



GERMANTOWN PLAN

FOR THE TOWN SECTOR ZONE

Montgomery Planning Planning Area 3

03/14/2019

 **Open House**

Upcounty Regional Services Center





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

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

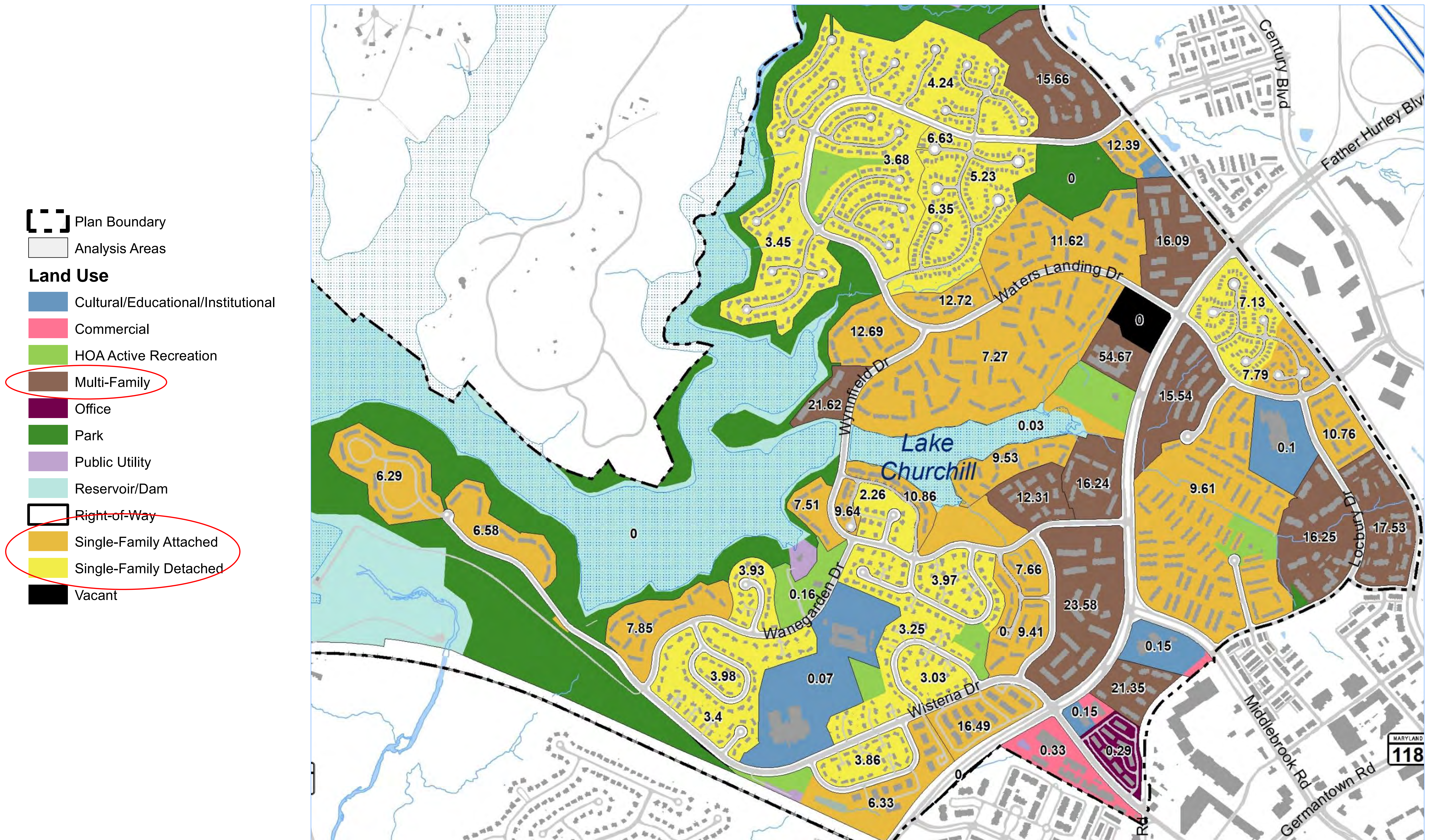
Zone	Base Density	Optional Method Density
Townhouse Low Density (TLD)	9.07	9.76
Townhouse Medium Density (TMD)	12.10	15.25
Townhouse High Density (THD)	15.02	18.30

