(1944)

What's New?

Organization:

- **59-1 General Provisions**
 - Purpose
 - Applicability
 - Use of the Code
 - Definitions
- **59-2 Zoning Districts**
 - Zones Established
 - Euclidean and Floating Zone Intent Statements
 - Zoning Map
- **59-3 Uses & Use Standards**
 - Use Table
 - Use Categories – Agricultural, Residential, Civic, Commercial, Industrial, Miscellaneous
- **59-4 Euclidean Zoning Regulations**
 - Rules for all zones
 - Standard method development regulations
 - Overlay zones

What's New?

Organization:

- **59-5 Floating Zone Regulations**
 - Applicability
 - Purposes
 - Land Uses and Building Types
 - Development Standards
- **59-6 Optional Method Regulations**
 - MPDU and Cluster
 - TDR
 - C/R and Employment zones
 - Public Benefits
- **59-7 General Development Regulations**
 - Site Access, Parking, Queuing, and Loading
 - Open Space
 - Landscaping
 - Outdoor Lighting, Storage & Display
 - Signs
- **59-8 Administration & Procedures**
 - Organized by type of approval

What's New?

Building Type Descriptions

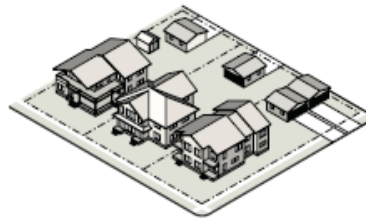
Sec. 4.1.2. Building Type Descriptions

Building types are established to regulate the form applicable to development within each zone. The building type does not determine uses allowed within the structure. All graphic depictions of building types are for illustrative purposes only and are not meant to limit or exclude other designs.



A. Detached House

A building containing one dwelling unit located on a single lot.



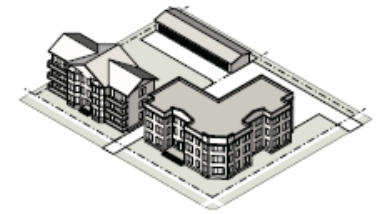
B. Duplex

A building containing 2 dwelling units.



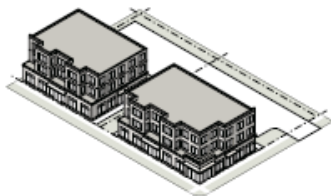
C. Townhouse

A building containing 3 or more dwelling units where each dwelling unit is separated vertically by a party wall. Units may be on individual lots, or the entire building (or project) may be on a single lot.



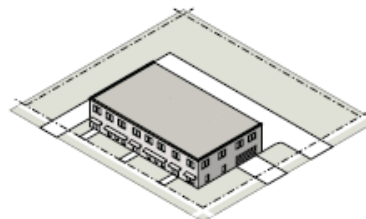
D. Apartment/Condo

A building containing 3 or more dwelling units vertically and horizontally integrated.



E. Multi Use Building

A building containing ground floor commercial uses with upper-story residential or office uses.

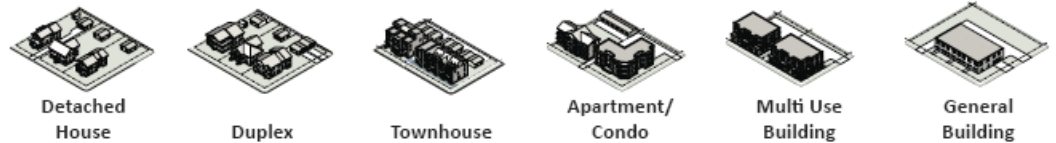


F. General Building

A building typically containing nonresidential uses including office, employment, industrial, civic, institutional, or public uses.

What's New?

Building Types Allowed



	Detached House	Duplex	Townhouse	Apartment/Condo	Multi Use Building	General Building
Agricultural Zone						
Agricultural Reserve (AR)	A	--	--	--	--	A
Rural Residential Zones						
Rural (R)	A	--	--	--	--	A
Rural Cluster (RC)	A	--	--	--	--	A
Rural Neighborhood Cluster (RNC)	A	A	A	--	--	A
Residential Detached Zones						
Residential Estate - 2 (RE-2)	A	--	--	--	--	A
Residential Estate - 2C (RE-2C)	A	MPDU	MPDU	--	--	A
Residential Estate - 1 (RE-1)	A	MPDU	MPDU	--	--	A
Residential - 200 (R-200)	A	MPDU	MPDU	--	--	A
Residential - 90 (R-90)	A	MPDU, CD	MPDU, CD	--	--	A
Residential - 60 (R-60)	A	MPDU, CD	MPDU, CD	--	--	A
Residential - 40 (R-40)	A	A	MPDU	--	--	A
Residential Townhouse Zones						
Townhouse Low Density (TLD)	A	A	A	--	--	A
Townhouse Medium Density (TMD)	A	A	A	--	--	A
Townhouse High Density (THD)	A	A	A	--	--	A
Residential Multi-Unit Zones						
Residential Multi-Unit Low Density - 30 (R-30)	A	A	A	A	--	A
Residential Multi-Unit Medium Density - 20 (R-20)	A	A	A	A	--	A
Residential Multi-Unit High Density - 10 (R-10)	A	A	A	A	--	A
Commercial/Residential Zones						
CR Neighborhood (CRN)	A	A	A	A	A	A
CR Town (CRT)	A	A	A	A	A	A
CR (CR)	A	A	A	A	A	A
Employment Zones						
General Retail (GR)	A	A	A	A	A	A
Neighborhood Retail (NR)	A	A	A	A	A	A
Life Science Center (LSC)	A	A	A	A	A	A
Employment Office (EOF)	A	A	A	A	A	A
Industrial Zones						
Light Industrial (IL)	--	--	--	--	A	A
Moderate Industrial (IM)	--	--	--	--	A	A
Heavy Industrial (IH)	--	--	--	--	A	A
Overlay Zone						
Transferable Development Rights (TDR)	TDR	TDR	TDR	TDR	--	--

