

**Montgomery Planning** Planning Area 3

## GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE







#### 03/14/2019



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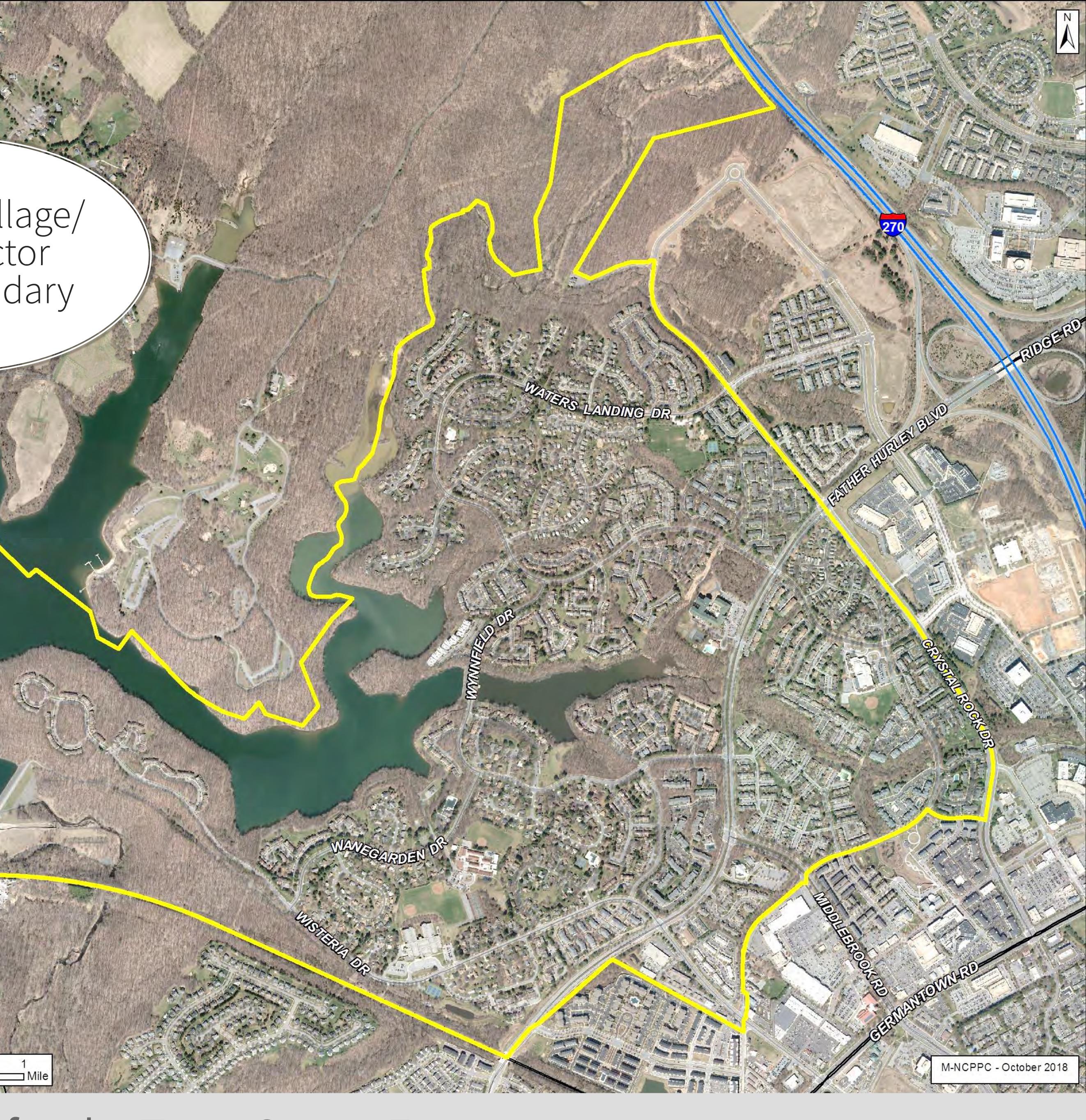
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# Churchill Village/ Town Sector Zone Boundary



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#### Germantown Plan for the Town Sector Zone

03/14/2019

## Recommended zones for residential areas are determined based on the form of the housing and the existing density of units within a development.

Single-Family Detached Houses and Duplexes

Zone	Base Density	Optional Method Density
R-200	2.18	2.44
R-90	4.84	4.39
R-60	7.26	6.10
R-40	7.26	10.12





Townhouses

Zone	Base Density	Optional Method Density	Zone	Base Density	Optional Method Density
Townhouse Low Density			D 20	1450	17.60
(TLD)	9.07	9.76	R-30	14.50	17.69
Townhouse Medium Density			R-20	21.70	26.47
(TMD)	12.10	15.25	•		
Townhouse High Density					
(THD)	15.02	18.30			

