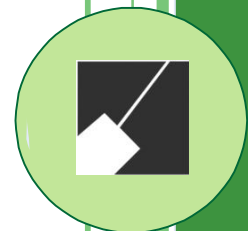


# 2014 ANNUAL LAND USE REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

This report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results found within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.

**Montgomery County Planning Department  
Information, Technology & Innovation (ITI)**

**June 18, 2015**



# ACKNOWLEDGEMENTS

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# Annual Report Worksheet Reporting (Calendar) Year 2014

**Jurisdiction Name:** Montgomery County  
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## Section I: Amendments and Growth Related Changes in Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y  N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

### Adopted 2014:

#### Area Plans

Bethesda Purple Line Station Minor MP Amendment (3)  
Clarksburg Ten Mile Creek Limited Amendment (1)  
White Oak Science Gateway (2)

#### Functional Plans

Countywide Transit Corridors Functional Plan

### Plans-in-Progress 2014:

#### Area Plans

Aspen Hill Minor Master Plan (6)  
Bethesda Downtown Plan (7)  
Greater Lyttonsville Sector Plan (5)  
Montgomery Village Master Plan (4)  
Sandy Spring Rural Village Plan (8)  
Westbard Sector Plan (9)

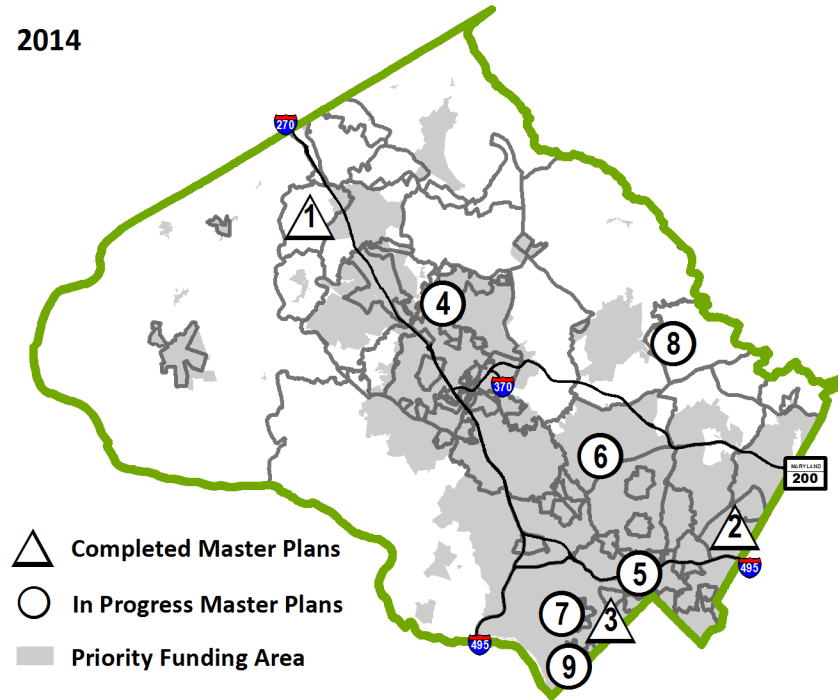
#### Functional Plans

Update to the Master Plan of Highways and Transitways

**Note:** Numbers in parentheses correspond to numbers on map below  
**Source:** Montgomery County Planning Department, 2014

# Annual Report Worksheet Reporting (Calendar) Year 2014

2014



(B) Were there any growth related changes in development patterns?

Y  N

*(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)*

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

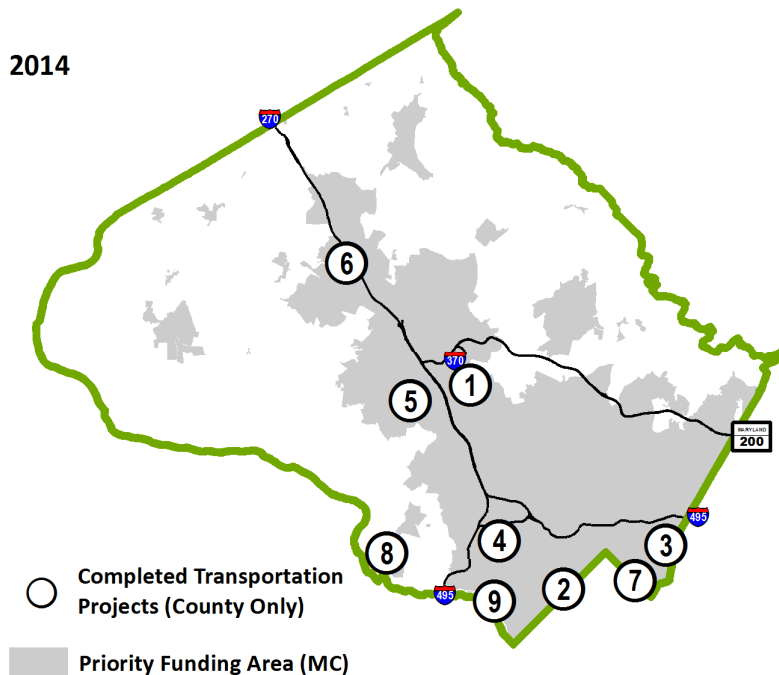
## Annual Report Worksheet Reporting (Calendar) Year 2014

### Transportation Capital Improvement Projects:

Project Name	Month Completed
East Gude Drive Bridge over CSX (1)	February 2014
Town of Chevy Chase Storm Drain Improvements (2)	February 2014
Dale Drive Sidewalk from Mansfield Road to Hartford Avenue (3)	June 2014
Greentree Road Sidewalk (4)	June 2014
Travilah Road – Phase 2 Sidewalk (5)	June 2014
Century Boulevard (6)	September 2014
Sligo Park Hills – Stormwater Management (7)	December 2014
Fawsett Road - DBU (8)	December 2014
MacArthur Boulevard Bikeway – Segment 2 (9)	December 2014

**Note:** Numbers in parentheses in chart correspond to numbers on map below

**Source:** Montgomery County Department of Transportation, Capital Improvement Program FY15



# Annual Report Worksheet Reporting (Calendar) Year 2014

## New Schools, Revitalization/Expansion and/or Additions to Schools

### New Schools

Wilson Wims Elementary School (1)

### Revitalization/Expansion:

Bel Pre Elementary School (2)

Candlewood Elementary School (3)

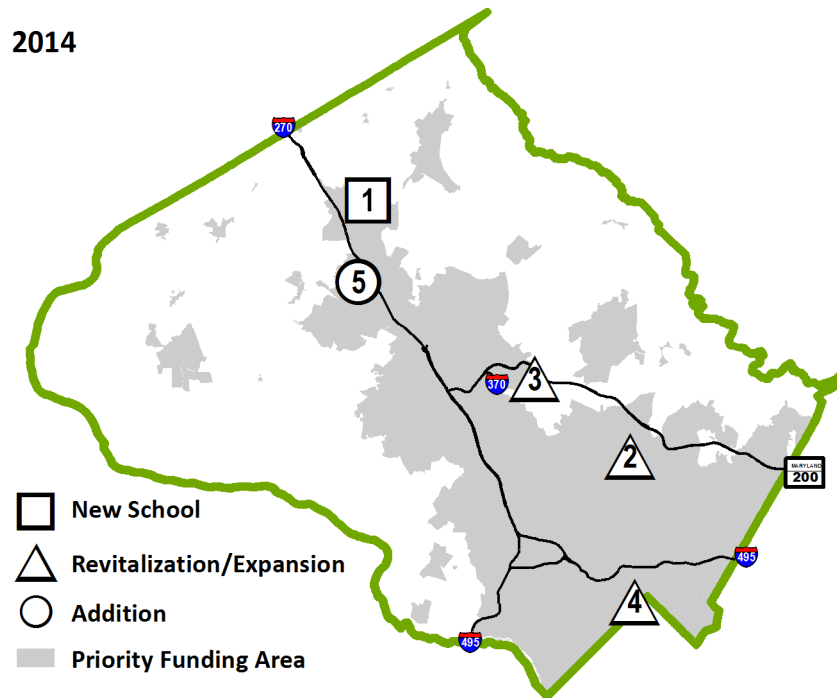
Rock Creek Forest Elementary School (4)