KEY:

A = Allowed to accommodate permitted, limited, and conditional uses
MPDU = Allowed as part of an Optional Method MPDU Development

-- = Not allowed
CD = Allowed as part of an Optional Method Cluster Development
TDR = Allowed as part of Optional Method TDR Development

What's New?

Employment zones:

- modeled on the C/R family of zones
- dimensional requirements for standard method development
- optional method of development requires public benefit points
- fewer total points, from fewer categories, are needed



What's New?

Floating Zones

New families of floating zones proposed:

- Residential Floating zones
- C/R Floating Zones,
- Employment Floating Zones and
- Industrial Floating zones

Article on Floating zones contains:

- Zones
- Applicability – must be MP recommended or meet prerequisites
- Purposes
- Land Uses
- Building Types
- Development Standards
 - **Maximum density restricted by pre-existing zone & lot size**
 - **Height restrictions based on angular plane**



What's New?

- Site access (for limited building types and zones),
- Parking, queuing, and loading,
- Open space,
- Landscaping and outdoor lighting,
- Outdoor display and storage, and
- Signs.

General Regulations:

- Only apply to certain zones and building types
- Vary by process (permit, site plan, or conditional use)
- Requirements related to intensity
- Context-sensitive standards

Key Changes:

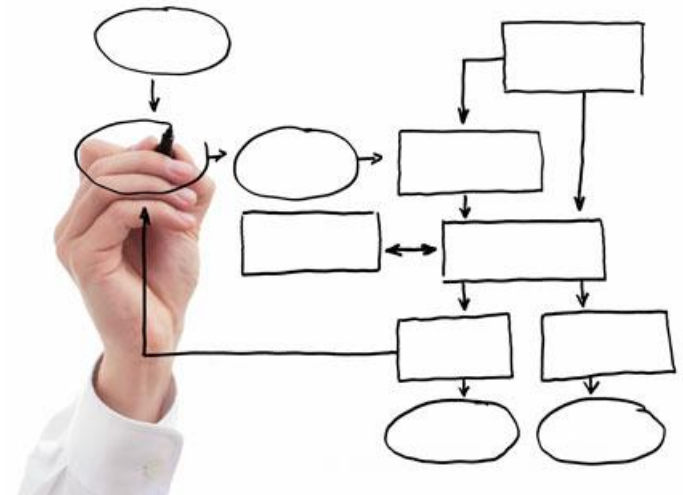
- Parking numbers; queuing/loading standards
- Open space rationalized by use, building type, and lot size
 - Rural open space
 - Common open space
 - Public open space
 - Amenity open space
- Landscape & lighting modified to address impacts & “green” open space & surface parking



What's New?

Administration and Procedures:

- Separate sections on approvals by review authority, generally each section includes:
 - Applicability
 - Application Requirements
 - Review and Recommendation
 - Approval Criteria
 - Decision
 - Subsequent Applications
 - Scope of Approval
 - Recording Procedures
 - Amendments
- Noticing Standards
- Existing Approvals
- Nonconformities
- Violations, Penalties and Enforcement
- Special Provisions



How the Pieces Fit Together

Zoning is one aspect of regulations used to implement policy.

Various agencies and all property owners and citizens use the zoning ordinance to design, review, and implement development.

A toolkit must be complete: we have a wide variety of land uses from highly urbanized mixed use to rural agricultural.

Tools within the toolkit must complement each other to get the job done.

Thresholds based on intensity: non-discretionary approvals versus process-oriented discretionary approvals.



“Like all those possessing a library, Aurelian was aware that he was guilty of not knowing his in its entirety.”

Borges, Jorge Luis, *The Theologians*, in *Labyrinths*, New Directions, New York, 1964, page 120.

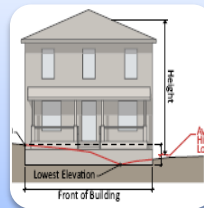
How the Pieces Fit Together

Elliot's example of 10
"Better Ways to Zone"

USE OR USE GROUP	Professions and Services	Rural Residential		
		Ag	HC	HW
Agricultural				
Agricultural Auction Facility	3.2.1	C		
Agricultural Processing	3.2.2	C	C	C
Community Garden	3.2.3	L	L	L
Equestrian Facility	3.2.4	L	L	L
Farm Supply, Machinery Sales, Storage, and Service	3.2.5	C		C
Farmstead	3.2.6	P	P	P
Crop Farming	3.2.6.8	P	P	P

Uses

- More Flexible
- Mixed-use Middle (transitional areas/uses)
- Attainable Housing



