

# Master Plan Review

# OLNEY

Approved and Adopted  
April 2005



Updated September 2012



## 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 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 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).



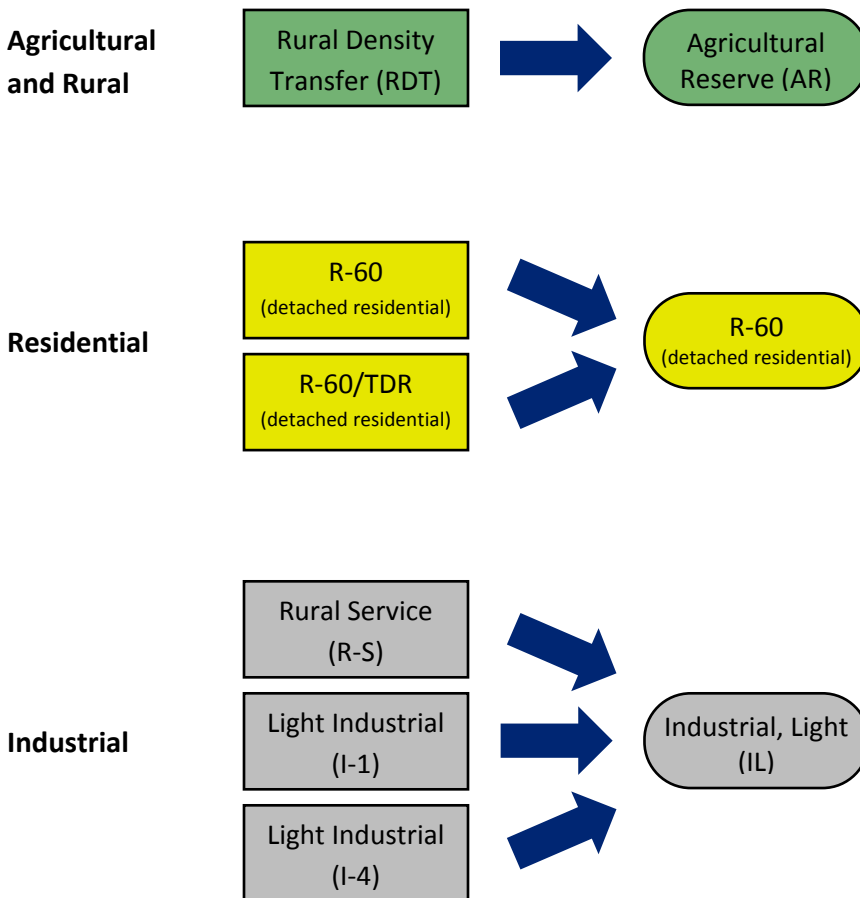
## Agricultural, Residential, and Industrial Zone Conversion:

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:



