



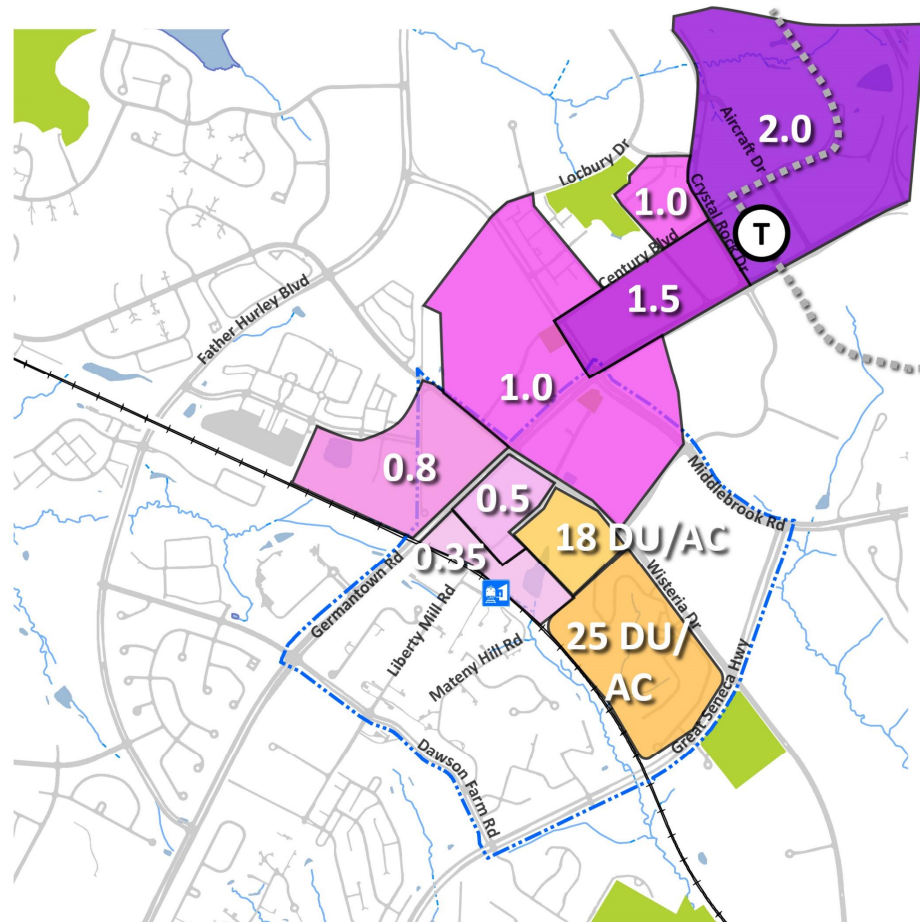
The Public Hearing Draft of the MARC Rail Communities Sector Plan consists of two items: a Public Hearing Draft Plan, dated December 2017, and a set of comparative maps and tables prepared at the direction of the Planning Board during its December 21, 2017 review.

These maps and tables reflect the Board's desire to entertain approaches to land uses, transportation and zoning that may differ from those included in the draft Plan. The Board will hear testimony on both the Public Hearing Draft and on the information contained in the comparative maps and tables.



2009 Sector Plan Approved Density

- “ Locate the highest densities at the Germantown Town Center CCT station
- “ Step densities down to the Germantown MARC station and the Historic District