Multi-family
Units

Zone	Base Density	Optional Method Density
R-30	14.50	17.69
R-20	21.70	26.47

Density is expressed in
units per acre

Residential Area Densities



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

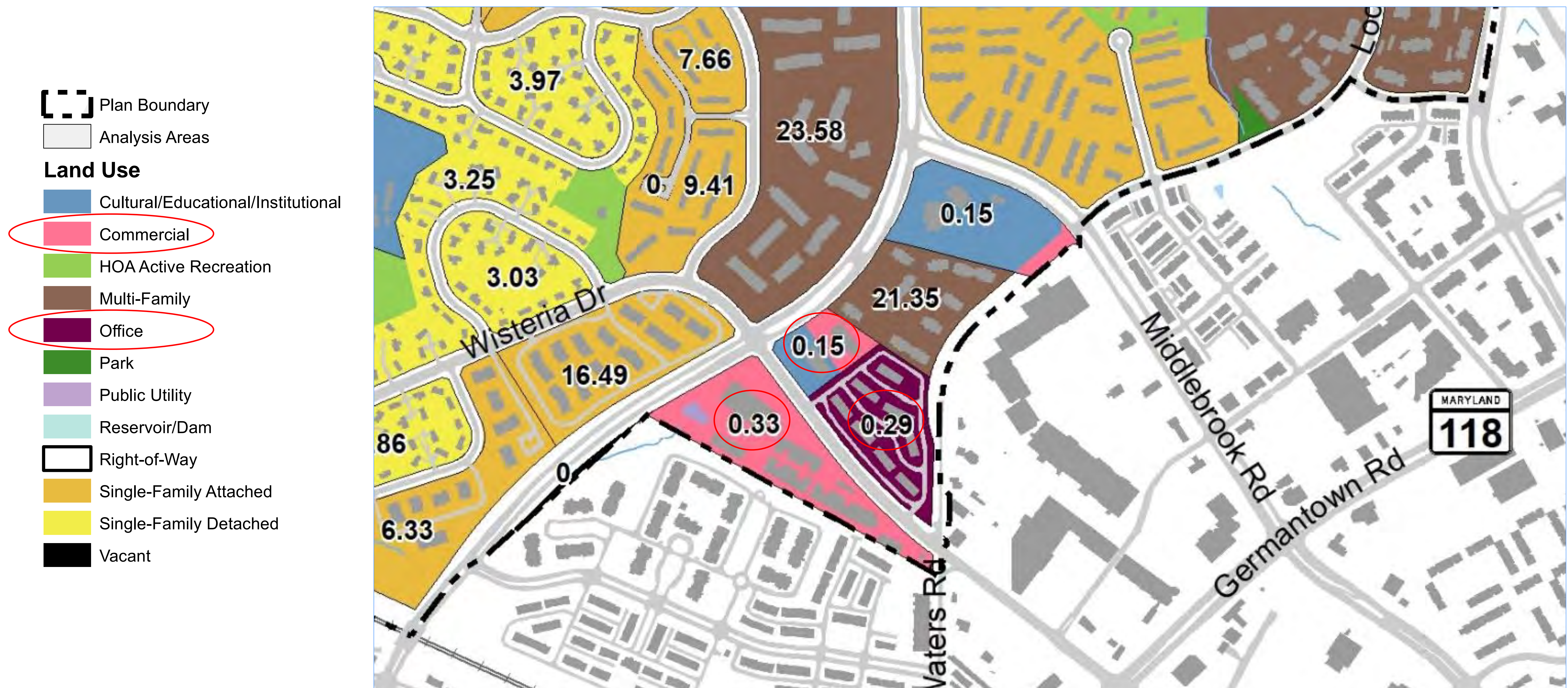
We selected the zone within these three groups that best accommodated the current commercial use on the site.

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.