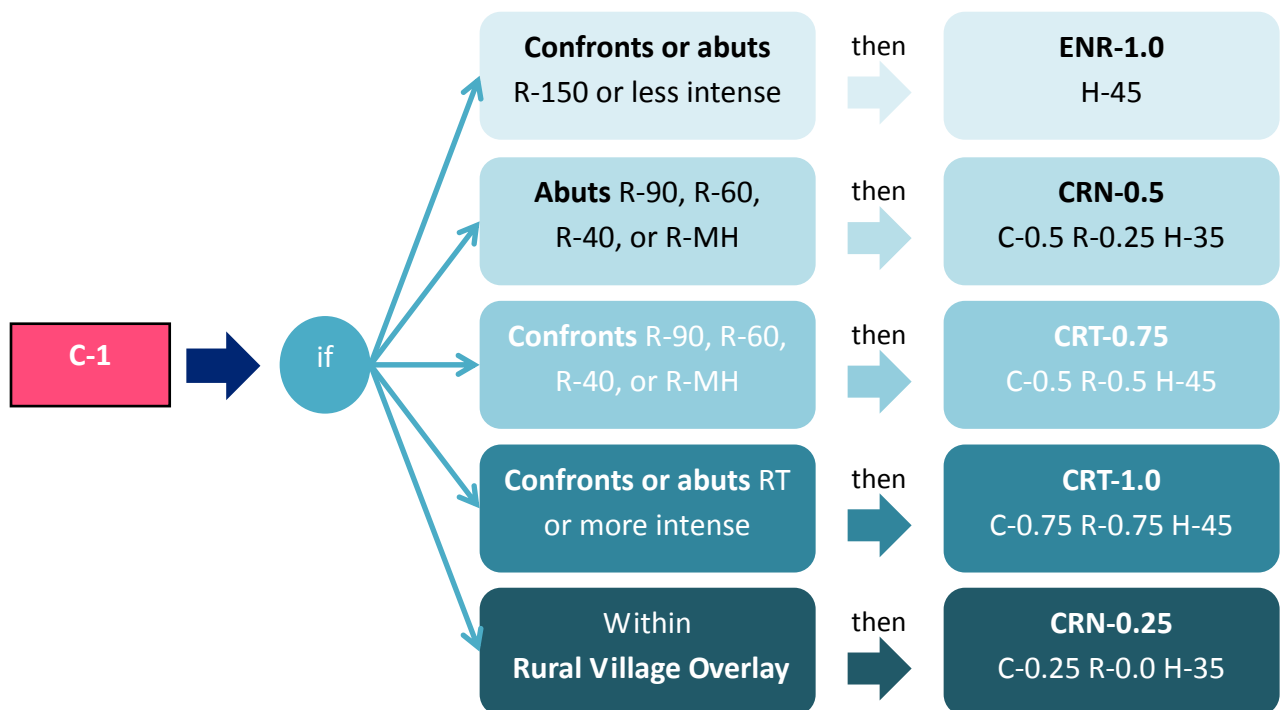
### Commercial and Mixed-Use Zone Conversion:

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



## 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 CONVERSION

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  
PD-9

The existing RDT zone will convert to the proposed AR (Agriculture Reserve) zone. The existing RC zone and existing C-INN zone will both convert to the proposed RC (Rural Cluster) zone. The C-INN zone will revert to the zone it was designated to prior to becoming a Country Inn. The existing RNC zone will convert directly to the proposed RNC zone.

The RE-2, RE-2/TDR, and RE-2C zones will convert to the proposed RE-2 zone. The existing RE-1 and RE-1/TDR zones will convert to the proposed RE-1 zone. 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 convert to the proposed R-60 (Single-Family, Medium-Density) zone. The existing R-90 and R-90/TDR will convert to the proposed R-90 (Single-Family, Medium-Density). The existing RT-8 will convert to TF-8 (Townhouse Floating), RT-10 will convert to TF-10, and TF-12.5 will convert to RT-12.5. The existing R-20 will convert to the proposed R-20 (Multi-Family, Medium-Density) zone. 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 convert to the proposed EOFF (Employment Office Floating). The existing C-1 zone converted to CRT (Commercial Residential Town) and ENR (Employment Neighborhood Retail). Each parcel's will convert using the standardized conversion, with the overall goal to retain currently allowed heights and densities and maintain context sensitivity. The existing PD zones will convert to AF (Apartment Floating). PCC will convert to RDF (Residential Detached Floating).