Existing development

- Mature Areas Standards
- Living with Nonconformities



Impacts

- Dynamic Development Standards
- Negotiated Large Developments

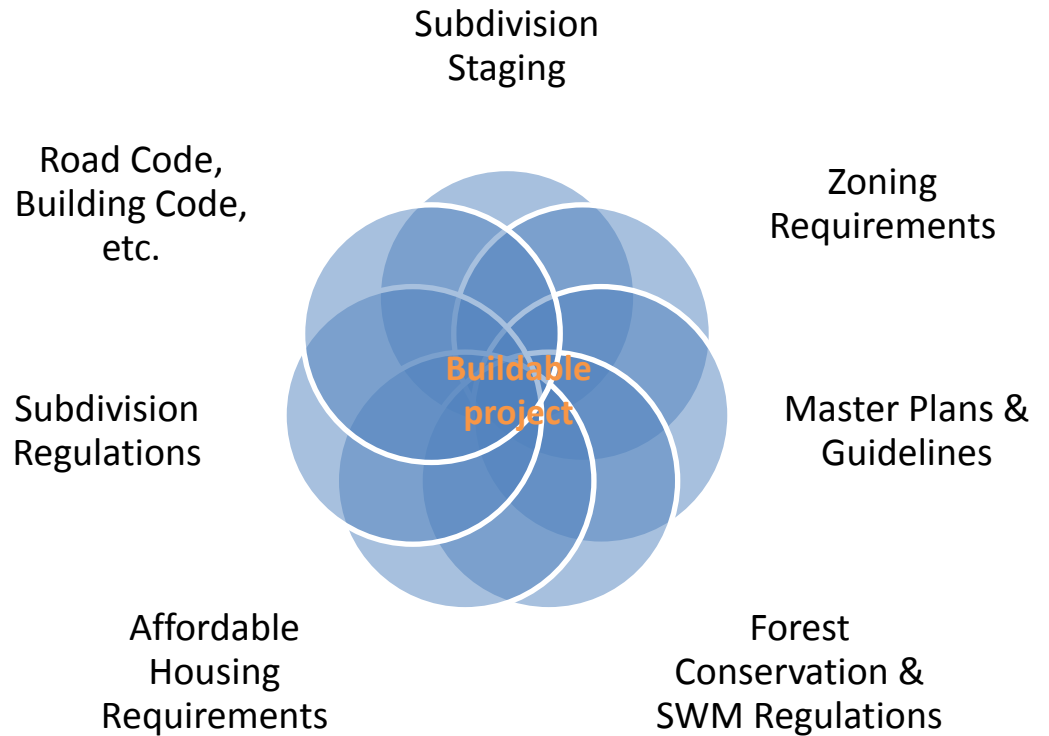


Public Interface

- Depoliticized Final Approvals
- Better Webbing
- Scheduled Maintenance

How the Pieces Fit Together

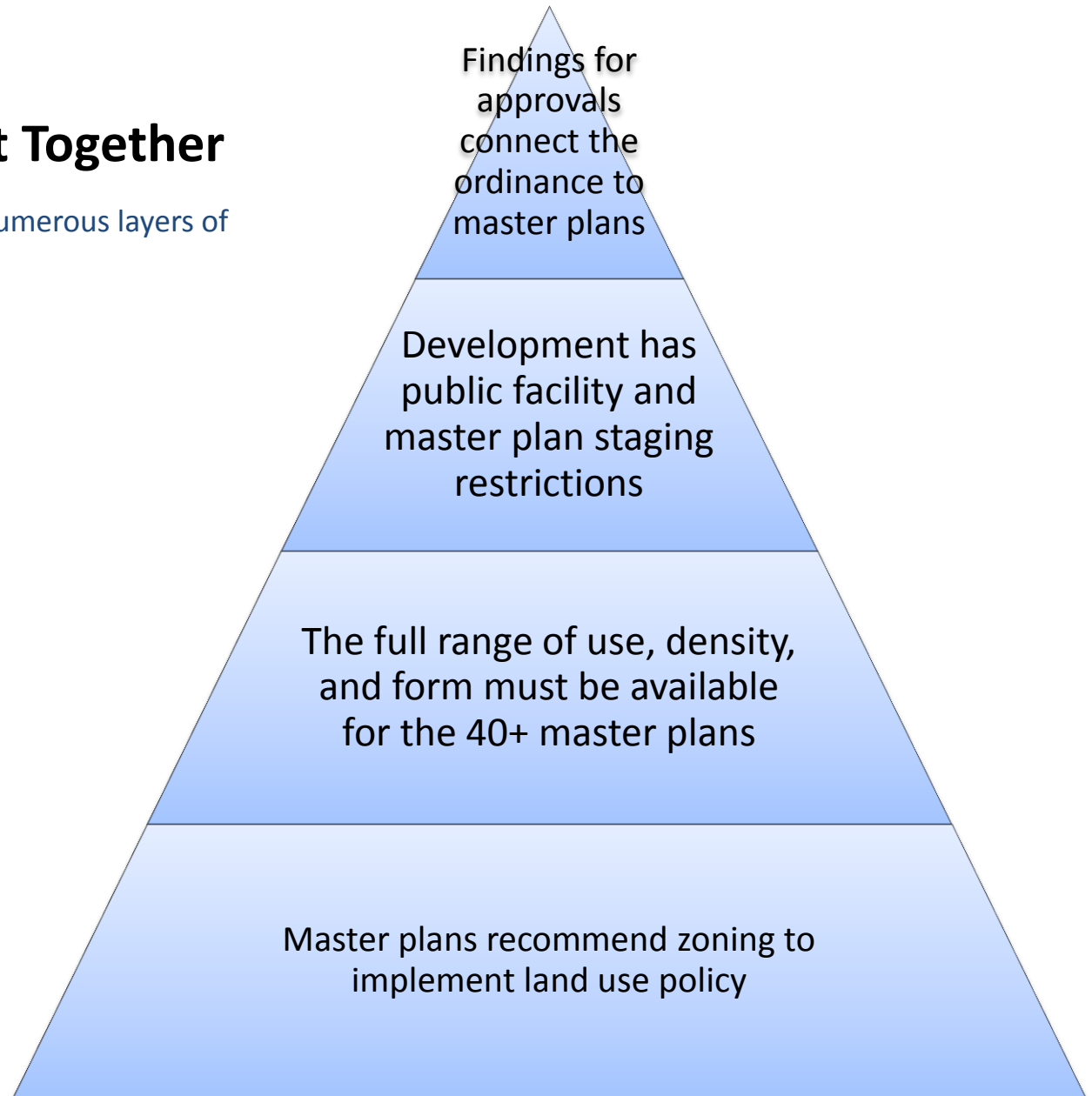
Zoning is one aspect of regulations used to implement policy.



