Montgomery County Zoning Ordinance Rewrite

MM2 Conference
May 11, 2014
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Chair, Montgomery County Planning Board
## Brief History

### Phase 1: Approach & Outline
- **Fall 2008 – Spring 2010**
  - Jan 2009: Zoning Discovery
  - March 2009: ZAP Panel appointed
  - Jan 2010: Approach & Annotated Outline
  - April 2010: Open Houses, Planning Board & Council Direction

### Phase 2: Code Drafting
- **Summer 2010 – Summer 2012**
  - Oct 2010: Preliminary Drafts
  - Nov 2011: ZAP Discussion Drafts
  - July 2012: Consolidated Draft

### Phase 3: Public Review & Implementation
- **Fall 2012 – 2014**
  - Sept 2012: Planning Board review begins
  - May 2013: Planning Board Draft released
  - June 2013: PHED review begins
  - Dec 2013: PHED Draft released
Outreach

Public meetings
• 40+ Planning Board worksessions
• 13 PHED worksessions
• 75+ ZAP meetings (including working groups)
• 80+ public meetings attended by staff
• 8 Open houses

Public hearings
• 7 Planning Board hearings
• 3 Council hearings

Digital updates
• Regularly updated website
• Email blasts to 600+ people
• Press releases for project milestones

Mailings to over 10,000 property owners

Newspaper notification of ZTA and DMA
The Big Picture: Why rewrite the code?

County
- Diverse
- Growing
- Built-out

Zoning Code
- Unwieldy
- Outdated
- Complicated
Vision

The Revised Zoning Code...

- Is easier to use and forward-thinking
- Encourages better development, enhances compatibility, and promotes sustainability
- Supports master plans
Balance

Redevelopment

Neighborhood Protection

Flexibility

Predictability

Efficient Review Process

Community participation

Modernization

Stability
How do we get there?

Modernize
Clarify
Simplify
Modernize

Neighborhood protections
  • Compatibility standards, site plan thresholds
  • Added site plan conformance with master plan

Uses that reflect changing needs & priorities
  • Urban agriculture, solar collection system, uses based on intensity
  • Moving away from single-use zoning

Sustainability
  • Reduce parking requirements, encourage structured parking
  • “Greening” of future surface parking areas
  • Pedestrian focused design

New floating zones
  • Couples flexibility with better defined application and development parameters
Clarify

Employ graphics and diagrams

Delineate Euclidean vs Floating zones

Fine tune height and density through zone formulas
  - C/R, Employment, and Industrial zones

Standardize point based public benefit system

Protections for legal nonconforming uses and existing approvals
Simplify

Consolidated zones & uses
- 39 zones, 1 use table

Use standards replace footnotes

Refined plan types
- Sketch plan replaces project plan, concept plan, etc...
- Development Plan replaces Schematic Development Plan, etc

Consistent outline format

Plain English language

<table>
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<th>USE OR USE GROUP</th>
<th>Definitions and Standards</th>
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<th>Rural</th>
<th>Residential</th>
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What’s New?

• Very few changes proposed for the Ag, Rural and Residential zones.
  – RDT zone renamed Agricultural Reserve (AR), and
  – Consolidated of similar uses

• Modifications proposed for the C/R zones:
  – Revised some uses due to consolidation of uses and zones,
  – Created development standards for the standard method of development, and
  – Adjusted some public benefit point allocations

• New Employment zones:
  – Modeled on the C/R family of zones
  – Optional method of development requires public benefit points
What’s New?

• Industrial zones:
  – Names indicate intensity - Light, Moderate and Heavy Industrial
  – Modeled on current industrial zones
  – Minor uses changes to provide increased flexibility while retaining industrial focus

• New Floating zones:
  – Modeled on Euclidean zones
  – Clear limits on density
  – For any increase in density, must meet 6 of 15 prerequisites
  – Same compatibility and master plan findings as for current floating zones
What’s New?

• Neighborhood Protections
  – Height and setback requirements for all non-residentially zoned properties adjacent to residential zones
  – Site plan thresholds based on abutting/confronting zone, use, height and density
  – Added master plan conformance to site plan
  – All master plan recommended heights and density mapped
Questions?