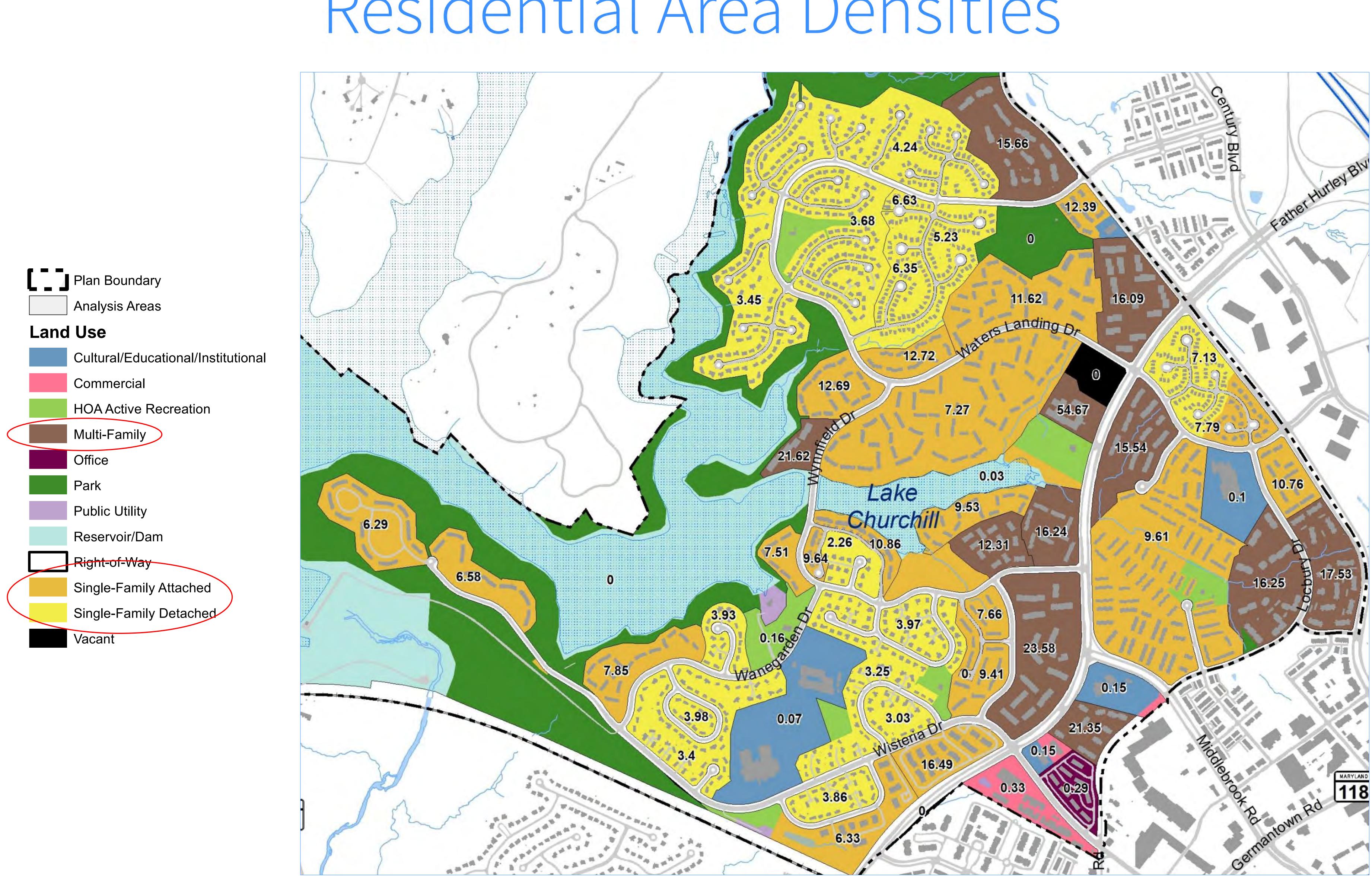
### Density is expressed in units per acre

### Germantown Plan for the Town Sector Zone

Multi-family Units







## Residential Area Densities







## Ratio (FAR):

 $FAR = \frac{Square Feet of Building}{Square Feet of Property}$ Example: 10,000 square foot building on a 50,000 square foot property  $FAR = \frac{10,000}{50,000} = 0.20.$ 

This can be:

- 1 floor of 10,000 square feet
- 2 floors of 5,000 square feet
- 3 floors of 3,333 square feet

FAR must be designated in multiples of 0.25, so in this case, we would assign an FAR of 0.25.

Commercial zones also must designate height maximums.

## Zoning Analysis: Commercial

Commercial areas are zoned based on their density as expressed in Floor Area

### Germantown Plan for the Town Sector Zone

03/14/2019





## Zoning Analysis: Commercial

- Commercial/Residential
- Employment
- Industrial





There are three groups of commercial zoning:

### We selected the zone within these three groups that best accommodated the current commercial use on the site.





## Zoning Analysis: Commercial

## We looked at each business and found that the General Retail (GR) zone allowed all the retail uses. The Employment Office (EOF) zone works best for Churchill Executive Park.