Copy of meeting minutes.....	1	Subr
Posting Information, including:		
Notarized affidavit with location and date of sign posting.....	1	Subr
Plan drawing with location of sign(s) (8"x11").....	1	Subr
Photograph of posted sign with date stamp.....	1	Subr
Final Plan Drawing:		
Final drawing with north arrow.....	40	Subr
File information.....		
Community location map.....		

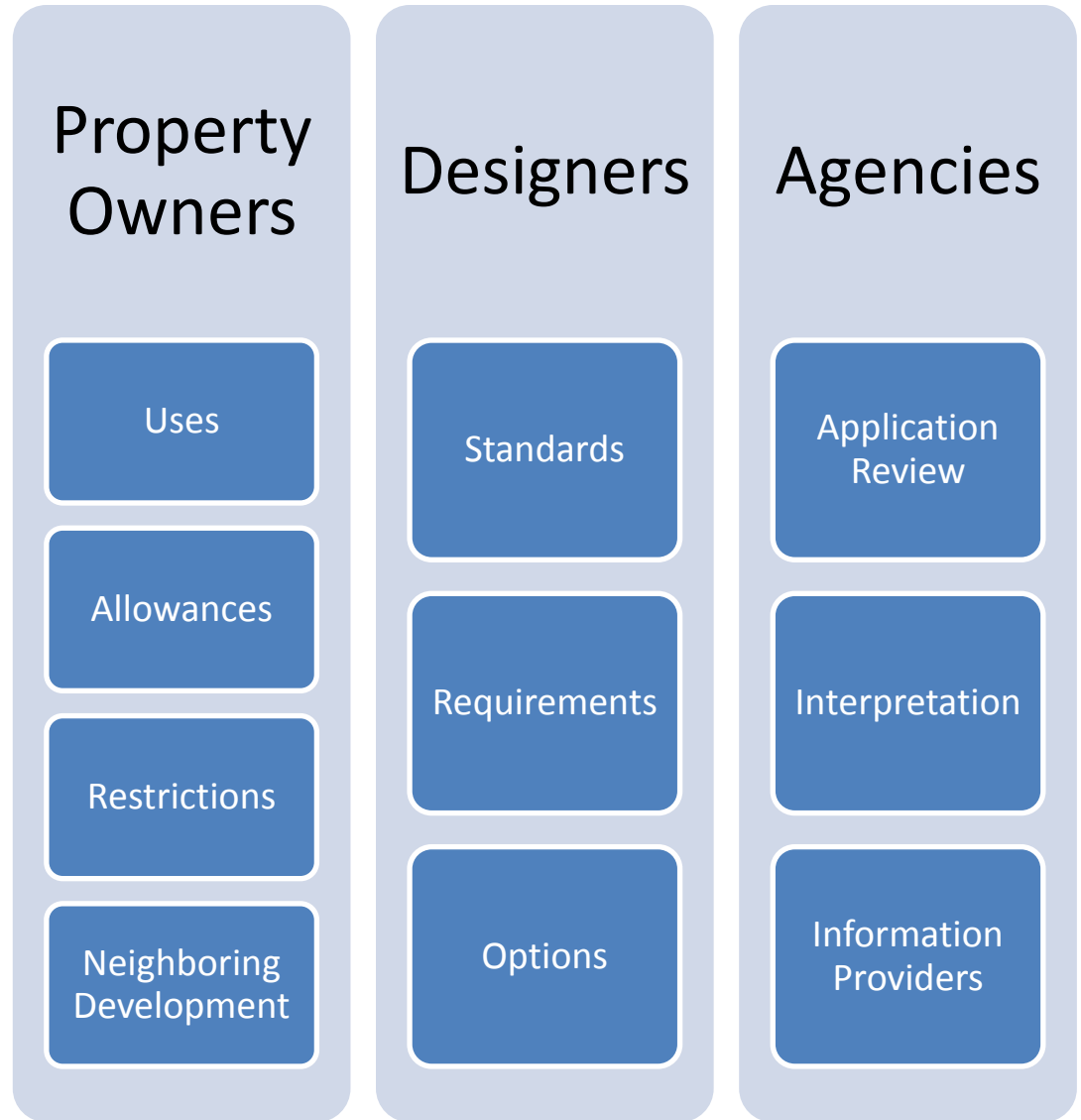
How the Pieces Fit Together

Development occurs under numerous layers of regulation and review.