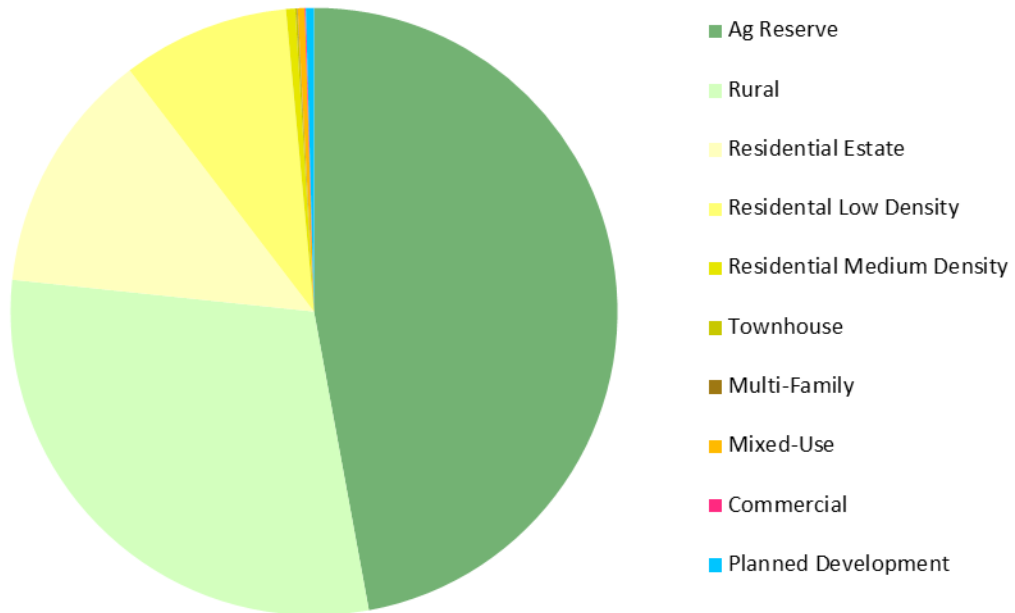
# ZONE CONVERSION

Olney					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
RDT	13,361.71	47.10	AR	13,361.71	47.10
RC	7,112.03	25.07	RC	7,116.80	25.09
C-INN	4.78	0.02			
RNC	1,277.54	4.50	RNC	1,277.54	4.50
RE-1	1,410.65	4.97	RE-1	1,651.01	5.82
RE-1/TDR	240.36	0.85			
RE-2	1,210.96	4.27	RE-2	1,930.66	6.81
RE-2/TDR	719.70	2.54			
RE-2C	86.22	0.30	RE-2C	86.22	0.30
R-200	2,425.68	8.55	R-200	2,530.77	8.92
R-200/TDR	96.67	0.34			
RMH-200	8.42	0.03			
R-60	85.39	0.30	R-60	85.39	0.30
R-90	38.41	0.14	R-90	51.83	0.18
R-90/TDR	13.42	0.05			
RT-8	8.52	0.03	TF-8	8.52	0.03
RT-10	3.08	0.01	TF-10	3.08	0.01
RT-12.5	16.77	0.06	TF-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-1.5 H-70	104.88	0.37
C-1	10.51	0.04	CRT-1.0 C-0.75 R-0.75 H-45	4.50	0.02
			ENR-1.0 H-45	6.00	0.02
O-M	2.03	0.01	EOff-1.5 H-75	2.03	0.01
PCC	14.47	0.05	RDF	14.47	0.05
PD-7	45.86	0.16	AF-7	45.86	0.16
PD-9	61.53	0.22	AF-9	61.53	0.22
<b>Grand Total</b>	<b>28,368.42</b>		<b>Grand Total</b>	<b>28,368.42</b>	