Zoning Analysis for Commercial Entities - Excel																			
Development		Business Name	Use	Definitions and Standards	Commercial/Residential		Employment				Industrial			Proposed Zone	Notes				
					CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH					
Churchill Business Center		Advanced Auto Service	Repair (Major)	3.5.13.E		C	C	L		C	L	P	P	P	GR	Appears to meet Limited use standards.			
		International Collision Center	Repair (Major)	3.5.13.E		C	C	L		C	L	P	P	P	GR	Appears to meet Limited use standards. (Prior name: Autobody Connection)			
		coMMotion Fitness	Health Clubs and Facilities	3.5.10.E	L	P	P	P	L	P	P	P	P		GR				
		Crossfit Thunderstorm	Health Clubs and Facilities	3.5.10.E	L	P	P	P	L	P	P	P	P		GR				
			Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B	P	P	P	P	P	L	L	L	L	L		There is a sign above one loading dock that says "Dry Cleaning". A Google Maps search shows a business called Diamond Cleaners, but there is no information. Old Yelp reviews indicate it was a cleaning service (rugs and such). May be closed. Where allowed as a Limited use, work for other similar dry cleaning or laundering establishments is			
		Diamond Cleaners	Dry Cleaning Facility (Up to 3,000 SF)	3.6.3.A		L	L	L	L			P	P	P	GR				
			Clinic (Up to 4 Medical Practitioners)	3.5.7.A	P	P	P	P	P	P	P	P	P			This seems to be at the entrance to Crossfit Germantown, but I think this is N-12 and Crossfit is N-11. I don't know what use this is.			
		Evolution Spine & Wellness (chiropractic, physical therapy, injury prevention, wellness)	Health Clubs and Facilities	3.5.10.E	L	P	P	P	L	P	P	P	P						
			Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B	P	P	P	P	P	L	L	L	L	L	GR				
		Food World (South Asian groceries)	Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B	P	P	P	P	P	L	L	L	L	L	GR				
			Light Vehicle Sales and Rental (Outdoor)	3.5.12.C		L	P	L	C		L	P	P		GR	Appears to meet Limited use standards. The U-Haul rental appears to be inside the Asian grocery store.			
		Food World (U-Haul)				L	P	P	P	P	P	L	L		GR				
		House of Fortune (Chinese restaurant)	Restaurant	3.5.3.B	L	P	P	P	P	P	P	L	L		GR				
		Milano's Pizza & Pasta	Restaurant	3.5.3.B	L	P	P	P	P	P	P	L	L		GR				
		Pupusa Deli	Restaurant	3.5.3.B	L	P	P	P	P	P	P	L	L		GR				
			Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B	P	P	P	P	P	L	L	L	L	L	GR				
		Sherwin-Williams Paints				P	P	P	P	P	L	L	L	L	GR				