How the Pieces Fit Together

Various agencies and all property owners and citizens use the zoning ordinance to design, review, and implement development.



How the Pieces Fit Together

A toolkit must be complete: we have a wide variety of land uses from highly urbanized mixed use to rural agricultural.



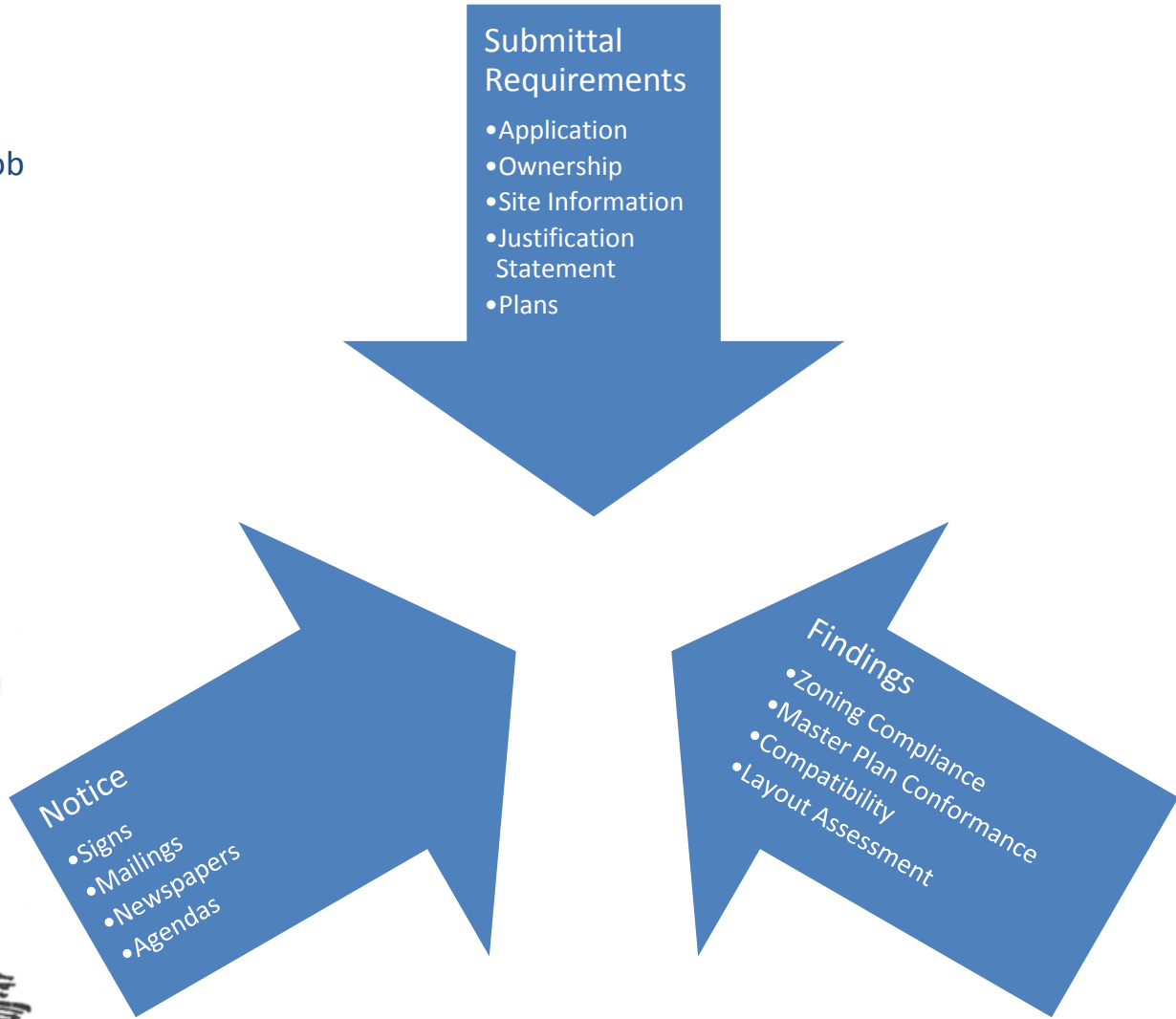
- We are tasked with anticipating the future but
- We have few tools to deal with random and unforeseen changes.
- The primary tools to be used to deal with this “black swan” problem:
 - Variances;
 - Floating zones;
 - Waivers & ‘alternative compliance’.
- Balance: limits to ranges & review thresholds.

See primarily, Taleb, Nassim Nicolas, *Foiled by Randomness* (2001) and *The Black Swan* (2010).

For a more rigorous discussion, see Karl Popper, “Two Meanings of Falsifiability”, in various reprints – Wikipedia has a decent synopsis under “Falsifiability”.