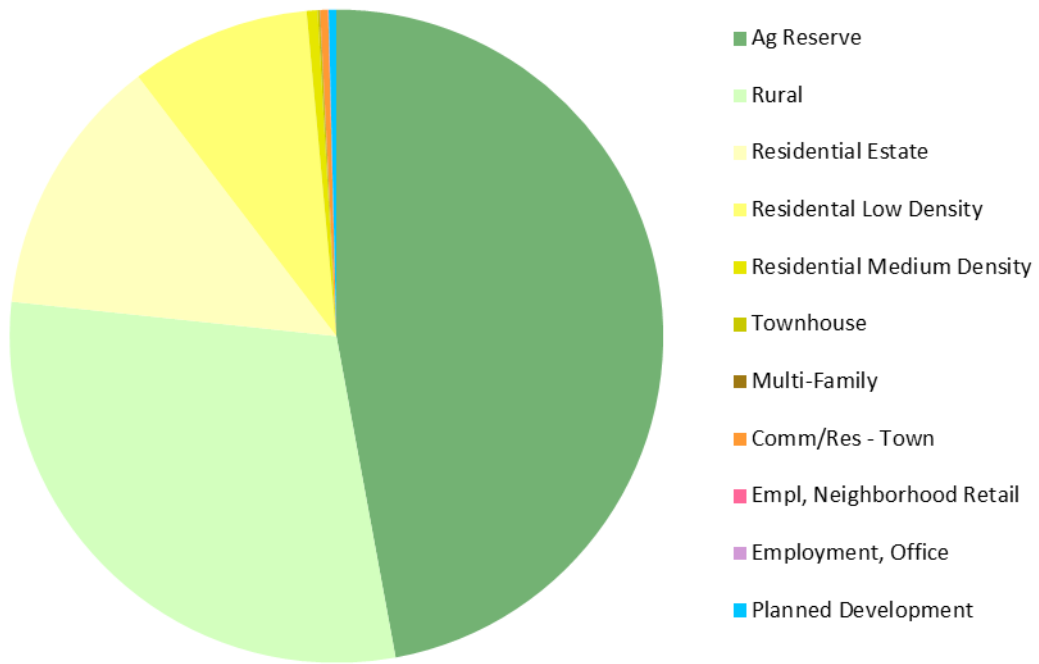


# ZONE CONVERSION

## Olney: Existing Zoning

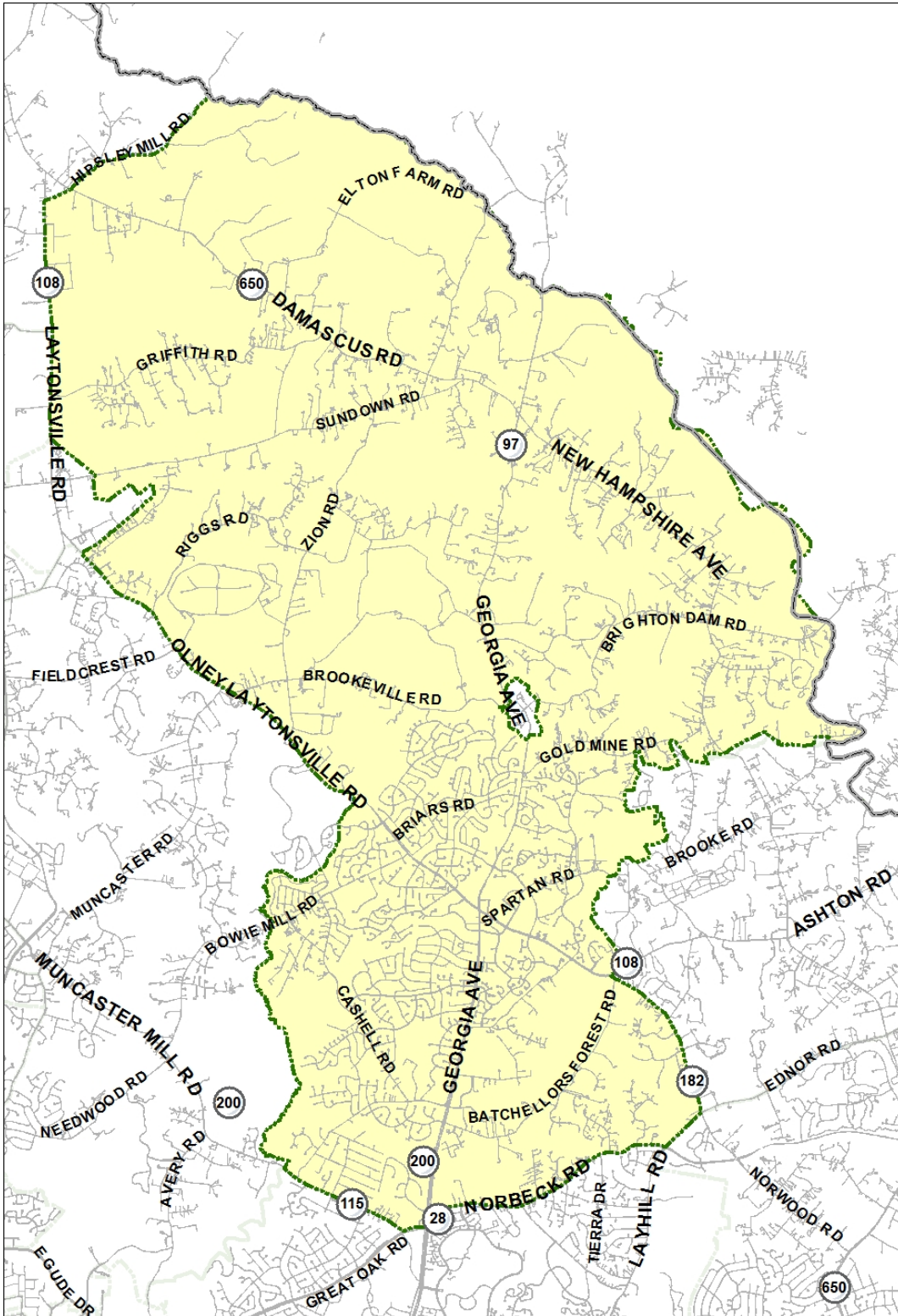


## Olney: Proposed Zoning





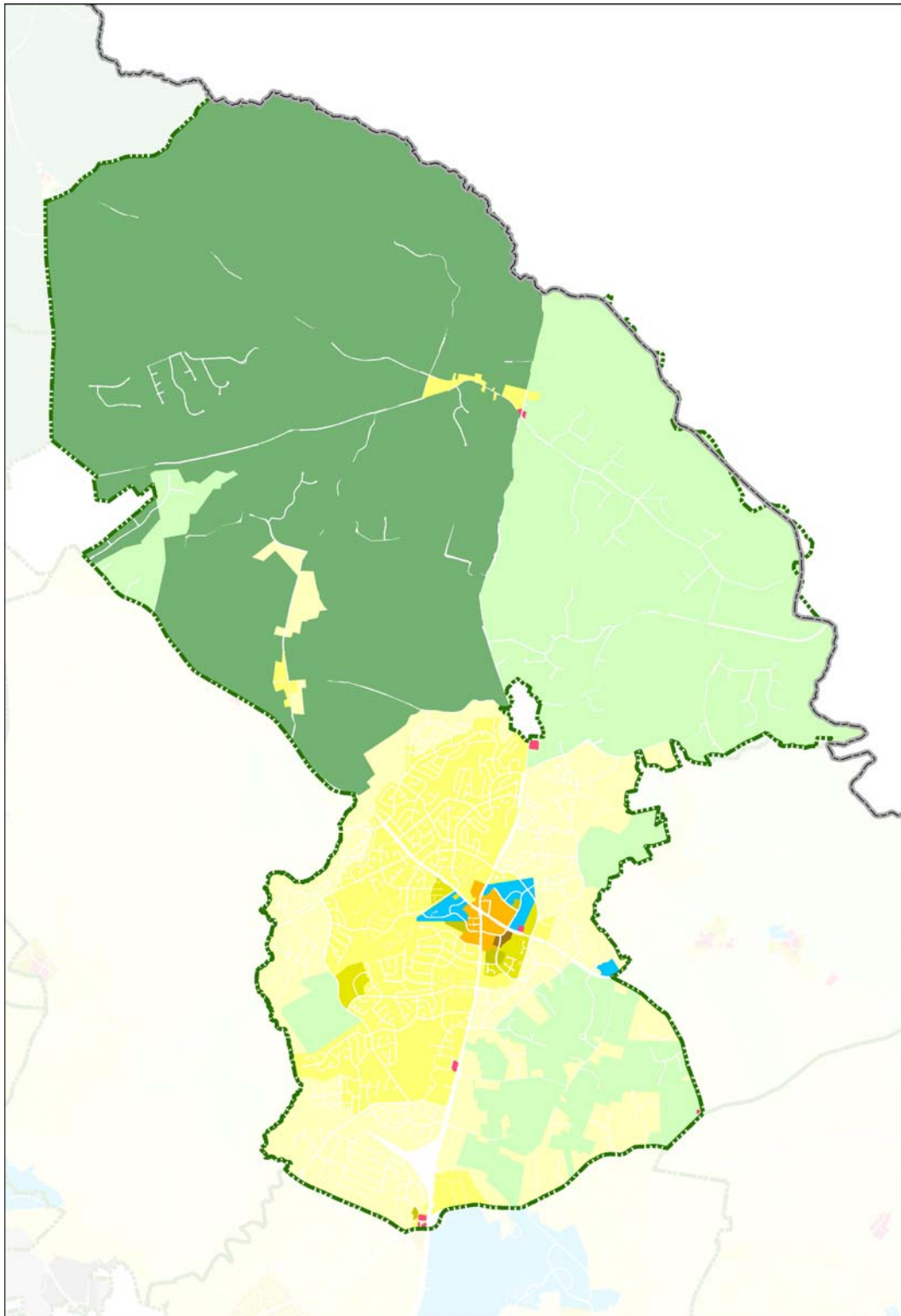
# PLANNING AREA CONTEXT



Updated September 2012



# 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

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# 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