### Addition:

Waters Landing Elementary School (5)

**Note:** Numbers in parenthesis correspond to the numbers on map below

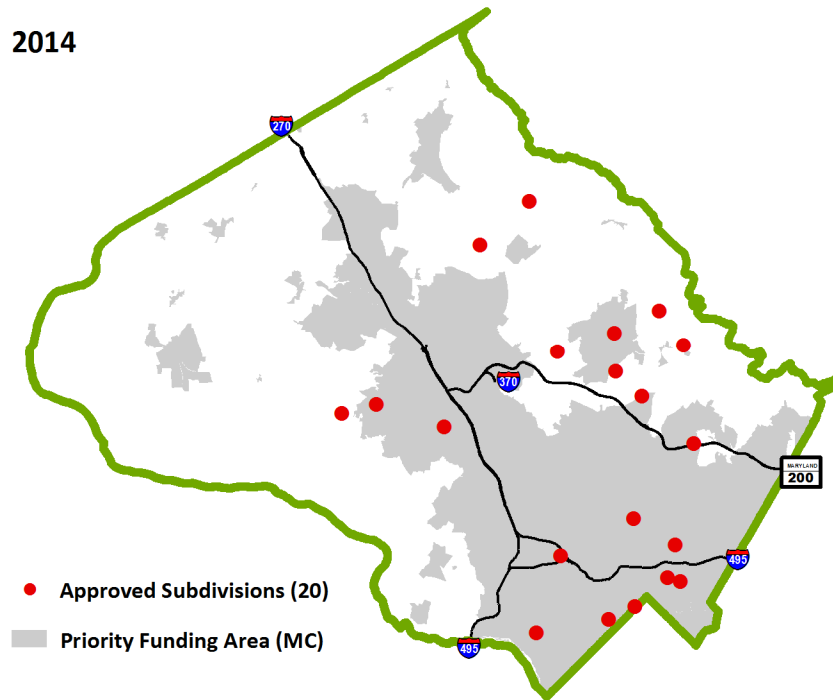
**Source:** Montgomery County Public Schools



# Annual Report Worksheet Reporting (Calendar) Year 2014

## New Subdivisions

20 new subdivisions approved in 2014



**Source:** Montgomery County Planning Department

(C) Were any amendments made to the zoning regulations?

Y  N

1. If no, go to (D).
2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

The most prominent ZTA to pass in 2014 was ZTA No. 13-04: Zoning Ordinance - Revised. In 2007, the County Council approved a Planning Department work program item to comprehensively rewrite the County's zoning ordinance. After a multi-year effort guided by the objectives of the General Plan, County policies, and extensive stake-holder input, the County Council adopted ZTA No. 13-04 – implementing a new zoning code for the county.

The main goals in rewriting the code were to modernize the ordinance and make it easier to use and understand, while minimizing changes to the residential zones. Since the zoning code had not been comprehensively rewritten since 1977, modernizing the ordinance included updating the single-use commercial areas to allow limited residential



## Annual Report Worksheet Reporting (Calendar) Year 2014

development, consolidating uses to reflect market and demographic changes, comprehensively regulating the transitions between urban and suburban areas, streamlining and rationalizing the review processes, and revising parking requirements to reduce surface parking and improve air and water quality.

Most of the other ZTAs introduced in 2014 involve changes to development standards or requirements for approval; a few propose modifications to allowable land uses; a few others allow for the creation or modification of an overlay zone; and one ZTA establishes a requirement for electric vehicle charging stations under certain circumstances.

The only SRAs enacted in 2014 established a platting exemption for properties in the Rural Village Overlay zone.

### The following are ZTAs and SRAs reviewed in 2014:

#### **Subdivision Regulation Amendment No.: 14-01: Platting requirements – exceptions – Rural Village Overlay zones**

An Amendment to the Montgomery County Subdivision Regulations to:  
Exempt certain small commercial additions and the reconstruction or replacement of certain existing buildings in Rural Village Overlay zones from certain platting requirements.

#### **Zoning Text Amendment No. 13-04: Zoning Ordinance – Revised**

An Amendment to the Montgomery County Zoning Ordinance to replace Chapter 59 with a new Code.

#### **Zoning Text Amendment No. 14-01: Parking Design - Charging Stations**

An Amendment to the Montgomery County Zoning Ordinance to:  
Require electric vehicle charging stations under certain circumstances.

#### **Zoning Text Amendment No. 14-02: Exemptions – Solar Panels**

An Amendment to the Montgomery County Zoning Ordinance to:  
Exempt certain solar energy structures from height and setback standards.

#### **Zoning Text Amendment No. 14-03: Overlay Zone - Clarksburg**

An Amendment to the Montgomery County Zoning Ordinance to:  
Create an overlay zone for Clarksburg East; and  
Create an overlay zone for Clarksburg West.

#### **Zoning Text Amendment No. 14-04: Accessory Commercial Uses - Antennas**

An Amendment to the Montgomery County Zoning Ordinance to:  
Allow small cell antennas under certain circumstances; and  
Generally amend the provisions for antennas on existing structures.

#### **Zoning Text Amendment No. 14-05: Health Clubs – C-1 zone**

An Amendment to the Montgomery County Zoning Ordinance to:

## **Annual Report Worksheet Reporting (Calendar) Year 2014**

Allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and  
Allow increased building height in the C-1 zone under certain circumstances.

### **Zoning Text Amendment No. 14-06: Rural Village Overlay Zones – Site Plan Requirements – Exceptions**

An Amendment to the Montgomery County Zoning Ordinance to:  
Exempt certain property from certain site plan requirements in Rural Village Overlay zones.

### **Zoning Text Amendment No. 14-07: Accessory Commercial Kitchen - Standards**

An Amendment to the Montgomery County Zoning Ordinance to:  
Revise the development standards for an accessory commercial kitchen.

### **Zoning Text Amendment No. 14-08: TS-R Zone – Requirements**

An Amendment to the Montgomery County Zoning Ordinance to:  
Allow for the application of Transit Station Development Area Residential zone (TS-R) within the sector plan boundaries of a Central Business District.

### **Zoning Text Amendment No. 14-09: Zoning Ordinance Rewrite – Updates, Clarifications, and Corrections**

An Amendment to the Montgomery County Zoning Ordinance that became effective October 30, 2014 to:  
Clarify language and correct errors;  
Add the substance of text amendments approved by Council since March 11, 2014;  
Address issues raised in the course of approving District Map Amendment G-946.

### **Zoning Text Amendment No. 14-10: Upper Paint Branch Overlay Zone – Exemptions**

An Amendment to the Montgomery County Zoning Ordinance to:  
Exempt permeable pavement at places of public assembly in the Upper Paint Branch Overlay zone from impervious surface area limits under certain circumstances.

### **Zoning Text Amendment No. 14-11: Upper Paint Branch Overlay Zone – Waiver**

An Amendment to the Montgomery County Zoning Ordinance to:  
Generally amend the standards for the approval of a waiver of development standards in the Upper Paint Branch Overlay zone.

### **Zoning Text Amendment No. 14-12: Rural Cluster Zone –Retail/Service and Exemptions**

An Amendment to the Montgomery County Zoning Ordinance to:  
Expand the land uses allowed in the RC zone under certain circumstances; and  
revise the setbacks in the RC zone.

### **Zoning Text Amendment No.: 14-13: Overlay Zone – Design for Life**

An Amendment to the Montgomery County Zoning Ordinance to:  
Allow an Overlay zone to be approved without a master plan recommendation under certain circumstances; and Establish a Design for Life Overlay zone.