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4		International Collision Center	Repair (Major)	3.5.13.E			С	С	L		C	L	Р	Р	Р	GR	(Prior name:
5		coMMotion Fitness	Health Clubs and Facilities	3.5.10.E		.	Р	Р	Р		Р	P	Р	D		GR	
5			Health Clubs and	5.5.10.E		L	P	<u>۲</u>	P	L	r	P	P	P		GN	
6		Crossfit Thunderstorm	Facilities	3.5.10.E		L	Р	Ρ	Р	L	Р	Р	Р	Р		GR	
			Retail/Service														"Dry Cleanin
			Establishment (Up to														buiness calle
7			5,000 SF)	3.5.11.B		Р	Р	Р	Р	Р	L	L	L	L	L		information
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0		Diamond Cleaners	Dry Cleaning Facility	2624			.							Р	Р	GR	Where allow
8		Diamond Cleaners	(Up to 3,000 SF) Clinic (Up to 4 Medical	3.6.3.A				-	L	L	L		Р		P	GK	similar dry c
9			Practitioners)	3.5.7.A		P	P	Р	Р	Р	Р	Р	Р	Р			
			Health Clubs and													1	
10			Facilities	3.5.10.E		L	Р	Р	Р	L	Р	Р	Р	Р			This seems t
		Evolution Spine & Wellness (chiropractic,	Retail/Service Establishment (Up to														Germantown
11		physical therapy, injury prevention, wellness)	5,000 SF)	3.5.11.B		P	Р	Р	Р	Р						GR	I don't know
			Retail/Service			·		<u> </u>							-	0	
	Churchill		Establishment (Up to														
12	Business	Food World (South Asian groceries)	5,000 SF)	3.5.11.B		Р	Р	Р	Р	Р	L	L	L	L	L	GR	
	Center		Light Vehicle Sales and														Appears to r The U-Haul r
13		Food World (U-Haul)	Rental (Outdoor)	3.5.12.C			L	Р	L	с		L	Р	Р		GR	grocery store
14		House of Fortune (Chinese restaurant)	Restaurant	3.5.3.B		L	P	Ρ	P	P	Р	P	L	L		GR	0
13 14 15 16		Milano's Pizza & Pasta	Restaurant	3.5.3.B		L	Ρ	Р	Р	Ρ	Р	Р	L	L		GR	
16		Pupusa Deli	Restaurant	3.5.3.B		L	Р	Р	Р	Р	Р	Р	L	L		GR	
			Retail/Service Establishment (Up to														
17		Sherwin-Williams Paints	5,000 SF)	3.5.11.B		P	P	Р	Р	Р	L	L	L	L	L	GR	
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o be at the entrance to C n, but I think this is N-12 what use this is.						
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## Commercial Area Densities

	[]]	Plan Boundary
		Analysis Areas
	Land	Use
		Cultural/Educational/Institutional
$\langle$		Commercial
		HOA Active Recreation
		Multi-Family
$\langle$		Office
		Park
		Public Utility
		Reservoir/Dam
		Right-of-Way
		Single-Family Attached
		Single-Family Detached
		Vacant

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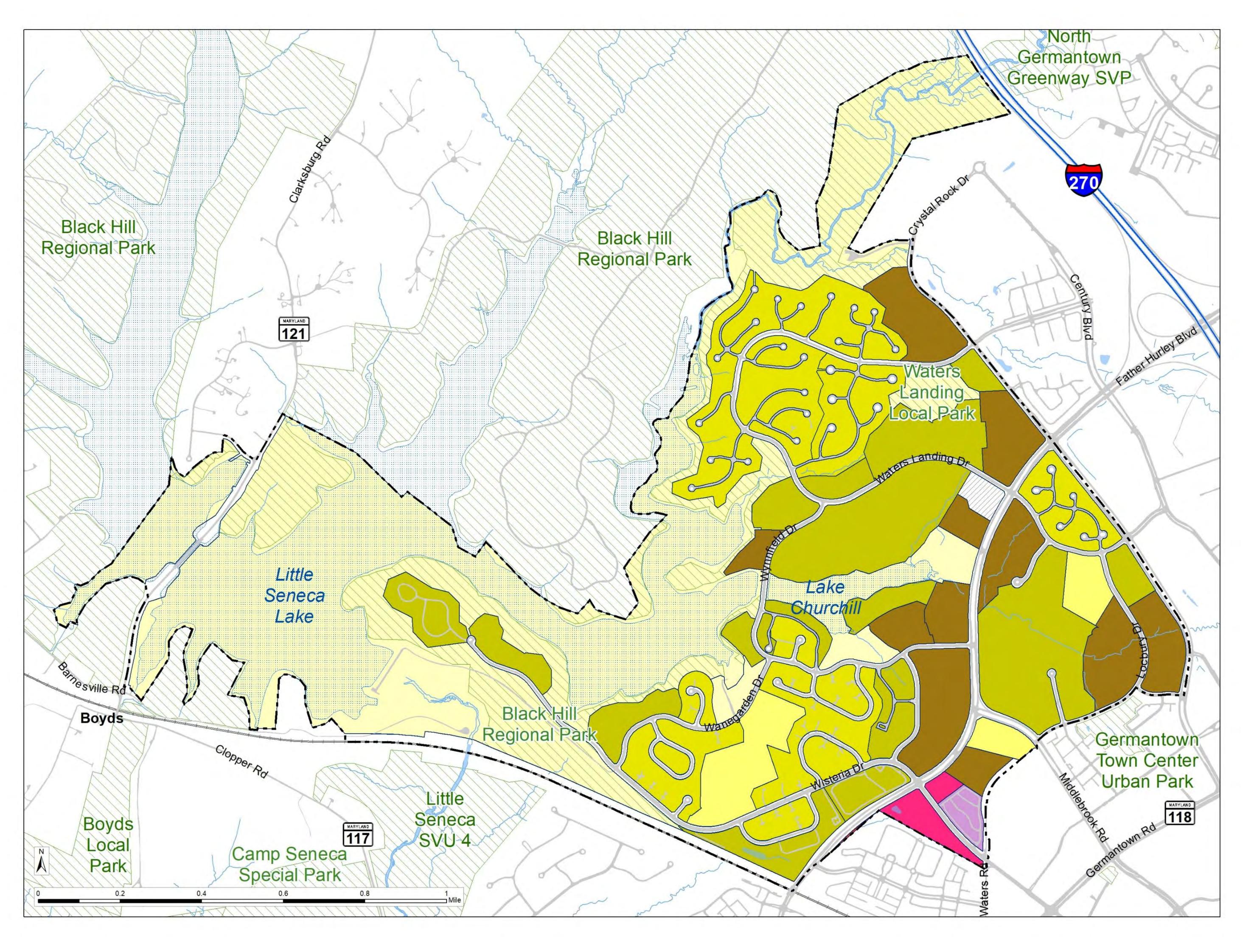
## Cultural/Educational/Institutional Uses Used zones typical of uses elsewhere in Montgomery County: Schools and churches were zoned R-200 Local parks and open space parcels were zoned RE-1 Regional parks and the lake were zoned RE-2







