Welcome!
Proposed Plan Purpose

• Evaluate Land uses, zoning, design and other relevant issues in the proposed plan area.

• Evaluate design and streetscape options that increase walkability and meet Vision Zero objectives for increased pedestrian and bicyclist safety.

• Raise awareness of the County’s rich array of cultural and historic resources.
Proposed Boundary

- Includes the following:
  - Sandy Spring /Ashton Rural Village (SSA) Overlay Zone.
  - PD-5 zone north of Route 108.
Historic Resources

- Master Plan Historic District
- Master Plan Historic Site
- Heritage Area
- Exceptional Rustic Road
- Rustic Road

Ashton Village Center Sector Plan
Sites for Evaluation

- Ashton Village center is in the PD zone, which is no longer used.
- The southeast corner of New Hampshire Avenue and MD 108 has some environmental features.
Environmental Feature

- Forest Conservation Easement
- Wetland Buffer
1998 Sandy Spring /Ashton Master Plan

On page 39, the 1998 Plan states the following:

Limit residential development in the southeast quadrant to single-family detached homes only, rather than townhouses. This Plan recognizes that special exception uses may be appropriate as well.
Explanation of FAR

2.0 FAR

2-Stories
Use Double the Property Area

4-Stories
Use Half of the Property Area

8-Stories
Use Quarter of the Property Area

1.0 FAR

1-Story
Use the Full Property Area

2-Stories
Use Half of the Property Area

4-Stories
Use Quarter of the Property Area

0.50 FAR

1-Story
Use Half of the Property Area

2-Stories
Use Quarter of the Property Area

0.25 FAR

1-Story
Use Quarter of the Property Area
Zoning

- Residential Cluster (RC)
- Residential Neighborhood Cluster (RNC)
- Residential Estate - 2 (RE-2)
- Residential Estate - 1 (RE-1)
- Residential - 200 (R-200)
- Residential - 90 (R-90)
- Residential - 60 (R-60)
- Planned Unit Development - 5 (PD-5)
- Townhouse - Floating - 10 (TF-10)
- Commercial Residential Neighborhood CRN 0.5, C 0.5, R 0.5, H 40
- Commercial Residential Town
  - CRT 0.75, C 0.75, R 0.25, H 35
  - CRT 1.25, C 0.75, R 0.5, H 35
- Sandy Spring/Ashton Rural Village Overlay
Precedent: Hidden Garden Lane Residences
Precedent: George Mason Faculty Housing
Precedent: Residential
Precedent: Commercial
Precedent: Commercial
<table>
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<tr>
<th>Proposed Plan Schedule</th>
<th>Date</th>
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<tbody>
<tr>
<td>Scope of Work</td>
<td>May 23, 2019</td>
</tr>
<tr>
<td>Design Workshop</td>
<td>mid-June 2019</td>
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<tr>
<td>Follow-up Community Meeting</td>
<td>early-Fall 2019</td>
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<tr>
<td>Planning Board Draft</td>
<td>October 2019</td>
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