Germantown Zoning

Figure 60
Existing Germantown Zoning

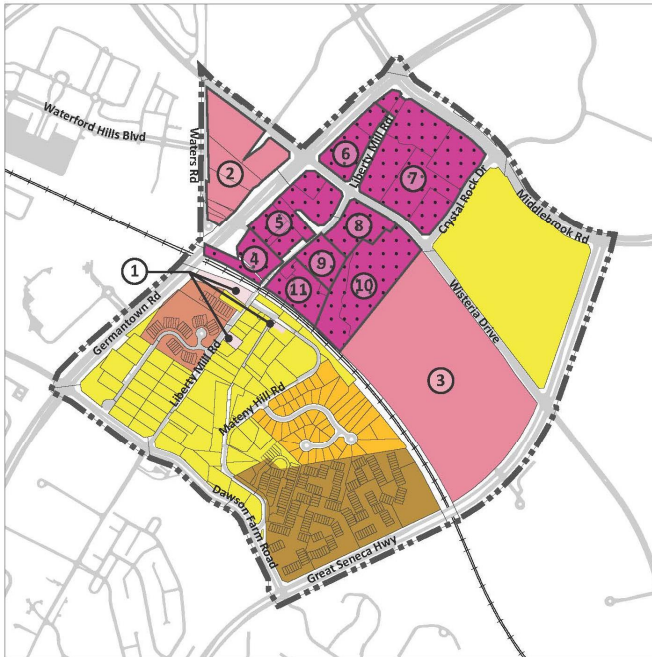
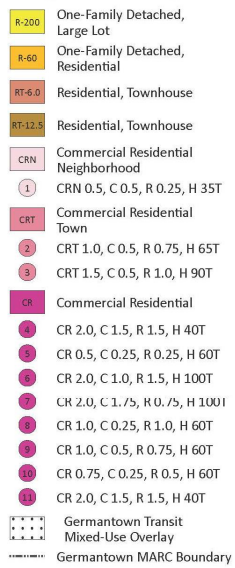
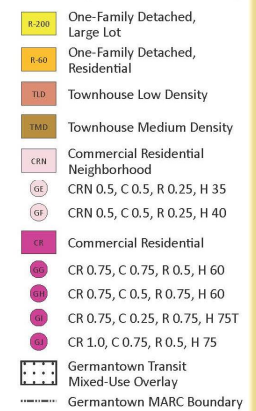
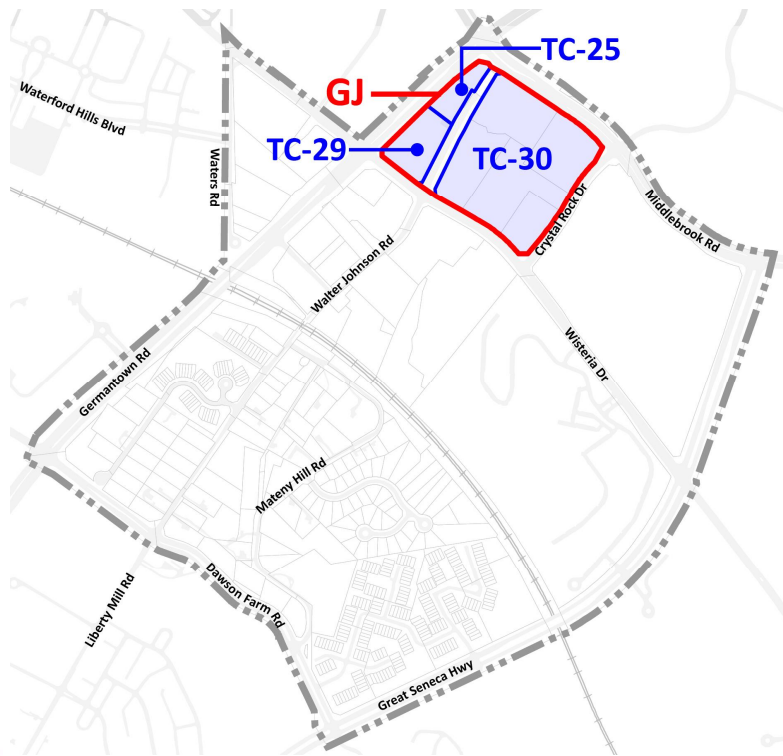


Figure 61
Staff Concept for Germantown Zoning



Germantown Land Use and Zoning



M-NCPPC
Germantown Zoning Analysis

2009 Analysis Area	2009 Approved Zone	2009 uses, densities, heights	Existing Zone	Staff Concept Zone
TC-25	TMX-2	1.0 FAR 100'	CR 2.0 C 1.75 R 0.75 H100T Overlay	CR 1.0 C 0.75 R 0.5 H75 Overlay
TC-29	TMX-2	1.0 FAR Non-residential 100'	CR 2.0 C 1.0 R 1.5 H100T Overlay	
TC-30	TMX-2	1.0 FAR C 65% R 35% maximum 100' on Middlebrook Rd	CR 2.0 C 1.75 R 0.75 H100T Overlay	



Germantown Land Use and Zoning



2009 Analysis Area	2009 Approved Zone	2009 uses, densities, heights	Existing Zone	Staff Concept Zone
GA-4	R-200	High school	R-200	R-200