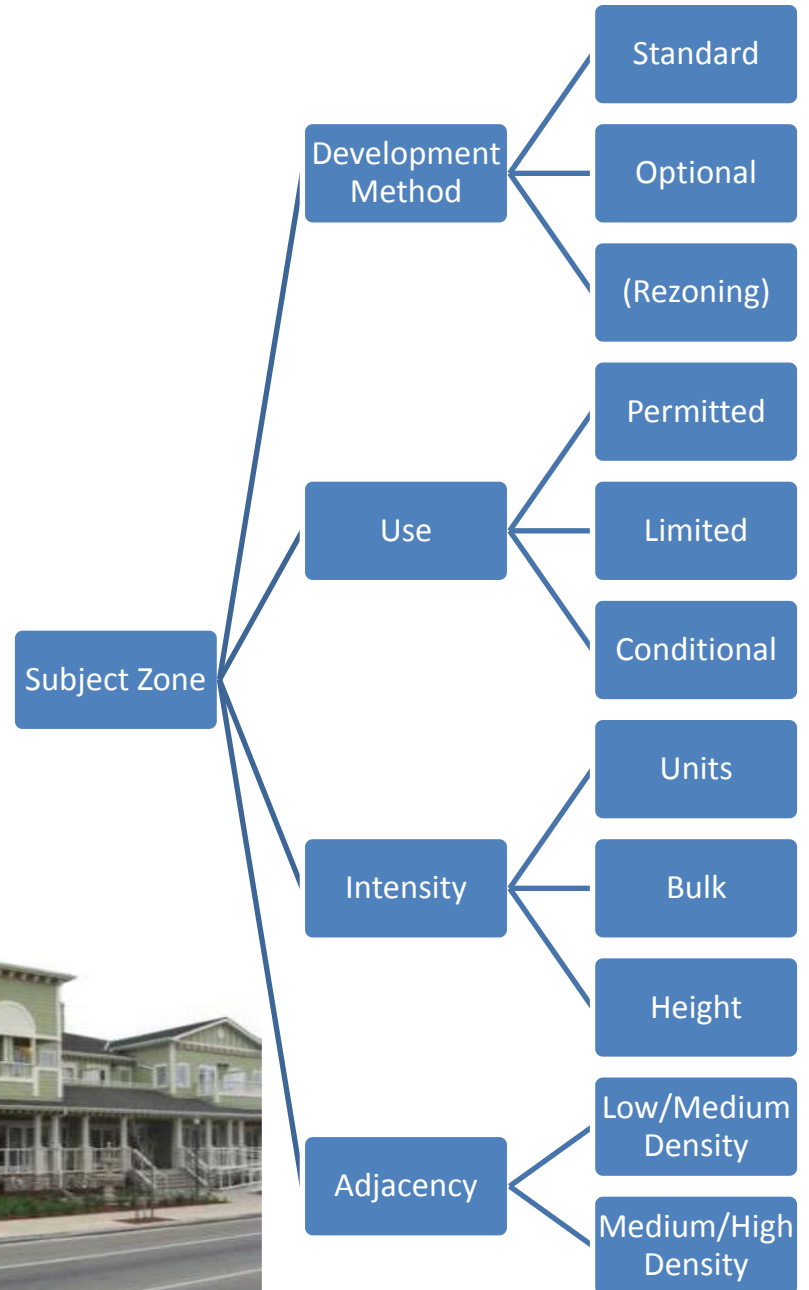
How the Pieces Fit Together

Tools within the toolkit must complement each other to get the job done.



How the Pieces Fit Together

Thresholds based on intensity: non-discretionary approvals versus process-oriented discretionary approvals



Translation of the Com/MU Zones

Less than 2% of the County focuses on:

- Mixed-uses,
- Contemporary urban space and design trends,
- Pedestrian and bicyclist oriented streets and networks,
- Affordable housing,
- Community amenities, and
- Spaces and uses that attract current and trending demographics and economics.



Broad Discussion Issues:

- Introduction of residential uses
 - Typical build-out of mixed zones depends on more than density and markets:
 - Parking
 - Open space
 - Setbacks
 - Height
 - Uses
 - “It’s paid for and I’m happy with the income, thank you”
 - Protections for Schools & Roads
- Translation methodology criteria
 - A reading of every master plan for recommendations regarding commercial or mixed-use zones,
 - A reading of every footnote regarding density or height,
 - A mapping of each possibility for various allowances, and
 - A determination of maximum allowed density and height.

Translation of the Industrial Zones

IMT: 7 Engineering & Tech Trends to Watch in 2013, Brian Lane:

- Mobility Will be King
- The Internet of Things
- Manufacturing Operations Management
- Enterprise Sustainability Management
- Online Education
- Sense Computers
- IT Security

Key Issues

- Few limits on density exist
- Immense setbacks regardless of use

Strategies

- Mapping
- Limited use standards
- Buffering/screening standards
- Site plan triggers



Translation or Retention of Floating Zones

- Most existing floating zones will be translated into Euclidean zones
 - 1,132 acres
 - 0.4 % of county
- Retained but “unavailable” floating zones: RT-6.0 through RT-15.0, R-H, PCC, PD, PNZ, PRC, and TS.



“These zoning regulations sure are making it easier to fill pot holes.”

- Key properties
 - RMH
 - RS
 - CT
 - OM
 - C-Inn
 - TSR & TSM
 - MXN & MXP
- New Floating Zones
 - General applicability, purpose
 - Prerequisites
 - Density restrictions
 - Existing zone
 - Tract size
 - Uses & building types
 - Floating zone category
 - Density/# of units
 - Height & setback
 - Master plan restrictions
 - Compatibility development standards
 - Findings
 - Open space, lot size, general regulations, etc

Resources

Website



The Zoning Rewrite Project

Planning Board review of the draft text is underway!

See a full review [schedule and links to staff reports](#). Please check back often, as the schedule is subject to change.