## Annual Report Worksheet Reporting (Calendar) Year 2014

(D) Were any amendments made to the zoning map?

Y  N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

### The following are the Sectional, Local Map & Development Plan Amendments reviewed in 2014:

**Sectional Map Amendment G-958**

Chevy Chase Lake

Approved per CC Resolution 17-1019

**Sectional Map Amendment G-959**

Glenmont

Approved per CC Resolution 17-1019

**Sectional Map Amendment G-961**

Bethesda Purple Line Station Minor Master Plan

Approved per CC Resolution 17-1138

**Sectional Map Amendment G-962**

Long Branch Sector Plan

Approved per CC Resolution 17-1159

**Sectional Map Amendment G-965**

10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area

Approved per CC Resolution 17-1215

**Sectional Map Amendment G-966**

White Oak Science Gateway Master Plan

Approved per CC Resolution 17-1240

**Local Map Amendment H-101**

Creekside

Property ID: 00694755, 00694744, 00694733, 00694802

**Local Map Amendment G-964**

Montrose Baptist Church

Property ID: 00116231, 00116845, 02894342

**Local Map Amendment G-960**

15910 Georgia Avenue

Property ID: 00700276

## **Annual Report Worksheet Reporting (Calendar) Year 2014**

### **Development Plan Amendment 13-02**

For a development plan of LMA G-806, Previously Approved by the District Council on September 9, 2003, in Resolution No. 15-3264901 Hampden Lane, Bethesda  
Approved per CC Resolution: 17-1002

### **Development Plan Amendment 14-02**

Approval of The Lauren  
4901 Hampden Lane, Bethesda  
Approved per CC Resolution: 17-1211

### **The following is the District Map Amendment reviewed in 2014:**

#### **District Map Amendment G-956**

Approved per CC resolution 17-1166

On May 7, 2013, the Maryland-National Capital Park and Planning Commission filed District Map Amendment (DMA) G-956, a comprehensive rezoning application for the purpose of implementing Zoning Text Amendment 13-04 (the new zoning ordinance). The new ordinance consolidated zones and land uses, as well as removed several zoning classifications. DMA G-956 translated current zoning into new zones and implemented the building height and density recommendations of approved master plans or development approvals granted to applicants. The DMA application rezoned or confirmed the zoning for all of the land within the authority of the District Council.

The District Council approved ZTA 13-04 on March 4, 2014, with an effective date of October 30, 2014. The Planning Board's recommended zoning map changed the following zones within the County's zoning jurisdiction:

CBD-O.5, CBD-R1, CBD-R2, CBD-1, CBD-2, CBD-3, MXN, MXP, MXTC, MXTC/TDR, RMX-1, RMX-1/TDR, RMX-2, RMX-2C, RMX-2C/TDR, RMX-3/TDR, RMX-3C, TMX-2, TOMX-2, TOMX-2/TDR, TS-M, TS-R, C-1, C-2, C-3, C-4, C-6, C-T, H-M, C-O, CP, O-M, I-1, R&D, R-S, I-2, I-3, I-4, C-INN, R-MH, RMH-200, R-150, R-150/TDR, and RDT.

Properties zoned RE-1/TDR, RE-2/TDR, RE-2C/TDR, R-200/TDR, R-60/TDR and R-40/TDR retained their base zoning and a TDR overlay zone was applied.

The CR, CRT, and CRN zones were retained, with some change to their standards. CR, CRT, and CRN zones replaced a wide variety of mixed-use zones and in some instances, commercial zoning such as C-1, C-2, and C-4. CRN replaced C-T and, in the Rural Village Overlay, C-1. In many instances, the new zone was based on a current zone but several zone consolidations also occurred:

- NR is based on C-1, and in most instances replaced C-1.
- GR is based on C-2, and in most instances replaced C-2. GR also replaced C-3 and C-6.
- EOF is based on, and replaced C-O. EOF also replaced O-M, C-P, and I-3.

## Annual Report Worksheet Reporting (Calendar) Year 2014

- IL is based on and replaced I-4.
- IM is based on and replaced I-1. IM also replaced R&D and R-S.
- IH is based on and replaced I-2.

The one-family residential zones were retained with the same development standards. The LSC, RT, RH, PD, T-S, PNZ, PRC, and PCC zones were retained. The R-150, R-MH, and RMH-200 zones were consolidated into other existing zones with similar development standards.

### The following Corrective Map Amendments were reviewed in 2014:

#### **G-967 to G-973**

Correct technical errors in zoning boundaries and zoning classifications on the official zoning maps for certain properties located throughout the County

Approved per CC Resolution 17-1264

#### **Corrective Map Amendment G-967**

From the CRT-2.5 C-0.8 R-2.5 H-85 Zone to  
CRT-2.5 C-0.5 R-2.5 H-85

#### **Corrective Map Amendment G-968 (Correction to SMA G-962)**

From CRT Zone with the Takoma Park East Silver Spring Commercial Revitalization Overlay Zone to the CRT Zone with no Overlay zone

#### **Corrective Map Amendment G-969**

From the CRT Zone with the Takoma Park East Silver Spring Commercial Revitalization Overlay Zone to the CRT Zone with no Overlay zone

#### **Corrective Map Amendment G-970**

From the CR-2.0 C-1.5 R-0.75 H-145 T Zone to the CR-2.0 C-1.75 R-0.75 H-145 T Zone

#### **Corrective Map Amendment G-971**

From the R-90 Zone to the RE-I Zone

#### **Corrective Map Amendment G-972**

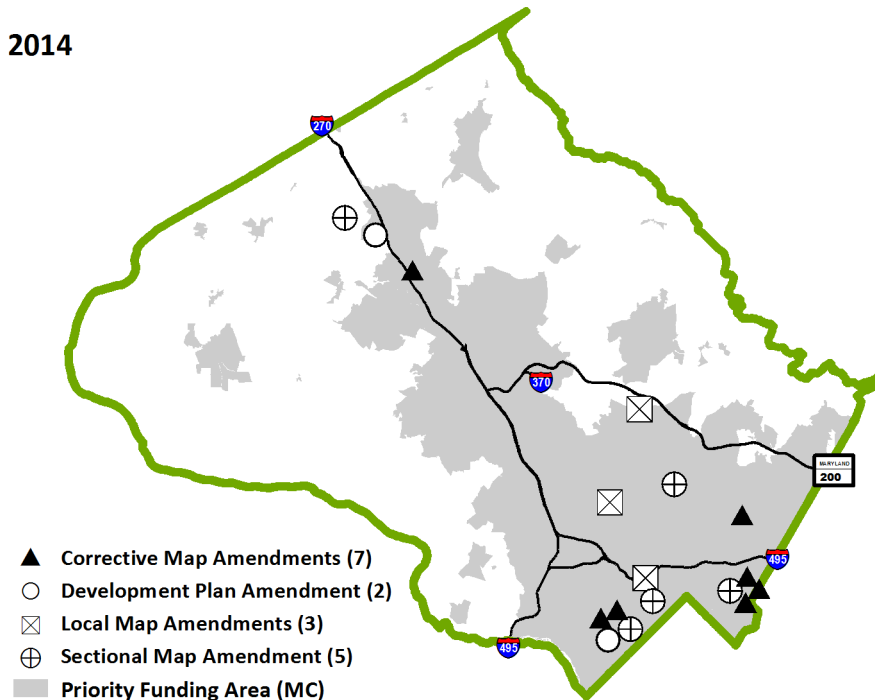
From the CR-3.0 C-2.0 R-2.75 H-35 T Zone to the  
CR-3.0 C-2.0 R-2.75 H-90 T Zone

#### **Corrective Map Amendment G-973**

From the CRT-1.5 C-1.5 R-0.5 H-35 Zone to the CRT -2.25 C-1.5 R-0.75 H-35 Zone  
Approved per CC resolution 17-782

## Annual Report Worksheet Reporting (Calendar) Year 2014

2014



**Source:** Montgomery County Planning Department  
Montgomery County Board of Appeals

Section 7.2.2. of the new zoning code states that the “correction of an administrative or technical error in a Sectional or District Map Amendment requires approval of a Corrective Map Amendment. A Corrective Map Amendment may cover one or more properties.” And, “a Corrective Map Amendment is not a basis for determining change in the character of the neighborhood.”

