GERMANTOWN PLAN
FOR THE TOWN SECTOR ZONE

Montgomery Planning  Planning Area 3

Open House
Upcounty Regional Services Center
Churchill Village/Town Sector Zone Boundary

Germantown Plan for the Town Sector Zone
## Zoning Analysis: Residential

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Base Density</th>
<th>Optional Method Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-200</td>
<td>2.18</td>
<td>2.44</td>
</tr>
<tr>
<td>R-90</td>
<td>4.84</td>
<td>4.39</td>
</tr>
<tr>
<td>R-60</td>
<td>7.26</td>
<td>6.10</td>
</tr>
<tr>
<td>R-40</td>
<td>7.26</td>
<td>10.12</td>
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</tbody>
</table>

### Townhouses

<table>
<thead>
<tr>
<th>Zone</th>
<th>Base Density</th>
<th>Optional Method Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse Low Density (TLD)</td>
<td>9.07</td>
<td>9.76</td>
</tr>
<tr>
<td>Townhouse Medium Density (TMD)</td>
<td>12.10</td>
<td>15.25</td>
</tr>
<tr>
<td>Townhouse High Density (THD)</td>
<td>15.02</td>
<td>18.30</td>
</tr>
</tbody>
</table>

### Multi-family Units

<table>
<thead>
<tr>
<th>Zone</th>
<th>Base Density</th>
<th>Optional Method Density</th>
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</thead>
<tbody>
<tr>
<td>R-30</td>
<td>14.50</td>
<td>17.69</td>
</tr>
<tr>
<td>R-20</td>
<td>21.70</td>
<td>26.47</td>
</tr>
</tbody>
</table>

Density is expressed in units per acre.
Residential Area Densities

Plan Boundary
Analysis Areas

Land Use
- Cultural/Educational/Institutional
- Commercial
- HOA Active Recreation
- Multi-Family
- Office
- Park
- Public Utility
- Reservoir/Dam
- Right-of-Way
- Single-Family Attached
- Single-Family Detached
- Vacant

Germantown Plan for the Town Sector Zone
Zoning Analysis: Commercial

Commercial areas are zoned based on their density as expressed in Floor Area Ratio (FAR):

\[
\text{FAR} = \frac{\text{Square Feet of Building}}{\text{Square Feet of Property}}
\]

Example: 10,000 square foot building on a 50,000 square foot property

\[
\text{FAR} = \frac{10,000}{50,000} = 0.20.
\]

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

There are three groups of commercial zoning:

- Commercial/Residential
- Employment
- Industrial

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.
Commercial Area Densities

Germantown Plan for the Town Sector Zone
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

Germantown Plan for the Town Sector Zone
Recommended Zoning: Northwest

Germantown Plan for the Town Sector Zone
Recommended Zoning: Northeast

Germantown Plan for the Town Sector Zone
Recommended Zoning: Southwest

Germantown Plan for the Town Sector Zone
Recommended Zoning: Southeast
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

An infill opportunity… what are your thoughts?

Germantown Plan for the Town Sector Zone
The Master Plan Amendment Process

**Winter 2018/19**
- Plan Development
- Analyze, Prepare Recommendations
- Community Engagement Throughout Process

**Spring 2019**
- Planning Board Review
- Work Sessions, Public Hearing
- Review and Recommend to County Council

**Summer 2019**
- County Council and Executive Review
- Public Hearing and Approval
Questions?

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