## Recommended Zoning

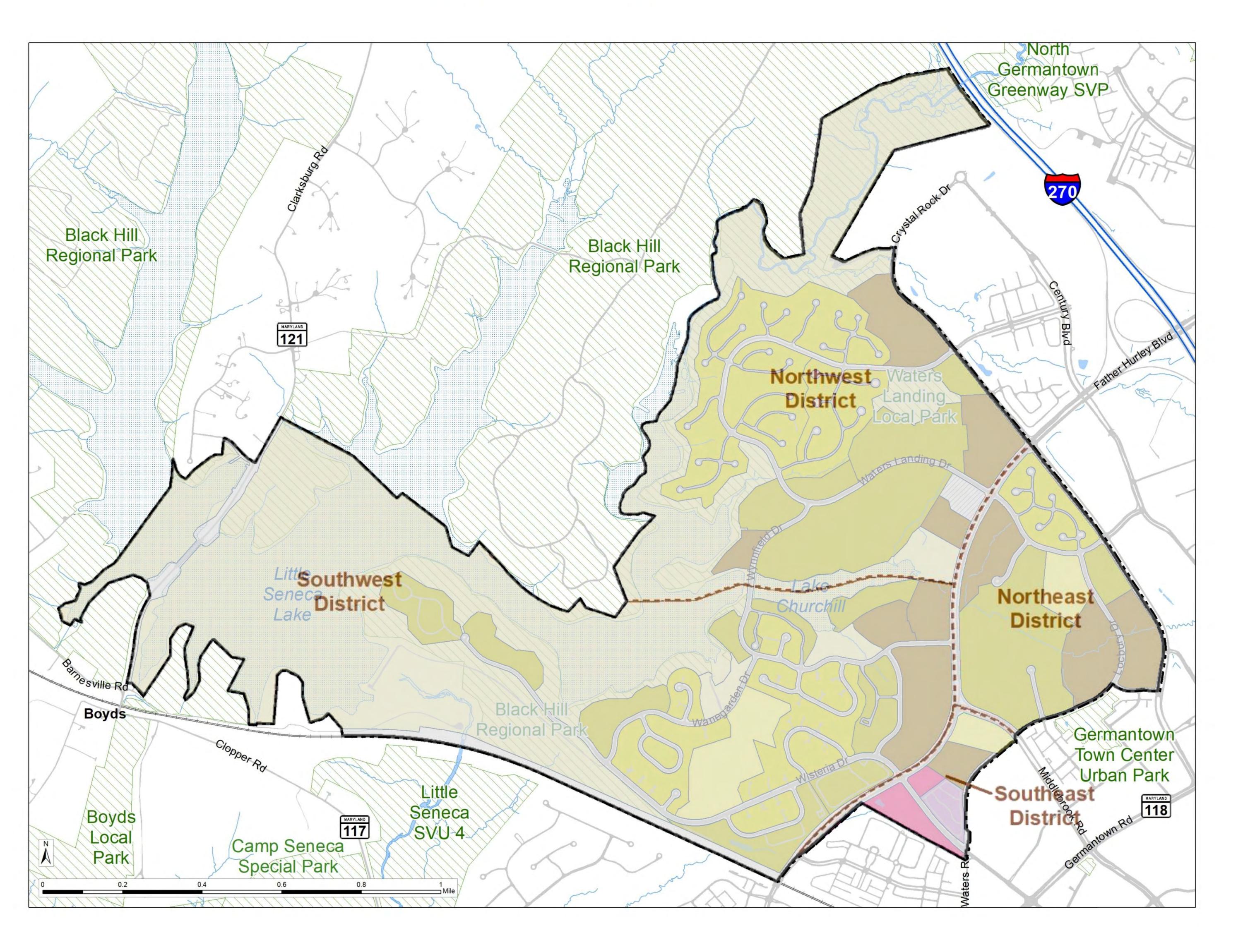


	Plan and Overlay Zone Boundary
000	Plan District Boundary
	Lake
	General Retail
	Agricultural Reserve
	Rural
	Residential Estate/Parks & Open Space
	Residential Detached (R-200)/School
	Residential Detached
	Townhouse
	Multi-Family
	Neighborhood Retail
	Commercial/Residential Neighborhood
	Commercial/Residential Town
	Commercial/Residential
	Office
	Life Sciences
	Industrial Light
	Industrial Medium
	Industrial Heavy
	Planned Development