These seven Corrective Map Amendment Applications (G-967 through G-973) were filed on September 19, 2014 by the Maryland-National Capital Park and Planning Commission to correct mapping errors in the official Zoning Map. The Corrective Map Amendments (CMAs) correct technical errors that led to inaccurate depictions of the zoning boundaries and zoning classifications for certain properties on the official zoning maps. These technical errors were discovered by Maryland-National Capital Park and Planning (M-NCPPC) staff after the Council's approval of District Map Amendment (DMA) G-956. Six of the 7 CMAs correct DMA G-956. The DMA became effective on October 30, 2014, as did 6 of the 7 corrections. One correction, G-968 - effective on October 28, 2014, is a correction to SMA G-962, which will implement the Long Branch Sector Plan.

# Annual Report Worksheet Reporting (Calendar) Year 2014

## Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y  N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*

### Maps and GIS data transmitted to MDP

2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

### Maps and GIS data transmitted to MDP

(B) Were there any growth related changes identified in *Sections I(B)* ? Y  N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s).

### Maps and GIS data transmitted to MDP

(C) Were there any zoning map amendments identified in *Section I(D)*. Y  N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes.*
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

### Maps and GIS data transmitted to MDP

# Annual Report Worksheet Reporting (Calendar) Year 2014

## Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y  N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, state how the development changes were determined to be consistent with:

1. Each other;

The changes in development patterns for Montgomery County in 2014 are consistent with one another as regulated land uses and zoning are guided by the General Plan, area master plans, and functional plans adopted by the County Council. Subdivision approvals, septic tiers, and any zoning changes all support the preservation of agricultural land and open space, the protection of established neighborhoods, and the promotion of development/redevelopment in our priority funding areas.

2. Any recommendations of the last annual report;

N/A

3. The adopted plans of the local jurisdiction;

Each legislative change referenced in Sections 1(C), 1(D), and 1(E) in this report is made under the procedural standards required for review of master plans, ZTAs, SRAs, and any other land use policies in conformance with the General Plan.

4. The adopted plans of all adjoining jurisdictions;

As part of the Maryland National Capital Park and Planning Commission (MNCPPC), Montgomery County coordinates its planning initiatives with Prince George's County via regular meetings of the MNCPPC. The Commission consists of ten members, five from Montgomery County, and five from Prince George's County. The Commission acts on matters of interest to both counties, and meets at least once a month. The members of the full Commission also serve on their respective Planning Board to facilitate, review, and administer matters affecting their respective communities. The Montgomery County Planning Department actively participates in the Patuxent Reservoir watershed protection efforts with Howard and Prince George's Counties. This rural watershed, which drains to one of the county's drinking water reservoirs, is protected by low mandated densities, special environmental guidelines, and efforts to enlarge the areas of public parkland.

Montgomery and Prince George's County are the second and third largest counties in the State. Planning decisions by the Commission affect approximately 32% of Maryland's population.



## Annual Report Worksheet Reporting (Calendar) Year 2014

Montgomery County works collaboratively with the Washington Council of Governments (MWCOG) on several regional planning analyses. A primary work effort is the development of the region's demographic forecast of housing, jobs, and population. This process provides valuable information that helps member jurisdictions anticipate the collective impacts of local land use change on the metro region's economy and population. This forecasting effort also serves as a key input into the regional transportation modeling process.

5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.

N/A

## Annual Report Worksheet Reporting (Calendar) Year 2014

### Section IV: Plan Implementation and Development Process

(A) Is the adoption date of your comprehensive plan prior to January 1, 2010?      Y       N

1. If no, then skip to (B). Identify adoption month and year: **December 1993**

2. If yes, has your jurisdiction submitted a five-year implementation update? Y  N

a. If yes, skip to (B).

The General Plan is amended with each functional plan, master or sector plan that is approved and adopted by the County Council and MNCPPC. Since three to six such plans are adopted every year over a 10-15 year timeframe the entire county is reevaluated. Zoning map amendments accompany each plan as appropriate. In addition, a handful of zoning map amendments are initiated each year by individual property owners who are seeking specific changes that apply only to their particular property. Such proposals are addressed on a case-by-case basis with recommendations from the Planning Board and final action by the District Council. Master and sector plans that are in our work program for the coming year include the MARC Rail Stations Plan, the Rock Spring Plan, the Gaithersburg East Plan, the Aspen Hill and Vicinity Plan, the Montgomery Hills and Forest Glen Master Plan and the White Flint II Plan. The Master Plan of Highways and Transitways, a functional plan updating an existing functional plan, started in 2014.

b. If no, include a summary of the following:

(i). Development trends contained in the previous annual reports filed during the period covered by the narrative;

(ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;

(iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

(iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

(v). Future land use challenges and issues; and

## Annual Report Worksheet Reporting (Calendar) Year 2014

(vi). A summary of any potential updates to the comprehensive plan.

(B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

1. If no, go to (C). Y  N

2. If yes, what were those recommendations?

The recently approved zoning ordinance establishes rigorous timeframes for review of each development process, and also requires the Planning Director to publish an annual calendar that sets specific time periods for each phase of project review.

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article?

1. If no, go to *Section V: Measures and Indicators*. Y  N

2. If yes, what were those changes?

## Annual Report Worksheet Reporting (Calendar) Year 2014

### Section V: Measures and Indicators

**(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).**

**(A)** In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2014. Enter 0 if no new residential building permits were issued in 2014.

***(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)***

**(B)** In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2014.

**(C)** In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2014.

**Table 1: New Residential Permits Issued (Inside and Outside the PFA)**

Residential	PFA	Non - PFA	Total
<b># New Residential Permits Issued</b>	1,184	122	1,306

**(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 in each column.)**

## Annual Report Worksheet Reporting (Calendar) Year 2014

**(D)** If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

**(E)** Were more than **50** new residential building permits issued in 2014?      Y     N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

**(F) Amount, Net Density and Share of Residential Growth:**

*(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)*

**Table 3: Amount of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non - PFA	Total
# Permits Issued	1,184	122	1,306
# Units Approved	343	22	365
# Units Constructed	1,260	119	1,379
Total Approved Subdivision Area (Gross Acres)	69.8	341.7	404.5
# Lots Approved	23	25	48

**Table 4: Net Density of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non – PFA	Total
# Units Approved	343	22	365
Total Approved Lot Size (Net Acres)	50.23	338.3	388.52

## Annual Report Worksheet Reporting (Calendar) Year 2014

**Table 5: Share of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non – PFA	Total
# Units Approved	343	22	365
% of Total Units (# Units/Total Units)	93.9%	6.1%	100%

**(G) Amount, Net Density and Share of Commercial Growth:**

*(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)*

**Table 6: Amount of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non - PFA	Total
# Permits Issued	67	6	73
Building Square Feet Approved (Gross)	561,441	136,750	698,191
# Lots Approved	11	1	12
Total Subdivision Area (Gross Acres)	106.9	37.7	144.6

**Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non – PFA	Total
Building Square Feet (Gross)	561,441	136,750	698,191
Total Lot Size (Net Acres)	106.3	37.6	143.9

**Annual Report Worksheet  
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**Table 8: Share of Commercial Growth (Inside and Outside the PFA)**

<b>Commercial</b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b>Building Square Feet (Gross)</b>	561,441	136,750	698,191
<b>% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)</b>	80.4%	19.6%	100%