Commercial Area Densities

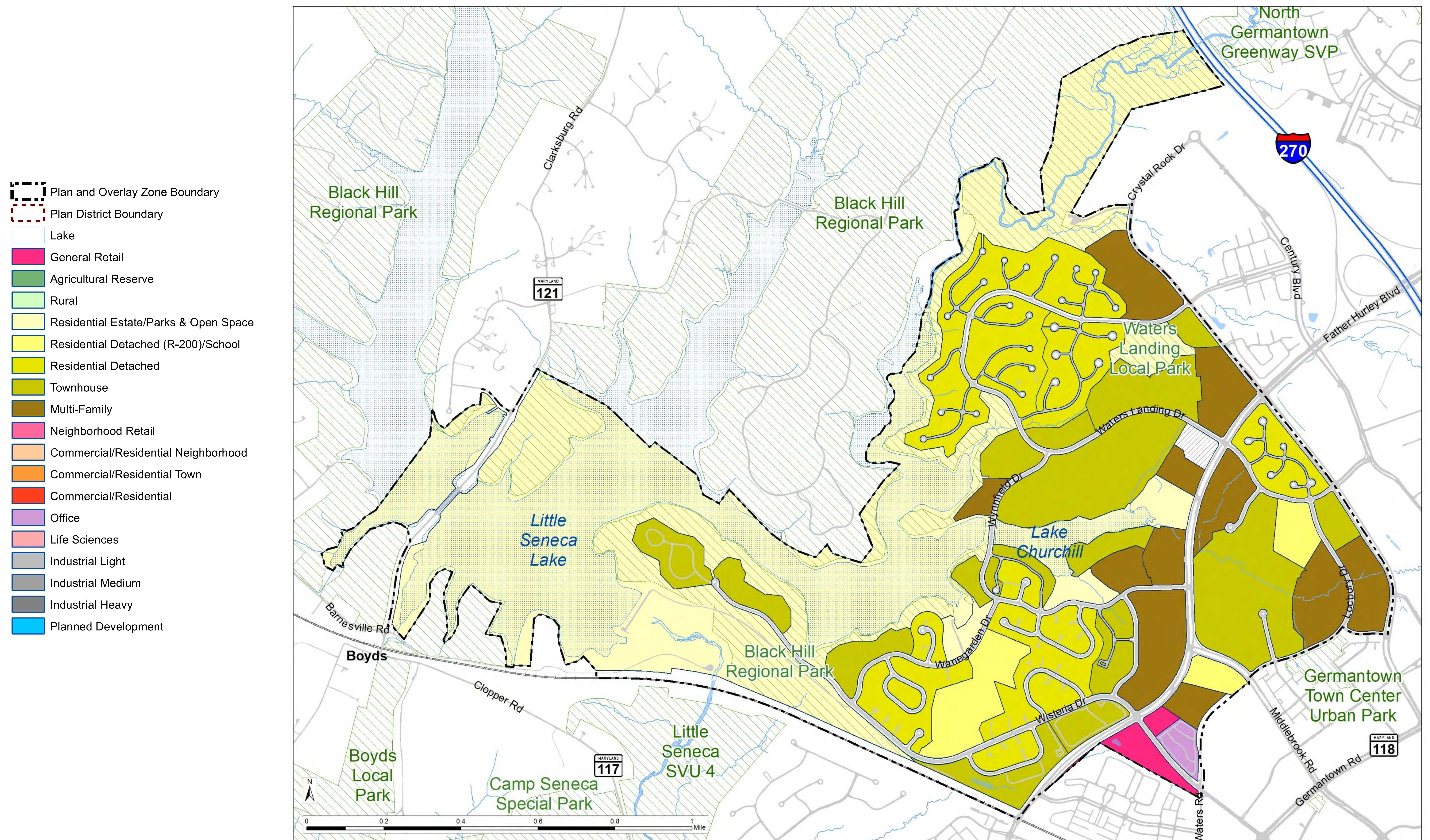


Cultural/Educational/Institutional Uses