	Plan and Overlay Zone Boundary
CE 3	Plan District Boundary
	Lake
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### Germantown Plan for the Town Sector Zone

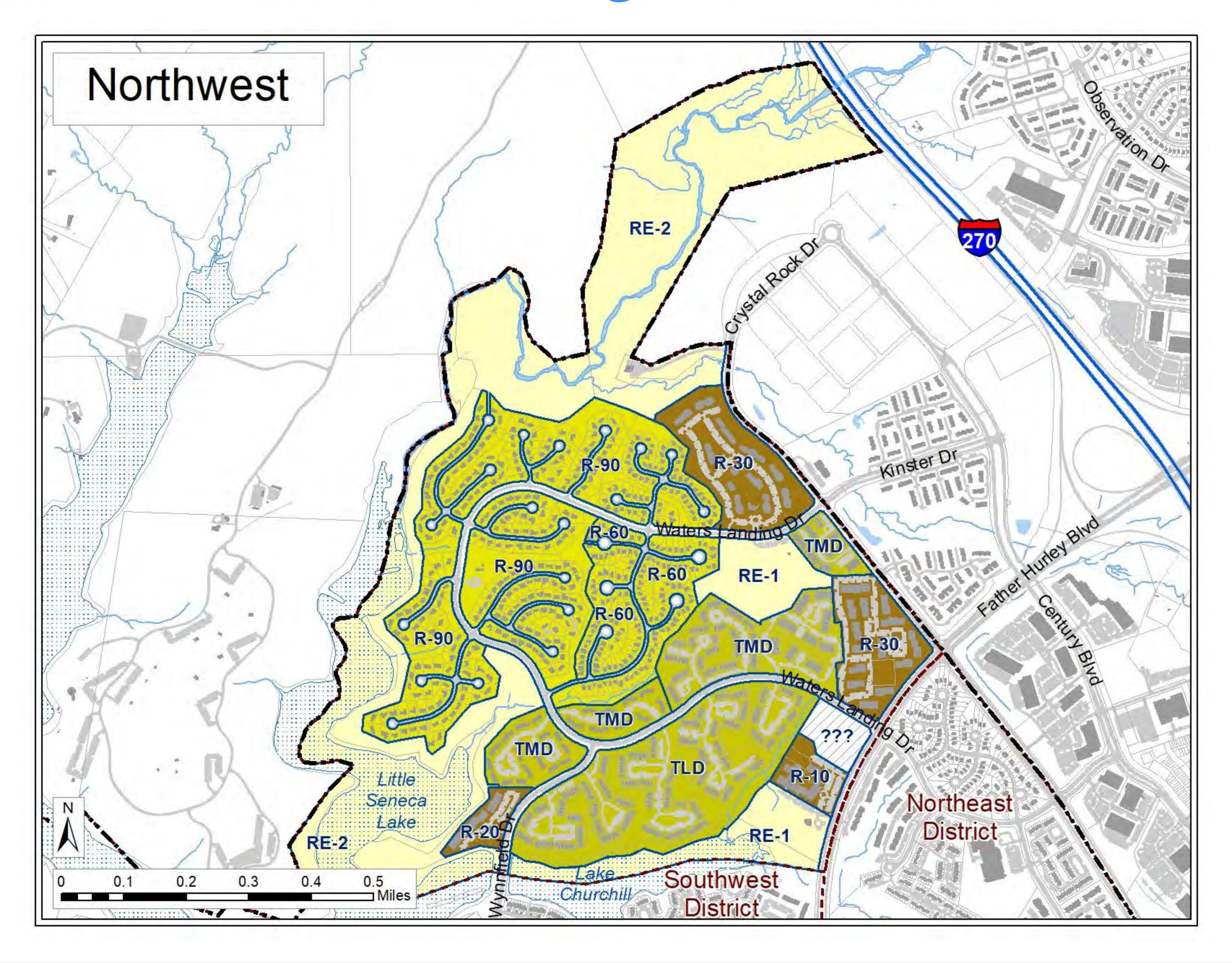
## Plan Districts





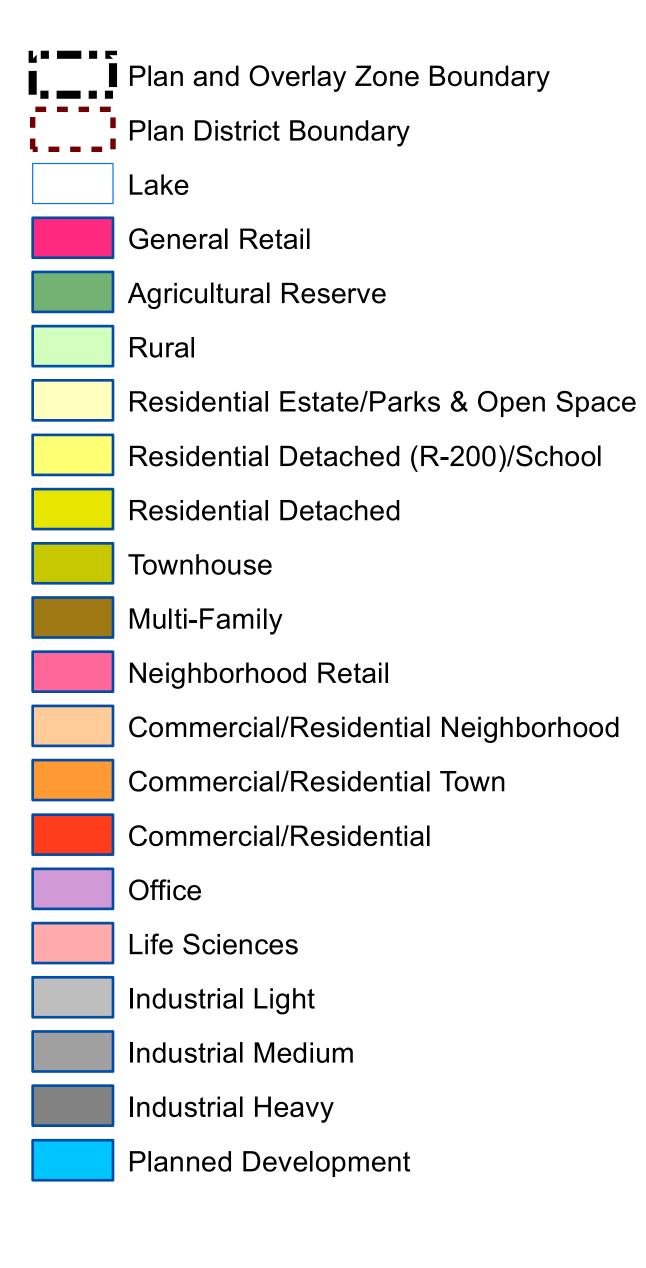
## Recommended Zoning: Northwest

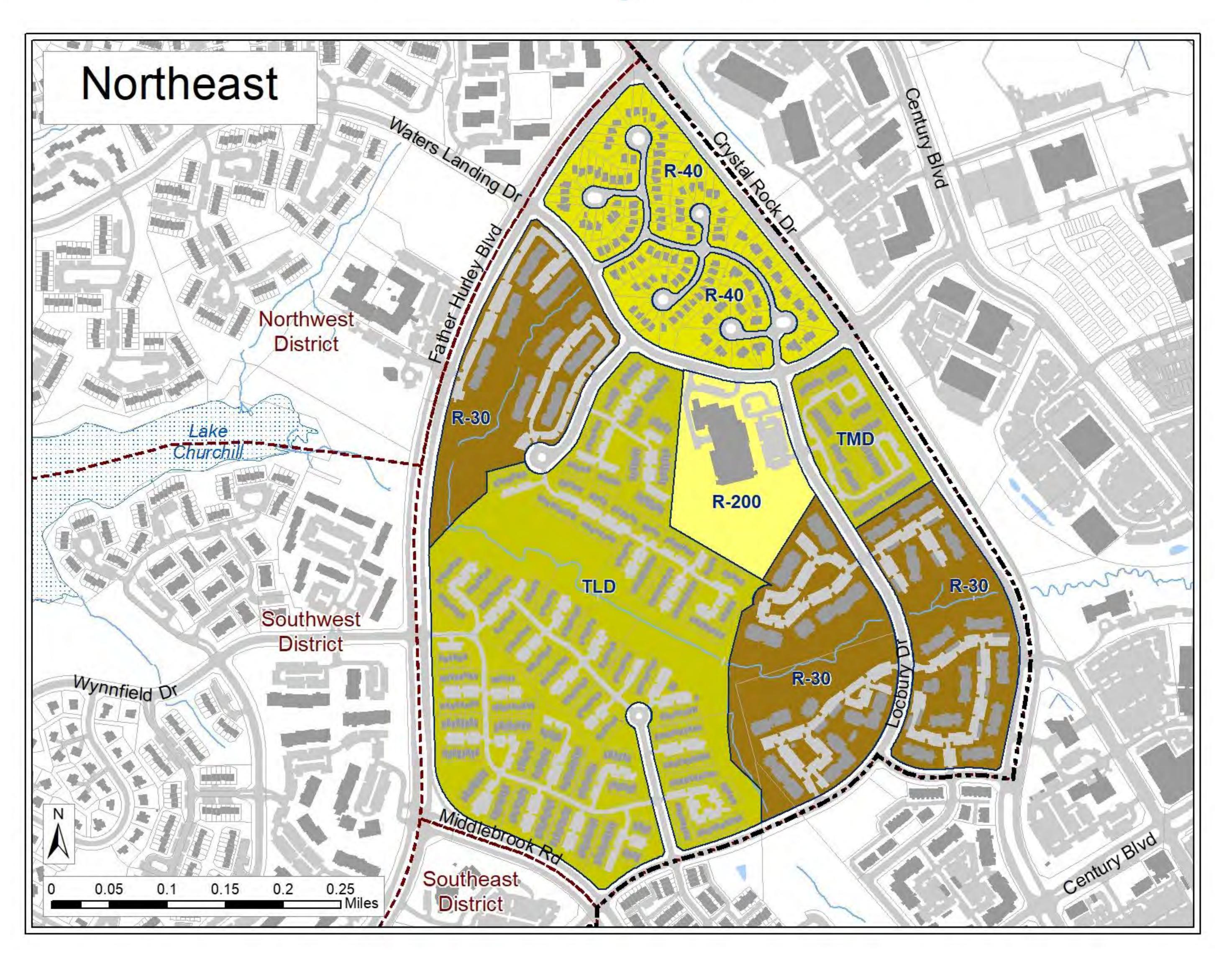