## Annual Report Worksheet Reporting (Calendar) Year 2014

### Section VI: Locally Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

**905.7** Acres, consisting of **92** Transferable Development Rights (TDR), preserved via the County's TDR program

Tax ID	Number of TDRs	Serial Numbers	Acres
00009168 (2)	4	15-9337 through 15-9340	105.72
00002841 (1)	19	23-9341 through 23-9359	291.85
00918254 (7)	9	11-9360 through 11-9368	50.93
00918367 & 00918380 (8)	3	10-9369 through 10-9371	131.95
00914666 (6)	30	12-9372 through 12-9401	163.19
00917146 (9)	27	12-9402 through 12-9428	162.06

**Note:** Numbers in parenthesis correspond to the numbers on map on page 24

**Source:** Montgomery County Planning Department

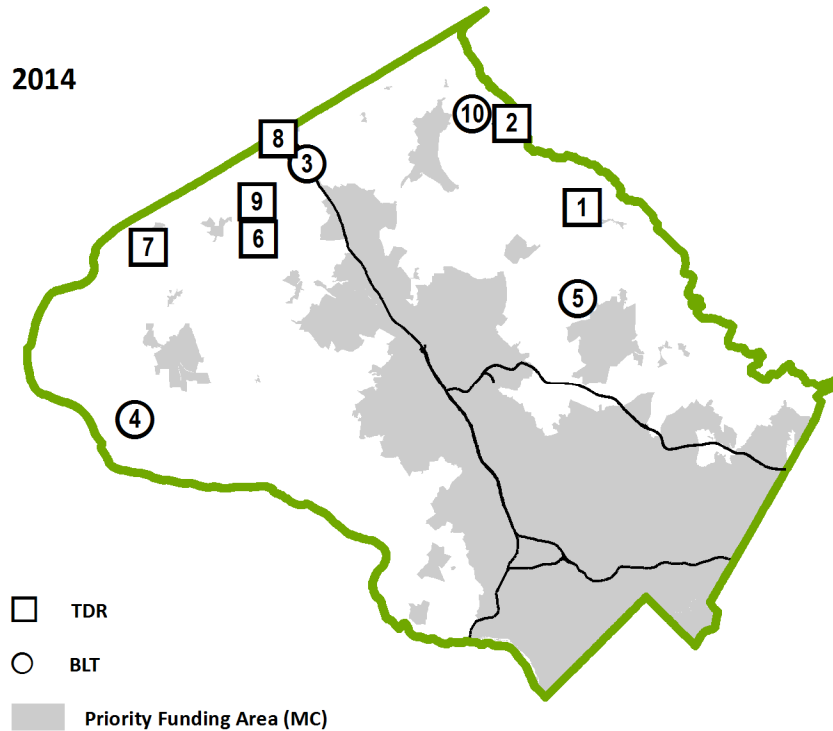


## Annual Report Worksheet Reporting (Calendar) Year 2014

**526.2** Acres, consisting of **10** Building Lot Terminations (BLT), preserved via the County's BLT program

Tax ID	Number of BLTs	Serial Numbers	Acres
03497407 (5)	1	BLT-029	104.5
03327737 (10)	1	BLT-030	100.71
03584436 (3)	6	BLT-031 through BLT-036	243.86
00036754 (4)	2	BLT-037 and BLT- 038	77.15

**Note:** Numbers in parenthesis correspond to the numbers on map on page 24  
**Source:** Montgomery County Planning Department



# Annual Report Worksheet Reporting (Calendar) Year 2014

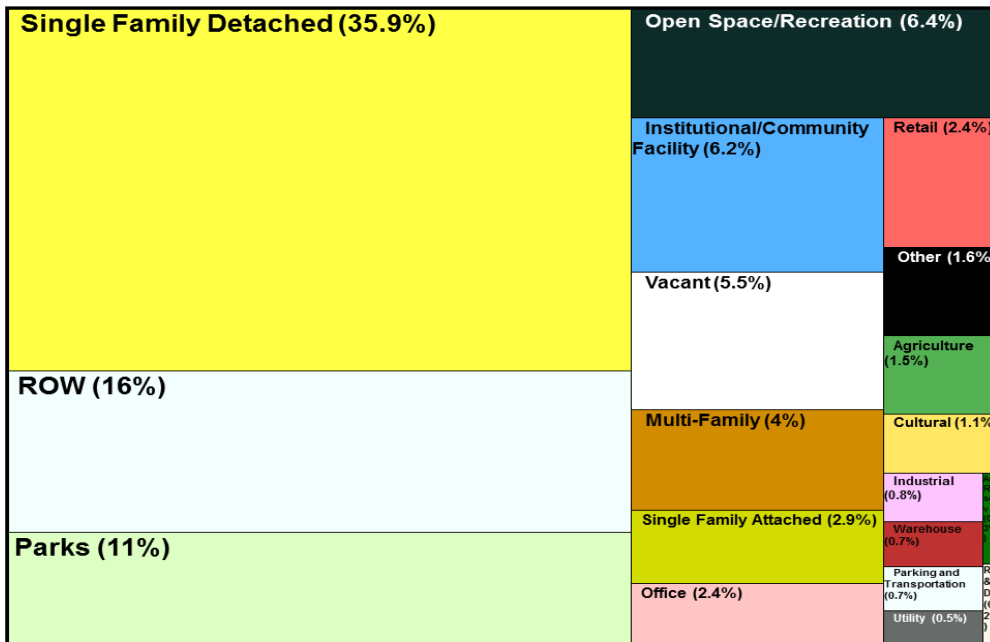
## Section VII: Local Land Use Percentage Goal

Is all land within the boundaries of the jurisdiction in the PFA?

Y  N

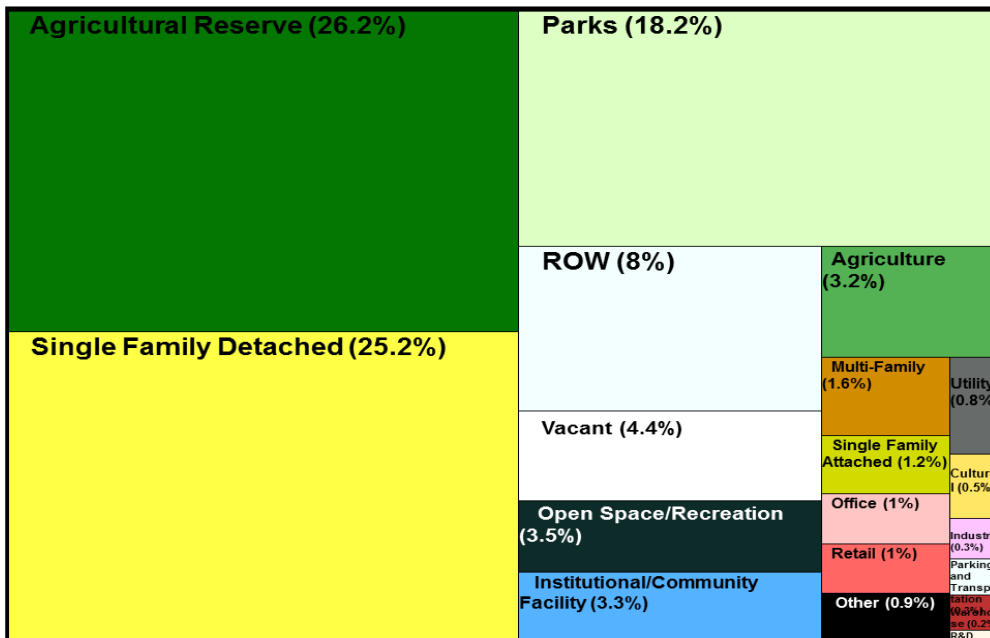
Montgomery County PFA is 125,155 acres.

Share of estimated land use percentages within PFA only:



Montgomery County totals 318,747 acres.