Upcoming meetings:

Thursday, January 10th (9-10am)

Planners are rewriting the Zoning Code to modernize antiquated, redundant zoning regulations and create new tools to help achieve goals in community plans. The revised Zoning Code will cover what's permitted in each zone, how one can build, and the process by which development is reviewed and approved.

In the draft, planners propose to:

reduce or consolidate 123 existing zones into 30 proposed zones

ensure consistency with existing height and density rules

retain consistency with recommendations in each community master plan

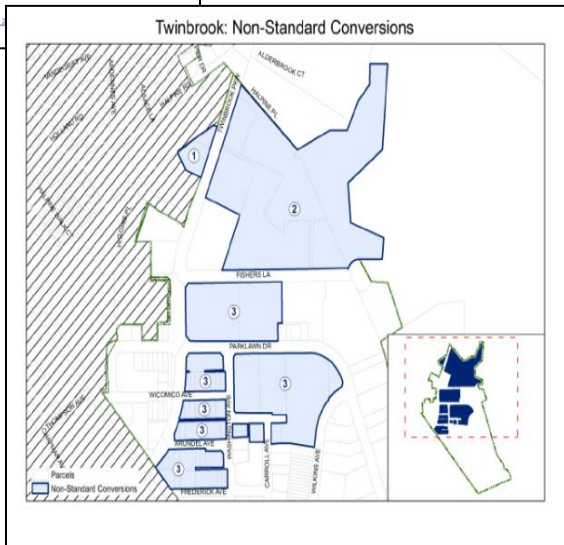
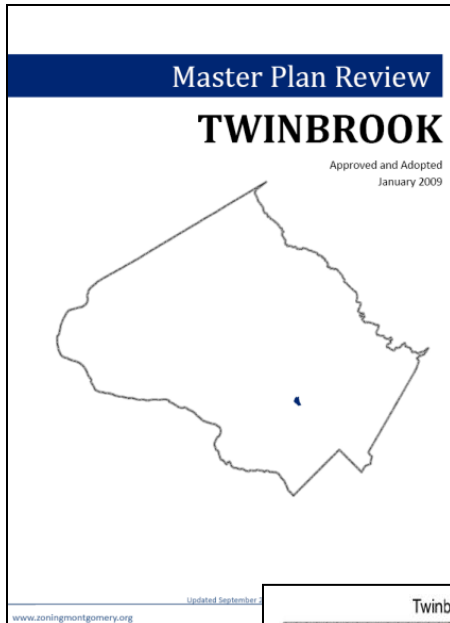
make the code easier to use by adding diagrams and clearer text

Resources

Comparison of Uses In Proposed Agricultural, Rural and Residential Zones

NEW USE/USE GROUP			CURRENT USE		CURRENT CATEGORY		AR	RR	RC	RNC	RE-2	RE-2C	RE-1	RLD-20			RMD-9	RMD-6	RMD-4	TLD		TMD		THD	RHD-3	RHD-2	RHD-1		
NEW USE/USE GROUP	CURRENT USE	CURRENT CATEGORY	ROT	RURAL	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-150	RMH-200	R-90	R-60	R-40	RT-6.0	RT-8.0	RT-10.0	RT-12.5	RT-15	R-30	R-20	R-10						
CIVIC AND INSTITUTIONAL USES																													
Charitable, Philanthropic Institution	Charitable or philanthropic institution	Services	SE ^A	SE ^A	SE ^A	SE ^A	SE	SE	SE	SE	SE	SE	SE	SE	SE														
			C	C	C	C	C	C	C	C	C	C	C	C	C	C													
Cultural Institution	Libraries and museums	Cultural, entertainment and recreational			P ^A	P ^A	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
					L	L	L		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Facility																													
Family Day Care (Up to 8 Persons)	Child day care facility: Family day care home	Services	P ^A	P ^A	P ^A	P ^A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Day care facility for up to 4 senior adults and persons with disabilities	Services	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P	P	P	P	P	P	P	P	P ^A	P ^A	P ^A	P ^A	
	Day care facility for more than 4 senior adults and person with disabilities	Services	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE	SE	SE	SE	SE	SE	SE	SE	SE ^A	SE ^A	SE ^A	SE ^A	
Group Day Care (9 to 12 Persons)																													
Group Day Care (9 to 12 Persons)	Child day care facility: Group day care home	Services	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A	P ^A
Group Day Care (9 to 12 Persons)	Day care facility for more than 4 senior adults and person with disabilities	Services	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE ^A	SE	SE	SE	SE	SE	SE	SE	SE	SE ^A	SE ^A	SE ^A	SE ^A	
			L	L	L	L	L	L	L	L	L	L	L	L	L	L	C	C	C	C	C	C	C	C	C	C	C	C	C

Resources



Area	1
Existing Zoning	TMX-2
Proposed Zoning	CR-1.5 C-1.0 R-1.5 H-150
Number of Parcels	2
Reason for Non-Standard Conversion	Master plan recommendations regarding density.
Modification	Overall FAR limited to 1.5.
Relevant Text	Twinbrook Sector Plan (2009): Page 33 <i>"Rezone from O-M to TMX-2 with a 1.5 FAR cap, consistent with uses and densities proposed for adjacent sites in the City of Rockville... ...Limit development to 1.5 FAR with a requirement that at least 25 percent of any optional method development is residential."</i>