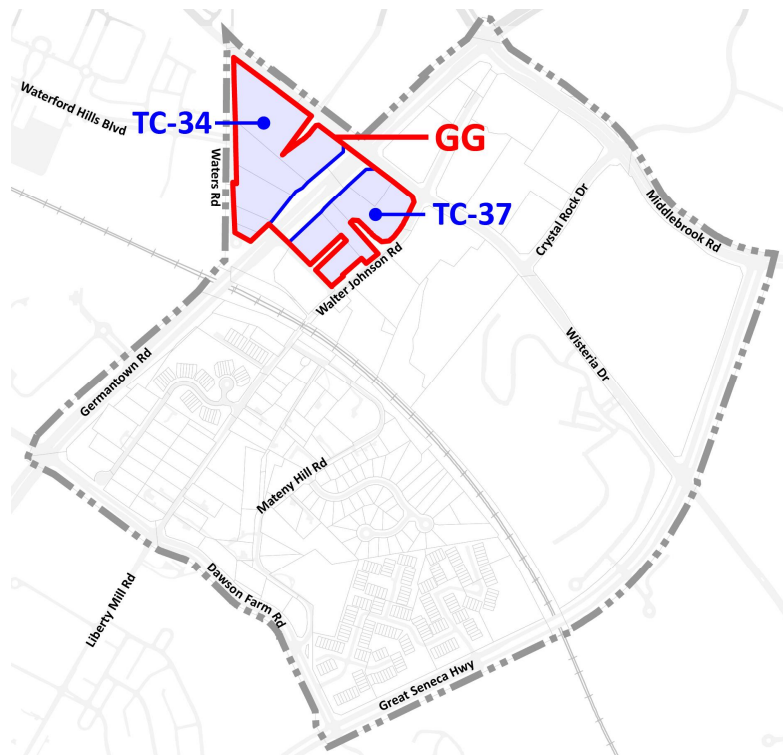


M-NCPPC
Germantown Zoning Analysis



MARC Rail Communities Plan
Boys & Germantown

Germantown Land Use and Zoning

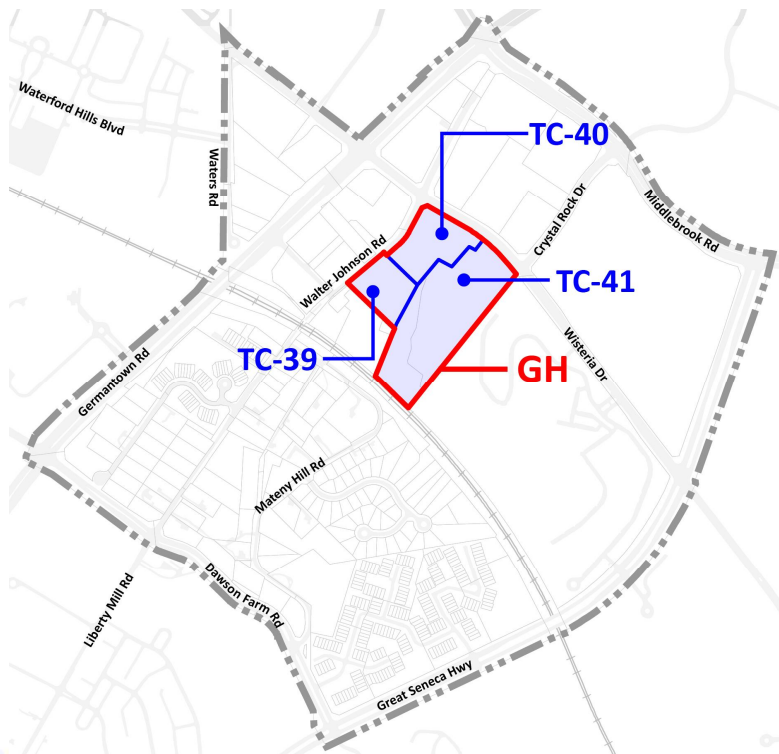


M-NCPPC
Germantown Zoning Analysis

2009 Analysis Area	2009 Approved Zone	2009 uses, densities, heights	Existing Zone	Staff Concept Zone
TC-34	RMX-2C	0.8 FAR C 220,000 sf R 100 DU (R transferred to adjacent parcel) 60'	CRT 1.0 C 0.5 R 0.75 H65T	CR 0.75 C 0.75 R 0.5 H60
TC-37	TMX-2	0.5 FAR mixed C – on MD 118 R – SFA on Walt. Johnson Rd 60'	CR 0.5 C 0.25 R 0.25 H60T Overlay	Overlay on TC-37