Share of current countywide (PFA + Non-PFA) estimated land use percentages:



## Annual Report Worksheet Reporting (Calendar) Year 2014

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

**(B)** What is the jurisdiction's established local land use percentage goal? **80%**

Montgomery County Planning has been encouraging and planning for predominantly infill and transit oriented development for a significant period of time. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, almost all of our development approvals are for properties located almost entirely within the PFA of the county. There is very little developable land outside the PFA. Almost all significant development in terms of new population and employment is within the PFA. Additionally, over the last 5 years, on average 90% of residential units and 98% of commercial square footage has been built occurred within the PFA. In light of this we feel confident establishing a goal that calls for 80% of growth approved to be within the County's PFA.

**(C)** What is the timeframe for achieving the local land use percentage goal? **Ongoing**

Our local land use percentage goal has been consistently exceeded. Our preservation programs and planning principles ensure that we can remain compliant with this goal.

**(D)** Has there been any progress in achieving the local land use percentage goal?

With the exception of a portion of the Ten Mile Creek Amendment to the Clarksburg Master Plan, all current planning and increases in zoning capacity are within the PFA. Even within the Ten Mile Creek area, significant reductions to potential density were made, since these areas are outside the PFA.

**(E)** What are the resources necessary for infrastructure inside the PFAs?

Significant investment is either planned or underway to serve growth within the PFA. Some transportation projects are funded and built outside of the PFA, but serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

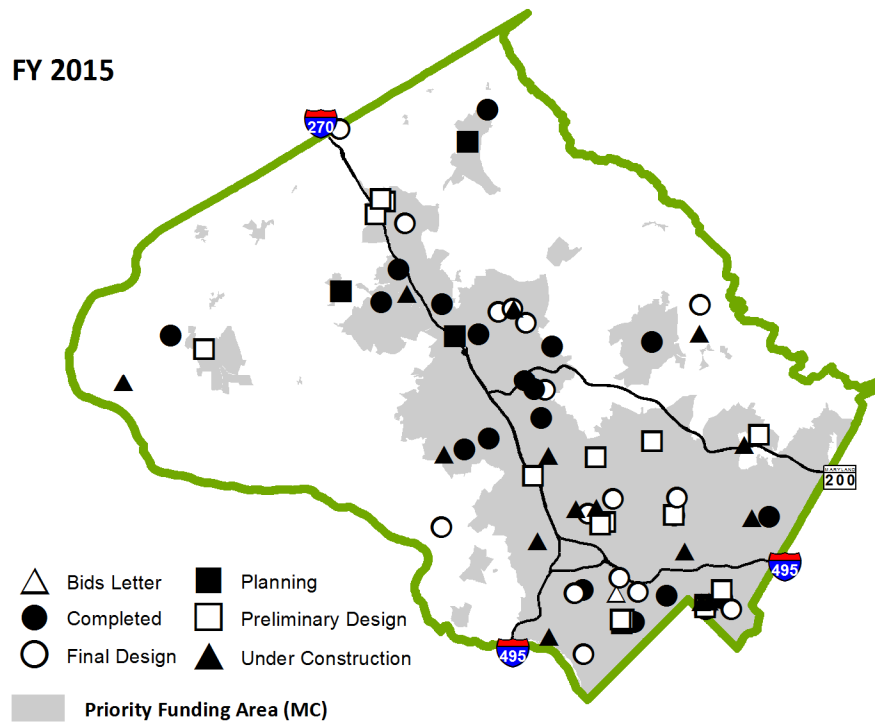
**Annual Report Worksheet  
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<b>CIP Projects by PFA</b>			
<b>Type</b>	<b>PFA</b>	<b>Number of Projects</b>	<b>(%)</b>
<b>Bids</b>	<b>IN</b>	<b>1</b>	<b>100</b>
	<b>OUT</b>	<b>0</b>	<b>0</b>
<b>Planning</b>	<b>IN</b>	<b>4</b>	<b>100</b>
	<b>OUT</b>	<b>0</b>	<b>0</b>
<b>Preliminary Design</b>	<b>IN</b>	<b>16</b>	<b>100</b>
	<b>OUT</b>	<b>0</b>	<b>0</b>
<b>Final Design</b>	<b>IN</b>	<b>16</b>	<b>89</b>
	<b>OUT</b>	<b>2</b>	<b>11</b>
<b>Under Construction</b>	<b>IN</b>	<b>12</b>	<b>80</b>
	<b>OUT</b>	<b>3</b>	<b>20</b>
<b>Completed*</b>	<b>IN</b>	<b>16</b>	<b>90</b>
	<b>OUT</b>	<b>3</b>	<b>10</b>
<b>Ongoing</b>	<b>Countywide (Inside &amp; Outside of the PFA)</b>	<b>3</b>	<b>N/A</b>

\* one "Completed" CIP not added to table because it is a countywide CIP (both inside and outside PFA)

## Annual Report Worksheet Reporting (Calendar) Year 2014

Total Number of CIP Projects	Within PFA	Outside of PFA
73	65 (89%)	8 (11%)



**Note:** Four CIPs not mapped because they represent countywide CIP's.

**Source:** Capital Improvement Program (CIP) Project Status. This dataset includes pertinent information relating to a capital project's status administered by the Department of Transportation and the Department of General Services.

**(F)** What are the resources necessary for land preservation outside the PFAs?

In addition to Transferable Development Rights and Building Lot Terminations, the County relies on Program Open Space funding for land acquisition as a way to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural Reserve.

## Annual Report Worksheet Reporting (Calendar) Year 2014

### Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

*(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(1)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)*

Y  N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, then skip to (C):

*(Note: For additional guidance on how to conduct a Development Capacity Analysis, see the Estimating Residential Development Capacity Analysis Guidebook, August 2005, located in the Planning Guide section of the MPD website:*

<http://planning.maryland.gov/OurProducts/publications.shtml#ModelsGuidelines>

*MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)*

(B)

- (C) When was the last DCA submitted? Identify Month and Year: **July 2014**

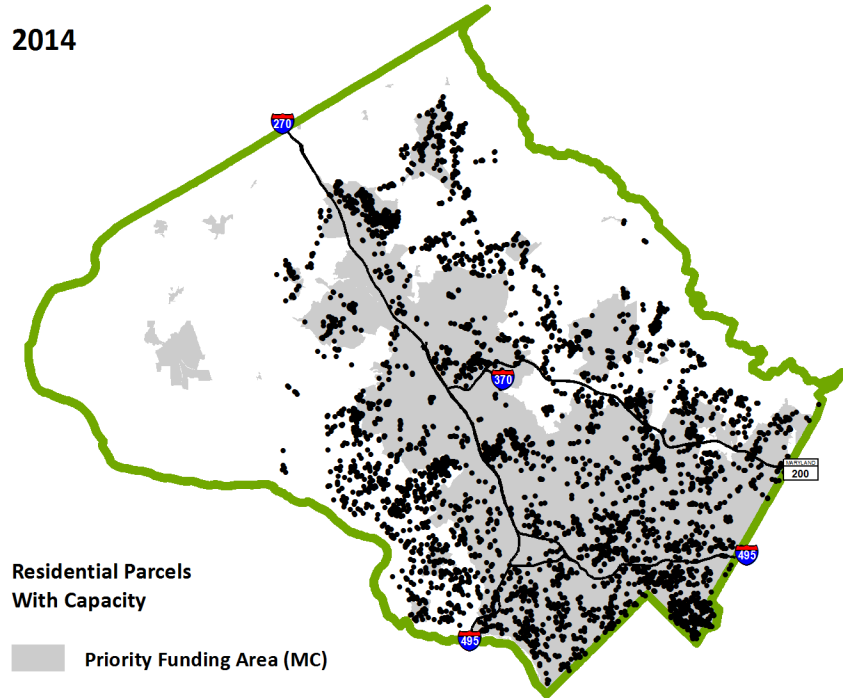
- (D) After completing the DCA, provide the following data on capacity inside and outside the PFA in Table 9, Residential Development Capacity (Inside and Outside the PFA):