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- Townhouse**  
TF-8  
TF-10  
TF-12.5

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- Multi-Family**  
R-20

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- Comm/Res-Town**  
CRT

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- Employment, Office**  
EOFF

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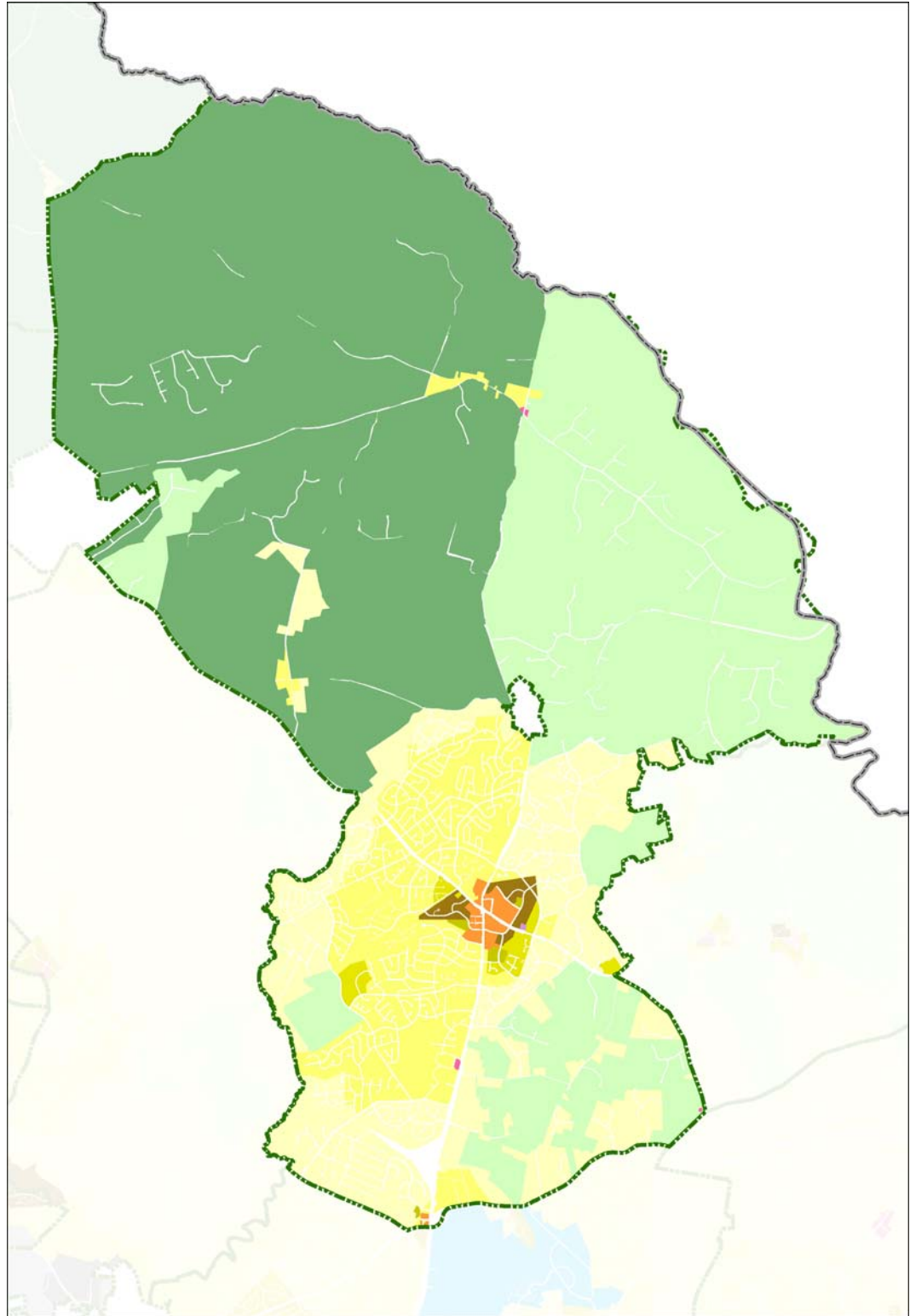
- Employment, Neighborhood**  
ENR

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- Comm/Res-Town**  
CRT

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- Floating**  
RDF  
AF-7  
AF-9



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