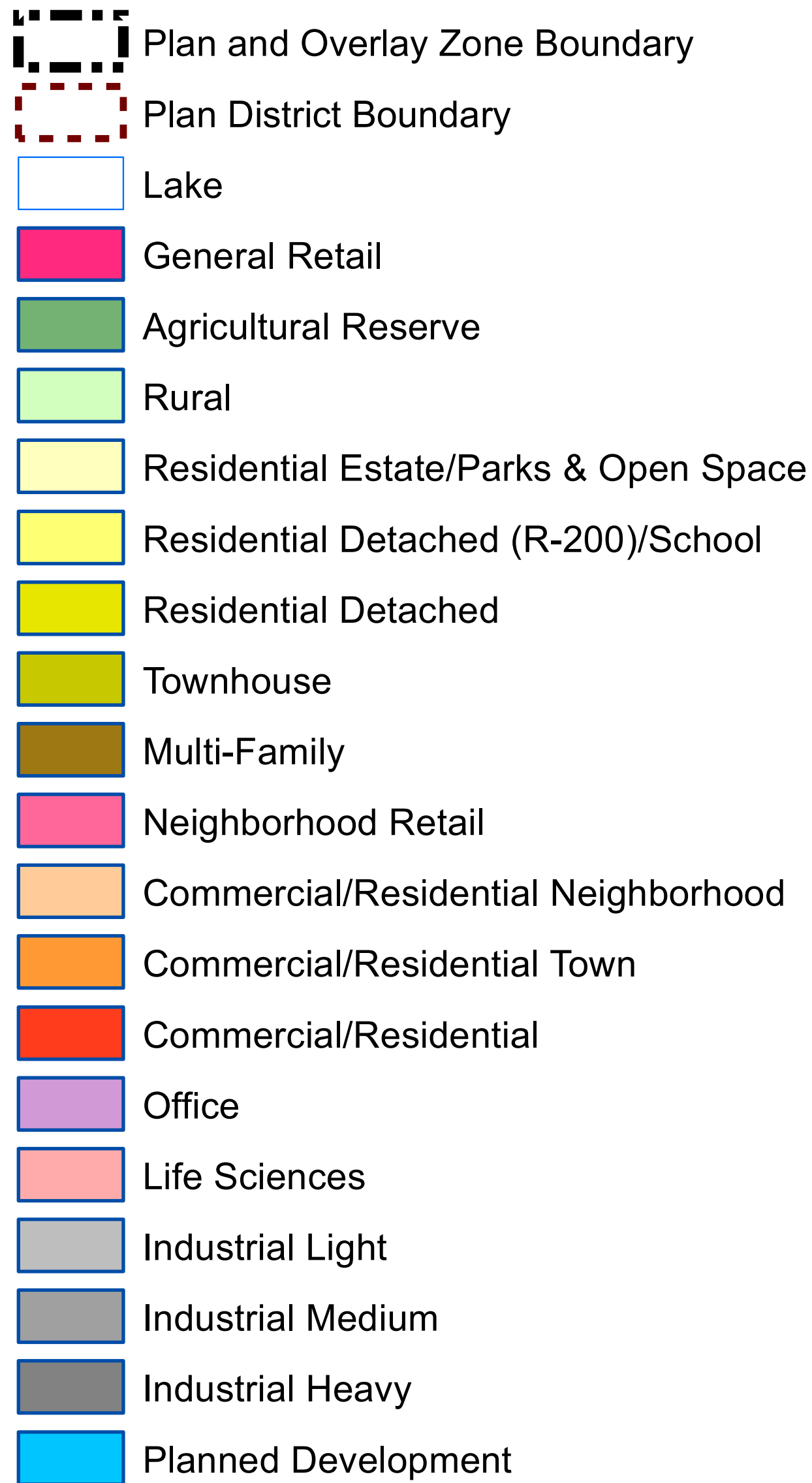
Used zones typical of uses elsewhere in Montgomery County:

- 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

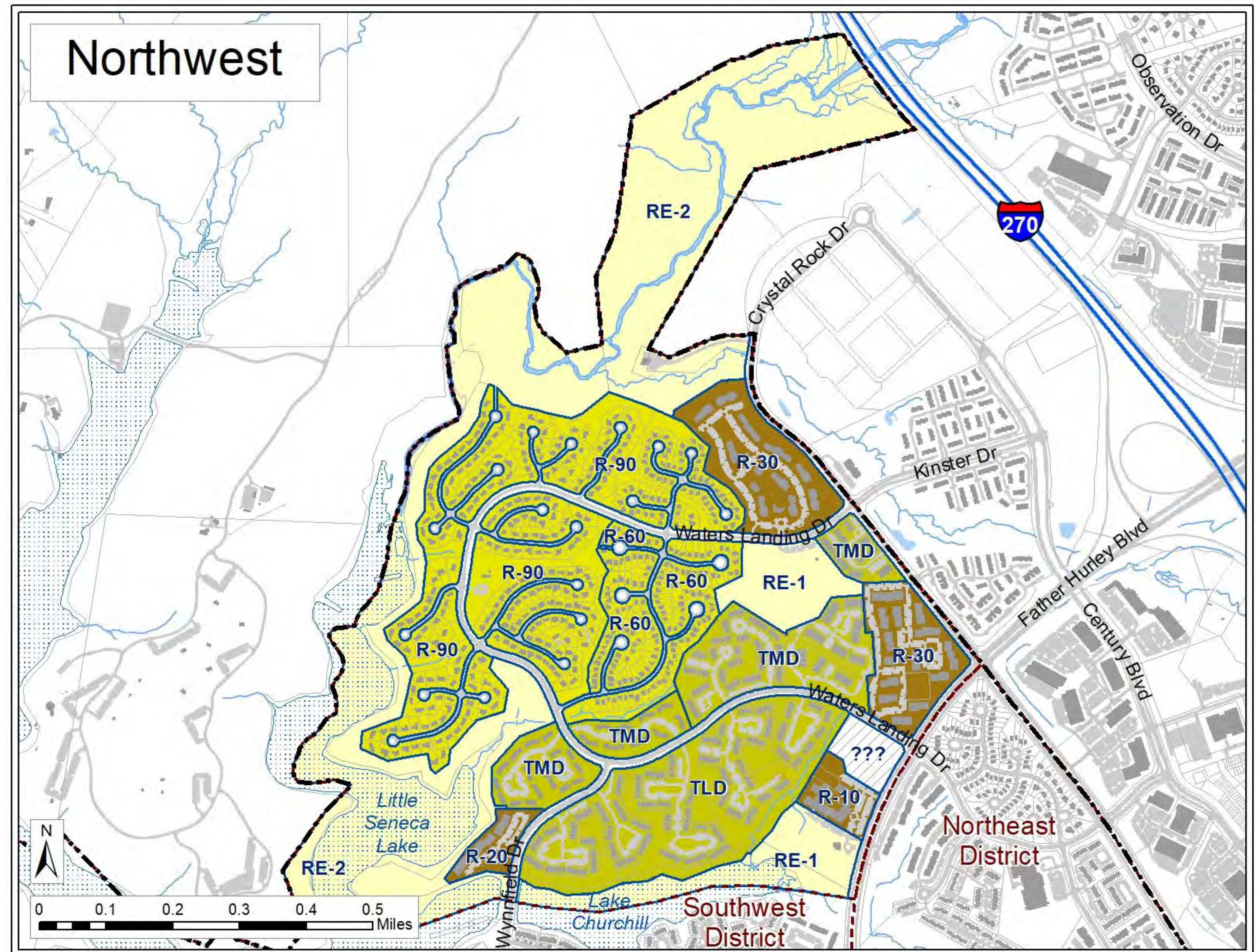
Recommended Zoning



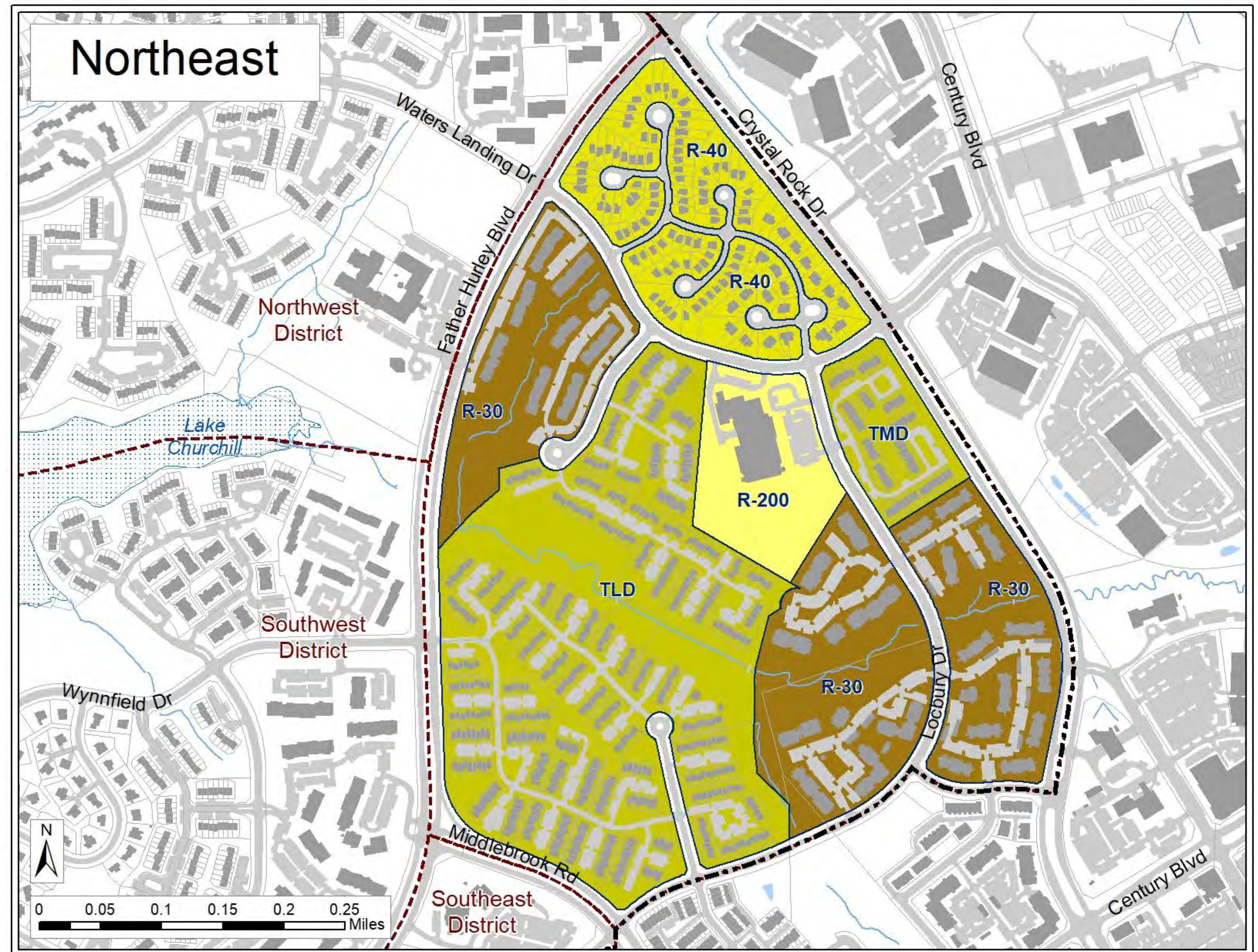
Plan Districts