## Recommended Zoning: Northeast

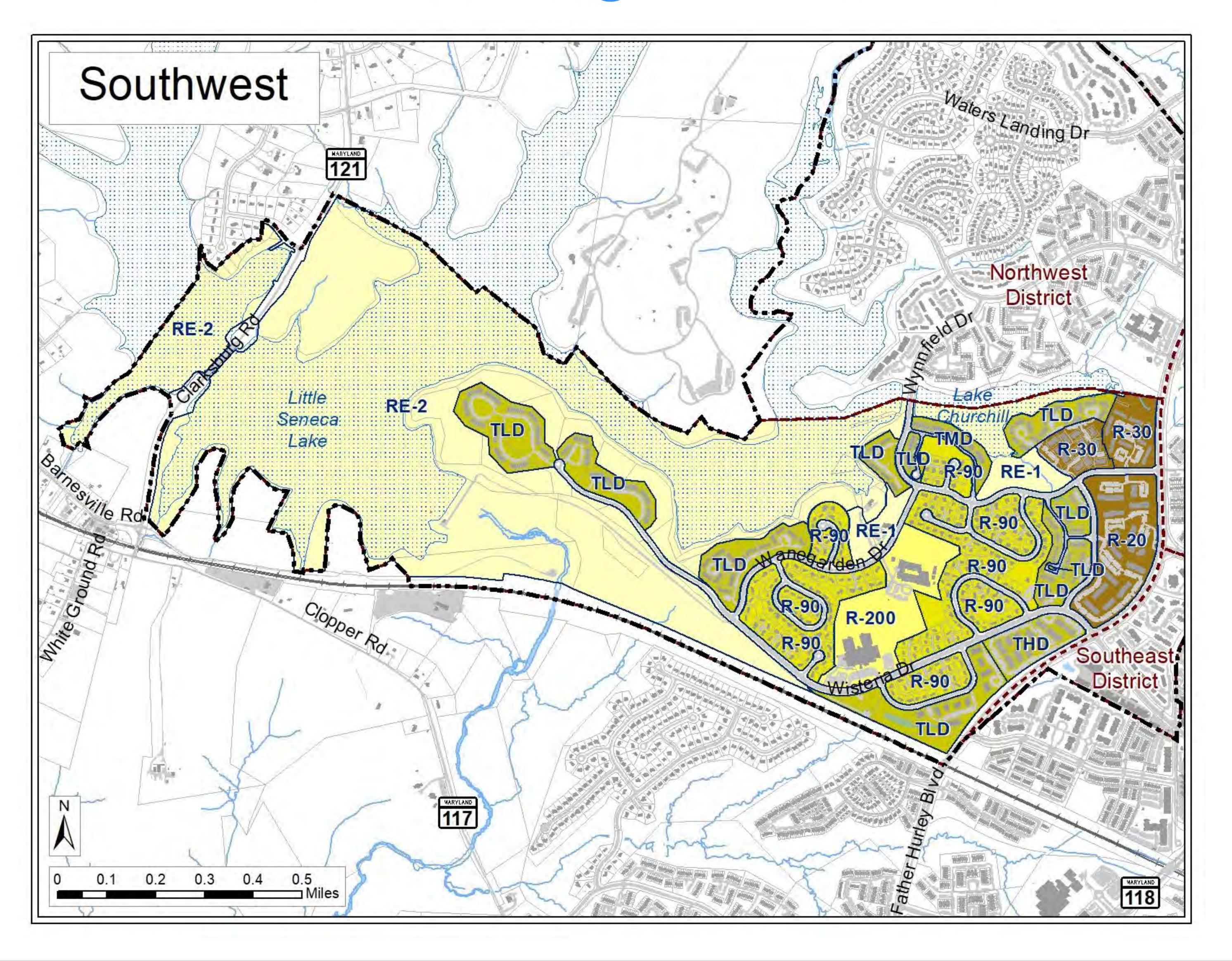






## Recommended Zoning: Southwest

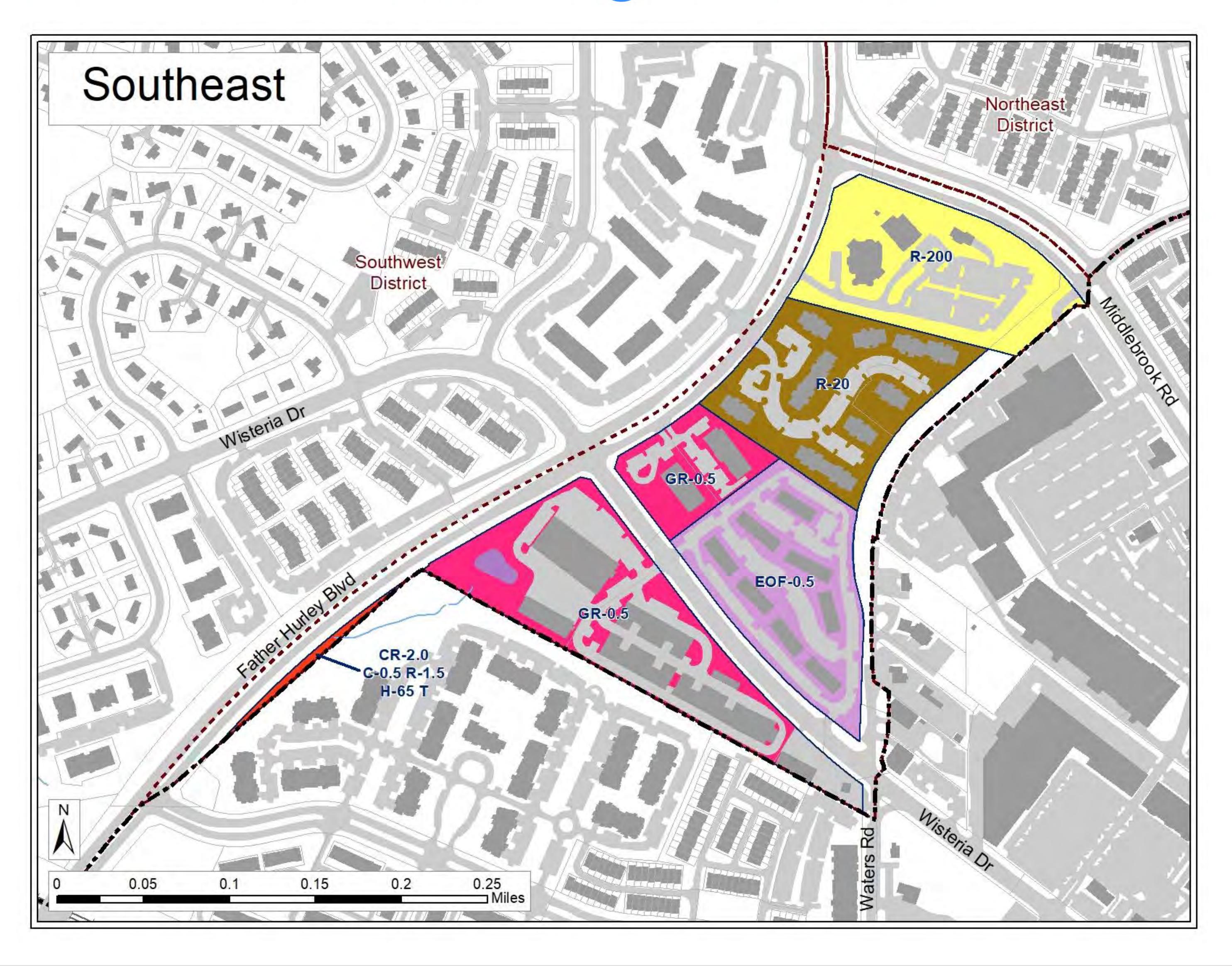






## Recommended Zoning: Southeast















#### Germantown Plan for the Town Sector Zone

## An infill opportunity... what are your thoughts?