Area	2
Existing Zoning	TMX-2
Proposed Zoning	CR-1.5 C-1.5 R-1.0 H-150
Number of Parcels	6
Reason for Non-Standard Conversion	Master plan recommendations regarding density.
Modification	Overall FAR limited to 1.5.
Relevant Text	Twinbrook Sector Plan (2009): See density map, page 36

Area	3
Existing Zoning	TMX-2
Proposed Zoning	CR-2.0 C-1.5 R-2.0 H-150
Number of Parcels	46
Reason for Non-Standard Conversion	Master plan recommendations regarding mix of uses.
Modification	Residential allowed up to 2.0 FAR.
Relevant Text	Twinbrook Sector Plan (2009): Page 38 <i>"Rezone from I-1 to TMX-2, with a 1.5 FAR cap on commercial development, with up to 2.0 FAR for residential development."</i>

Resources

DRAFT
Zoning Translation

Current Zone		Proposed Zone	
Symbol	Name	Symbol	Name
Agricultural & Rural			
RDT	Rural Density Transfer	AR	Agricultural Reserve
R	Rural	Rural	Rural Residential
RC	Rural Cluster	RC	Rural Cluster
LDRC	Low Density Rural Cluster		No area zoned LDRC. Do not retain this zone.
RNC	Rural Neighborhood Cluster	RNC	Rural Neighborhood Cluster
Residential, Detached Unit			
RE-2	Residential, One-Family	RE-2	Residential Estate - 2 acre lot
RE-2C	Residential, One-Family	RE-2C	Residential Estate - 2 acre lot (with clustering)
RE-1	Residential, One-Family	RE-1	Residential Estate - 1 acre lot
R-200	Residential, One-Family	R-200	Residential Low Density - 20,000sf lot
RMH-200	Residential, One-Family		
R-150	Residential, One-Family		
R-90	Residential, One-Family	R-90	Residential Medium Density - 9,000sf lot
R-60	Residential, One-Family	R-60	Residential Medium Density - 6,000sf lot
R-40	Residential, One-Family	R-40	Residential Medium Density - 6,000sf lot
R-MH	Mobile Home Development	R-60	Residential Medium Density - 6,000sf lot

Full table available on the website

Resources

Article 59-3: Uses and Use Standards

Article 59-3 is significantly different in format from the current ordinance. It contains one use table comprising all the zones and uses. Next to each use in the table is a section reference for the definition and any use standards. New too is the concept of the limited use. Currently uses are either permitted by-right, “P” in the use table, or require a special exception, denoted “SE”. The proposed draft specifies uses as “P”, permitted by-right, or “L”, permitted by-right but limited by particular use standards, or “C”, permitted conditioned on approval by the Board of Appeals and/or the Hearing Examiner.

Article 59-3 Changes from Current Code with respect to the C/R zones

The Staff Draft proposes several new uses for the CRN, CRT, and CR zones. The rationale for proposing these new uses can be grouped into the following categories: access to local food production, flexible housing options, zone consolidation, use clarification/modernization, and consultant recommendation.

For CRN, CRT, and CR zones the following are proposed new uses:

Use Category	CRN	CRT	CR
Access to Local Food Production			
Animal Husbandry	L	L	L
Community Garden	L	L	L
Urban Farming	L	L	L
Flexible Housing Options			
Accessory Apartments	L	L	L
Zone Consolidation			
Amateur Radio Facility (up to 65 ft)	P	P	P
Amateur Radio Facility (65 ft and over)	C	C	C
Cable Communication System	C	C	C
Personal Living Quarters (over 50 Individual Living Units)	C	C	C
Transitory Use	L	L	L
Use Modernization/Clarification			
Pipeline (above ground)	C	C	C
Pipeline (below ground)	P	P	P
Transmission line (above ground)	L	L	L
Transmission line (below ground)	P	P	P

Division 59-C-1. Residential Zones, One-Family.

Sec. 59-C-1.1. Zones established. [Sec. 2.2 \(Euclidean Zone Intent Statements\)](#)

The following are the one-family residential zones and their identifying symbols. Some of these zones were formerly identified by other symbols, as indicated. In each such case the former symbol, wherever it appears on maps or in text, shall represent the same zone as the present symbol.

- RE-2-Residential, one-family (formerly R-A) [RE-2](#)
- RE-2C-Residential, one-family (formerly RA-C) [RE-2C](#)
- RE-1-Residential, one-family (formerly R-E) [RE-1](#)
- R-200-Residential, one-family (formerly R-R) [R-200](#)
- R-150-Residential, one-family [R-200](#)
- R-90-Residential, one-family [R-90](#)
- R-60-Residential, one-family [R-60](#)
- RE-2/TDR-Residential, transferable development rights [RE-2 with TDR Overlay](#)
- RE-2C/TDR-Residential, transferable development rights [RE-2C with TDR Overlay](#)
- RE-1/TDR-Residential, transferable development rights [RE-1 with TDR Overlay](#)
- R-200/TDR-Residential, transferable development rights [R-200 with TDR Overlay](#)
- R-150/TDR-Residential, transferable development rights [R-200 with TDR Overlay](#)
- R-90/TDR-Residential, transferable development rights [R-90 with TDR Overlay](#)
- R-60/TDR-Residential, transferable development rights [R-60 with TDR Overlay](#)
- R-40-Residential, one-family [R-40](#)
- RMH-200-Residential, one-family [RDF](#)