Germantown Land Use and Zoning

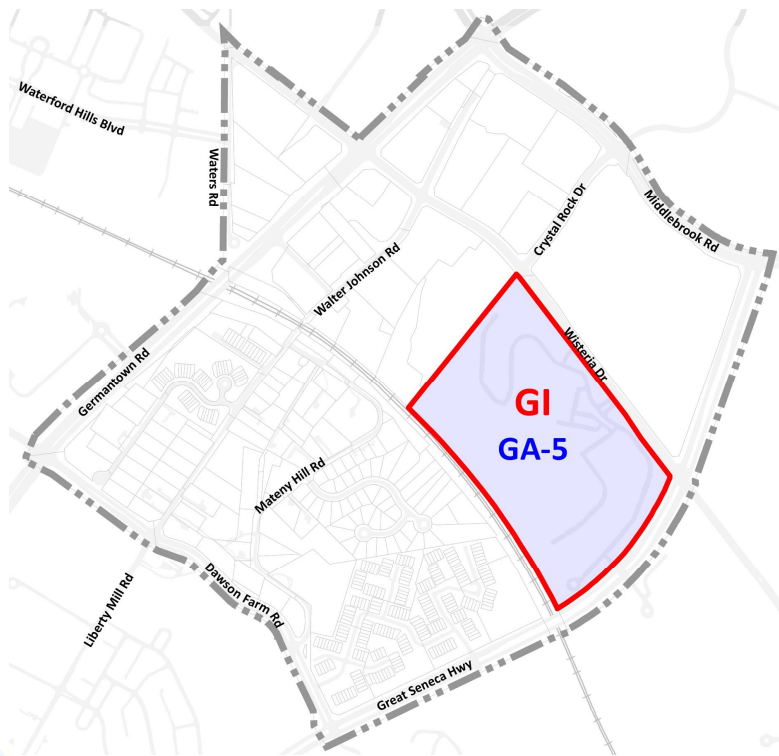


M-NCPPC
Germantown Zoning Analysis

2009 Analysis Area	2009 Approved Zone	2009 uses, densities, heights	Existing Zone	Staff Concept Zone
TC-39	TMX-2	0.5 FAR Residential MF and SFA 60'	CR 1.0 C 0.5 R 0.75 H60T Overlay	CR 0.75 C 0.5 R 0.75 H60 Overlay
TC-40	TMX-2	Residential 18 DU/acre 60'	CR 1.0 C 0.25 R 1.0 H60T Overlay	
TC-41	TMX-2	Residential 18 DU/acre 60'	CR 0.75 C 0.25 R 0.5 H60T Overlay	