4.8-acre vacant parcel at Father Hurley Blvd. and Waters Landing Dr.

- Opportunity for mixed-use development
- Townhouse and multi-family
- Neighborhood-scaled commercial
- Open space



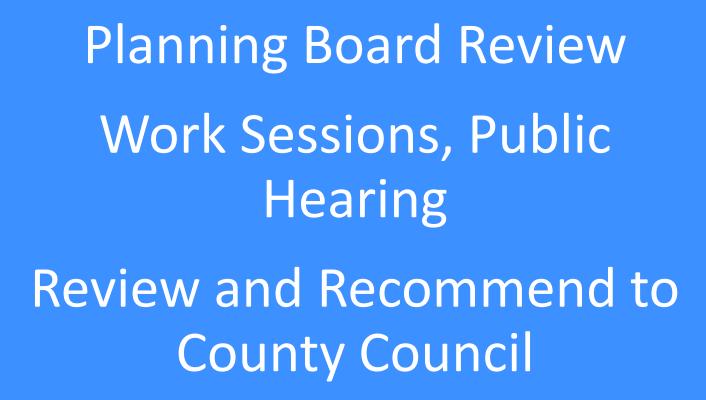


Plan Development Analyze, Prepare Recommendations **Community Engagement** Throughout Process

Winter 2018/19



## The Master Plan Amendment Process



#### Spring 2019

#### Germantown Plan for the Town Sector Zone

County Council and **Executive Review** Public Hearing and Approval

#### Summer 2019



## Questions?

- Phillip Estes, Planner Coordinator
- Jamey Pratt, Senior Planner
- Fred Boyd, Supervisor