**Table 9: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
<b>Residentially Zoned Acres</b>	81,845	51,599	133,445
<b>Total Acres</b>	125,155	193,591	318,746
<b>Total Lots</b>	243,368	35,115	278,483
<b>Acres with Capacity</b>	1,251	1,831	3,082
<b>Parcels with Capacity</b>	3,960	1,346	5,306

## Annual Report Worksheet Reporting (Calendar) Year 2014

2014



Total Number of Residential Parcels with Capacity	Within PFA	Outside of PFA
5,306	3,960 (74%)	1,346 (26%)

**Source:** Montgomery County Planning Department  
 Montgomery County SDAT  
 Montgomery County Department of Environment

## Annual Report Worksheet Reporting (Calendar) Year 2014

### Section XI: Adequate Public Facility Ordinance (APFO) Restrictions (Section XI is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y  N

1. If no, skip this Section.
2. If yes, go to (B).

(B) Has any APFO resulted in a restriction within the Priority Funding Area? Y  N

1. If no, skip this Section.
2. If yes, then complete (C) through (I) below for each restriction.

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

Montgomery County's 2012 Subdivision Staging Policy is a growth management tool that helps guide the timing of development in concert with the provision of adequate public facilities. This policy implements a 1973 law, the Adequate Public Facilities Ordinance, which directs development to areas where public facilities are in place. The policy provides guidelines that govern when new development can be approved, matching growth to the availability of adequate transportation and schools. The current policy focuses on two types of restrictions on new development: restrictions based on school capacity, and restrictions based on transportation capacity.

(D) Where is each restriction located? (Identify on a map if possible).

#### Schools:

School adequacy is determined for each school level (elementary, middle, and high). At any level, if projected enrollment exceeds 105% of projected capacity then new residential development within the affected school cluster will be required to make a School Facility Payment (SFP). The SFP is based on the number of students generated by the proposed development and the cost of additional infrastructure needed to support it, which varies by school type. If projected enrollment exceeds 120% of projected capacity then the entire school cluster is placed in moratorium which prevents any residential development approvals. Under the Annual School Test, residential development projects in the following PFA restricted school districts requires a School facility Payment in order to proceed:

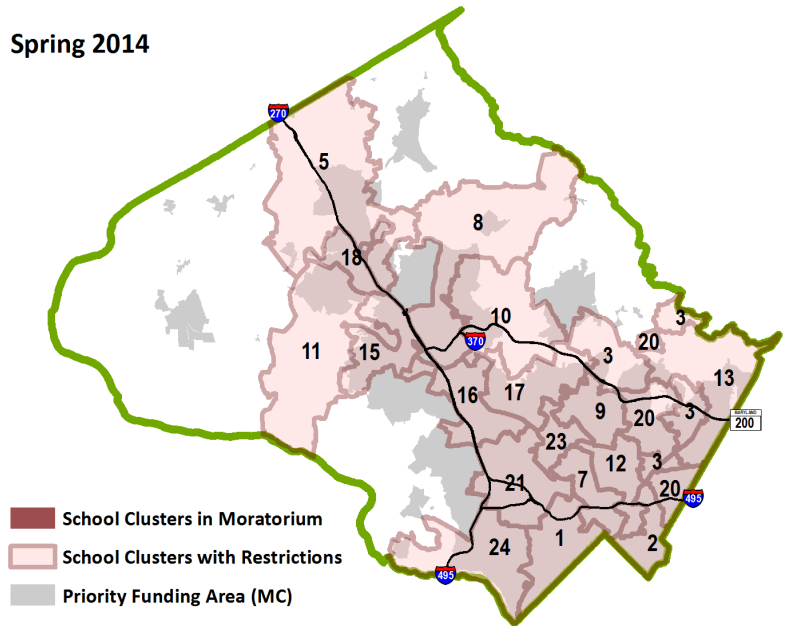


# Annual Report Worksheet Reporting (Calendar) Year 2014

**Spring 2014 Restrictions with School Level:**

- 1 Bethesda Chevy-Chase HS
- 2 Blake ES
- 3 Blair ES MS HS
- 5 Clarksburg ES
- 7 Einstein ES
- 8 Gaithersburg ES
- 21 Walter Johnson ES MS HS
- 9 Kennedy MS HS
- 16 Richard Montgomery HS
- 10 Magruder ES
- 11 Northwest MS HS
- 12 Northwood ES MS HS
- 13 Paint Branch ES
- 15 Quince Orchard ES HS
- 16 Rockville ES MS
- 18 Seneca Valley ES
- 20 Springbrook MS
- 23 Wheaton MS
- 24 Whitman MS HS

**Spring 2014**

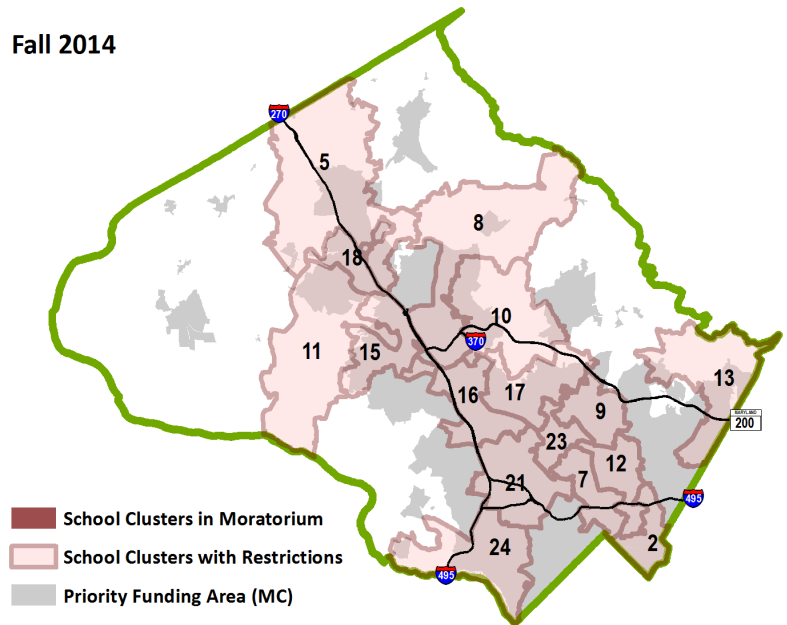


**Moratorium: None**

**Fall 2014 Restrictions with School Level:**

- 2 Blair ES MS
- 5 Clarksburg ES HS
- 7 Einstein HS
- 8 Gaithersburg ES
- 21 Walter Johnson HS
- 9 Kennedy MS
- 16 Richard Montgomery HS
- 10 Magruder ES
- 11 Northwest HS
- 12 Northwood ES MS HS
- 13 Paint Branch ES
- 15 Quince Orchard ES HS
- 17 Rockville MS
- 18 Seneca Valley ES
- 23 Wheaton MS
- 24 Whitman MS HS

**Fall 2014**



**Moratorium: None**

**Source:** FY14 Annual School test and FY15 Annual School Test

# Annual Report Worksheet Reporting (Calendar) Year 2014

## Transportation:

The 2012 Subdivision Staging Policy introduced a new area-wide transportation test to balance the estimated number of trips generated by new development against the transportation infrastructure – transit, roads, and pedestrian/cycling routes available within a specified time period. This new test, termed Transportation Policy Area Review (TPAR), measures the impact of development on traffic flow and transit capacity in each of the County’s 31 policy areas. TPAR establishes standards for roadway and transit adequacy and determines which policy areas meet those standards.

TPAR sets different standards for transportation adequacy in urban, suburban, and rural areas. If development is proposed in a policy area deemed inadequate for either roadway or transit service the development must provide the needed capacity or make a TPAR payment. The Metro Station Policy Areas are exempt from the transit test because these areas are with walking distance of a Metro station and the buses converging at these stations provide substantial coverage, frequency (i.e., peak headways) and span of service. The Rural Policy Areas have not been subject to the policy area transportation adequacy test.