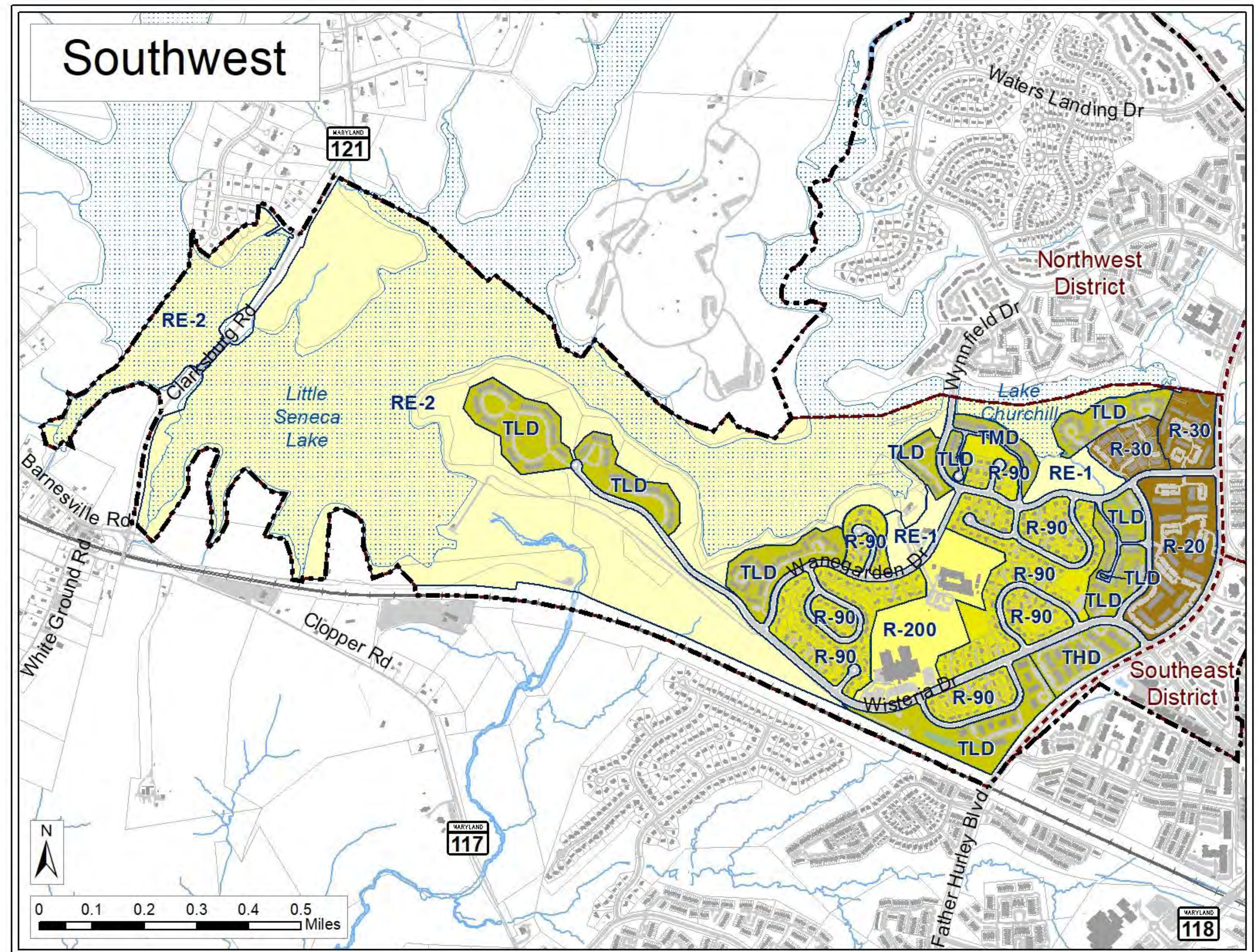
Recommended Zoning: Northwest



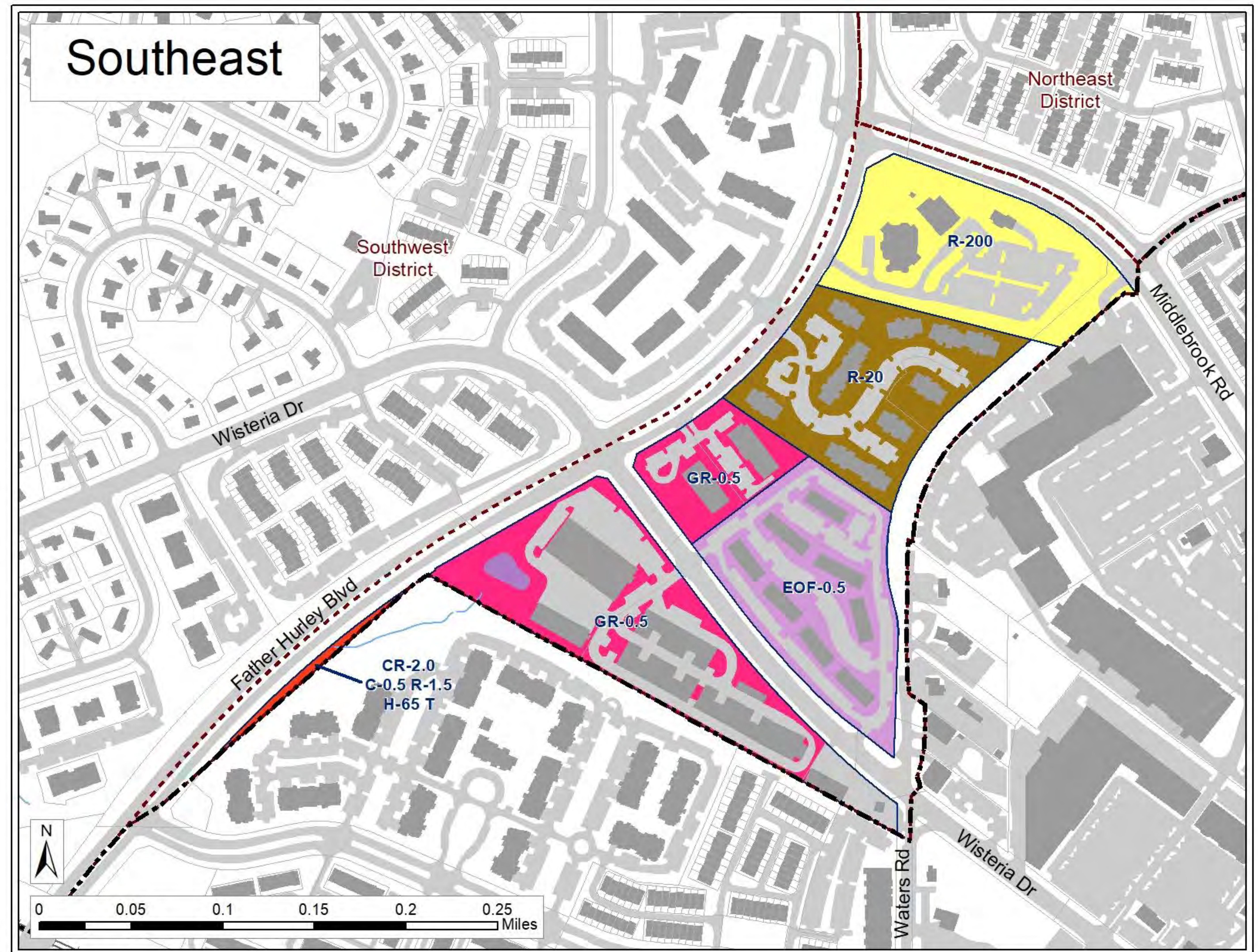
Recommended Zoning: Northeast



Recommended Zoning: Southwest



Recommended Zoning: Southeast





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



The Master Plan Amendment Process



Questions?

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