Germantown Land Use and Zoning

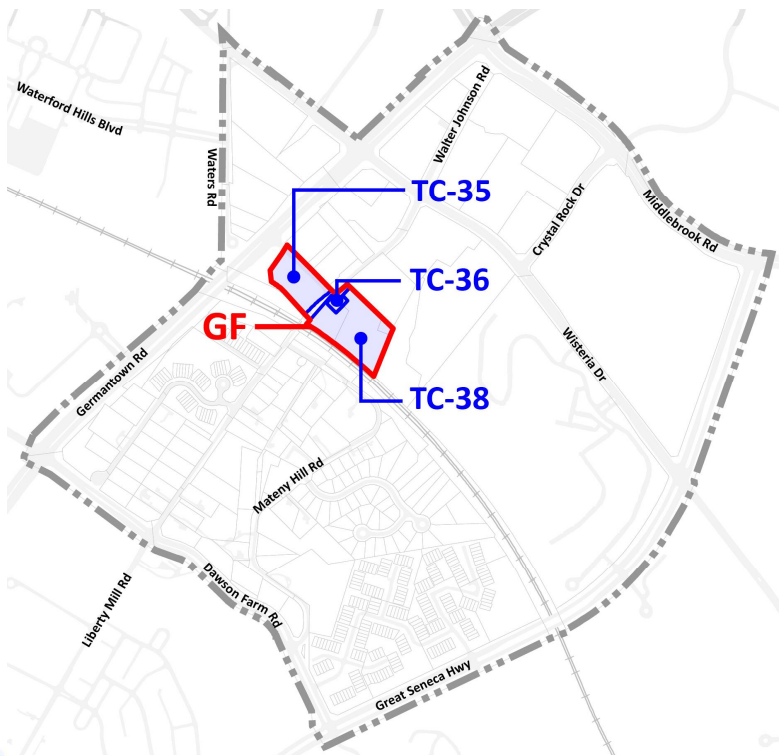


M-NCPPC
Germantown Zoning Analysis

2009 Analysis Area	2009 Approved Zone	2009 uses, densities, heights	Existing Zone	Staff Concept Zone
GA-5	RMX-1	Residential and limited retail 25 DU/acre 90', step down to Historic District. No net loss of affordable housing.	CRT 1.5 C 0.5 R 1.0 H90T	CR 0.75 C 0.25 R 0.75 H75T
		Potential: 1,012 units	Potential: 1,411 units and 882,000 sf non-residential	Potential: 1,058 units or 860 units and 441,000 sf non-residential



Germantown Land Use and Zoning

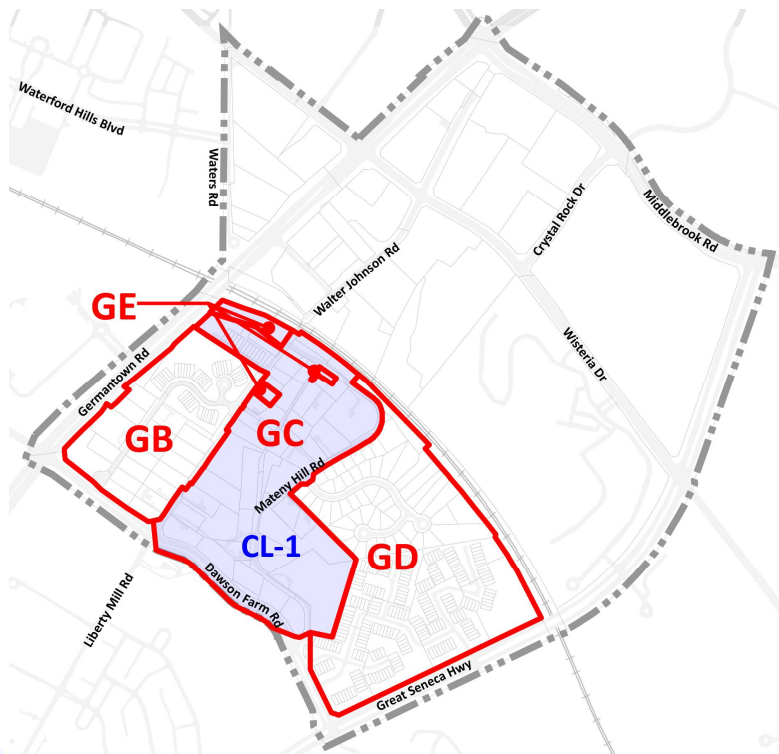


M-NCPPC
Germantown Zoning Analysis

2009 ID	2009 zoning	2009 uses, densities, heights	2014 conversion	Proposed
TC-35	TMX-2	MARC parking structure C 0.35 retail Average FAR with TC-38 40'	CR 2.0 C 1.5 R 1.5 H40T Overlay	CRN 0.5 C 0.5 R 0.25 H40 Overlay
TC-36	TMX-2	0.5 FAR mixed 40-60'	CR 2.0 C 1.5 R 1.5 H40T Overlay	
TC-38	TMX-2	MARC parking Bus transfer 2 DU SFD Average FAR with TC-38 40'	CR 2.0 C 1.5 R 1.5 H40T Overlay	



Germantown Land Use and Zoning



M-NCPPC
Germantown Zoning Analysis

1989 Analysis Area	1989 Approved Zone	1989 uses, densities, heights	Existing Zone	Staff Concept Zone
CL-1	R-200 RT-6 CT	RT-6 and CT if issues of compatibility can be met	R-200 RT-6 RT-12.5 CRN 0.5 C 0.5 R 0.5 H35T	R-200 TLD TMD CRN 0.5 C 0.5 R 0.25 H35
Outside of CL	R-200 R-60 RT-6 RT-12.5	No changes recommended	R-200 R-60 RT-6 RT-12.5	R-200 R-60 TLD TMD