The TPAR roadway analysis uses a regional travel demand model to assess the adequacy of the main roads in the peak direction of travel during the evening or PM peak hour of travel.

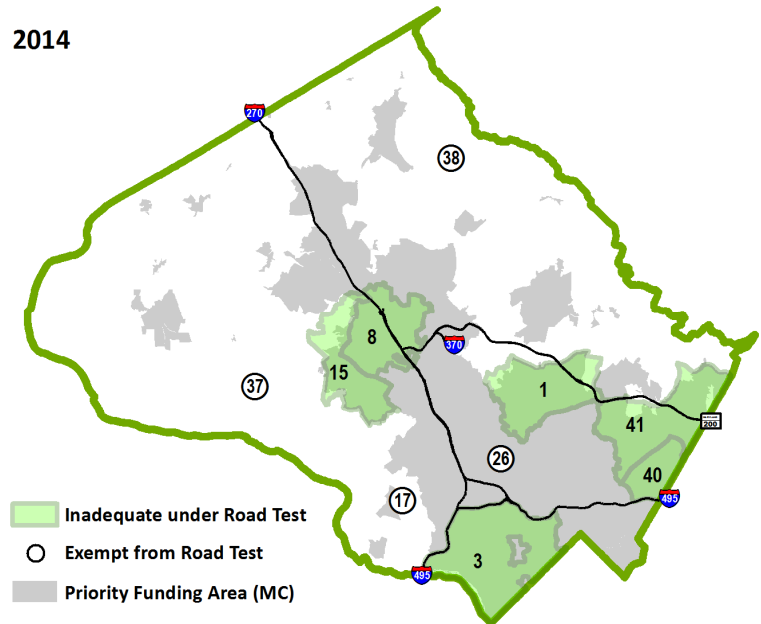
### Policy Areas Inadequate Under Road Test

- 1 Aspen Hill
- 3 Bethesda/Chevy Chase
- 41 Fairland/Colesville
- 8 Gaithersburg City
- 15 North Potomac
- 40 White Oak

### Policy Areas EXEMPT from Road Test

- 17 Potomac
- 38 Rural East\*
- 37 Rural West\*
- 26 White Flint\*

\* Exempt from both Road and Transit Tests



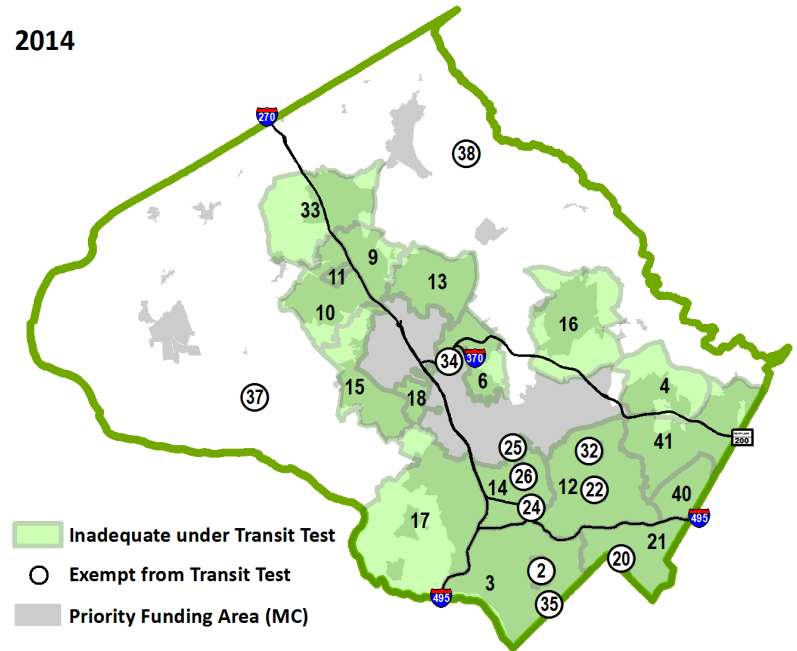
## Annual Report Worksheet Reporting (Calendar) Year 2014

The **TPAR transit analysis** considers three facets of existing local bus transit service: Service Coverage, Peak Headways, and Span of Service.

### Policy Areas Inadequate Under Transit Test

- 3 Bethesda/Chevy Chase
- 33 Clarksburg
- 4 Cloverly
- 6 Derwood
- 9 Germantown East
- 11 Germantown Town Center
- 10 Germantown West
- 12 Kensington/Wheaton
- 13 Montgomery Village/Airpark
- 14 North Bethesda
- 15 North Potomac
- 16 Olney
- 17 Potomac
- 18 R&D Village
- 19 Rockville City
- 21 Silver Spring/Takoma Park
- 40 White Oak
- 41 Fairland

2014



### Policy Areas EXEMPT from Transit Test

- 2 Bethesda CBD
- 35 Friendship Heights
- 32 Glenmont
- 24 Grosvenor
- 38 Rural East\*
- 37 Rural West\*
- 34 Shady Grove
- 20 Silver Spring CBD
- 25 Twinbrook
- 22 Wheaton CBD
- 26 White Flint\*

\* Exempt from both Road and Transit Tests

Source: Biennial TPAR Monitoring Report, January 2015

## Annual Report Worksheet Reporting (Calendar) Year 2014

**(E)** Describe the nature of what is causing each restriction.

School capacity needs are evaluated annually by Montgomery County Public Schools using estimated enrollment and capacity data for elementary, middle and high school levels for each school cluster. Funds for capital improvements are limited, therefore each year the school system requests money for capital programming to meet as much of the capacity need as possible. Funds are not available to construct enough capacity in any one year. To help match the funding of capacity with the need, a School Facility Payment is collected from new development in any school cluster where utilization exceeds 105%.

Similarly, road and transit capacities are evaluated for county established policy areas. The test for these evaluations, the Transportation Policy Area Review test, was formulated as part of the Planning Department's quadrennial Subdivision Staging Policy. The last Subdivision Staging Policy was adopted in 2012.

**(F)** What is the proposed resolution of each restriction (if available)?

In all cases, the restrictions result in mitigation fees that are to be collected prior either to the issuance of any building permits or use-and-occupancy permits are granted for projects approved in any affected area. In the case of road and transit facilities, the fees go to the County Department of Transportation to be used as a funding source for the County Capital Improvements Program (CIP) for road and transit improvements. Once funded, these improvements can be factored into the next biennial TPAR test, as added capacity. With respect to schools, the School Facility Payment is placed in an account to be used to fund capital improvements in the applicable school cluster and, where possible, at the school level deemed inadequate.

**(G)** What is the estimated date for the resolution of each restriction (if available)?

The annual test of school adequacy is based on projected enrollment and projected capacity. Any school construction funds that are included in the six year CIP can be counted toward available capacity and can, therefore, result in a restriction being removed from a school cluster. Similarly, for transportation, mitigation fees that fund roadway or transit construction can be counted as added capacity and can, therefore, result in a policy area being deemed adequate under a subsequent TPAR test.

**(H)** What is the resolution that lifted each restriction (if applicable)?

In the case of schools, additional funding of capacity or an estimated decrease in enrollment can result in the removal of a restriction. In the case of transportation, additional funding or construction of additional roadway or transit capacity, or a change in travel demand can result in a restriction being removed.

## Annual Report Worksheet Reporting (Calendar) Year 2014

**(I)** When was each restriction lifted (if applicable)?

The adequacy of each school level, for each school cluster, is conducted annually. Any restriction imposed in one year could be removed the following year. The adequacy of the transportation network is conducted on a biennial schedule, thus any restriction imposed in one year, could be removed following testing two years later.

**(J)** Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y  N

**(Note:** Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years, currently 2014 and 2012.)

