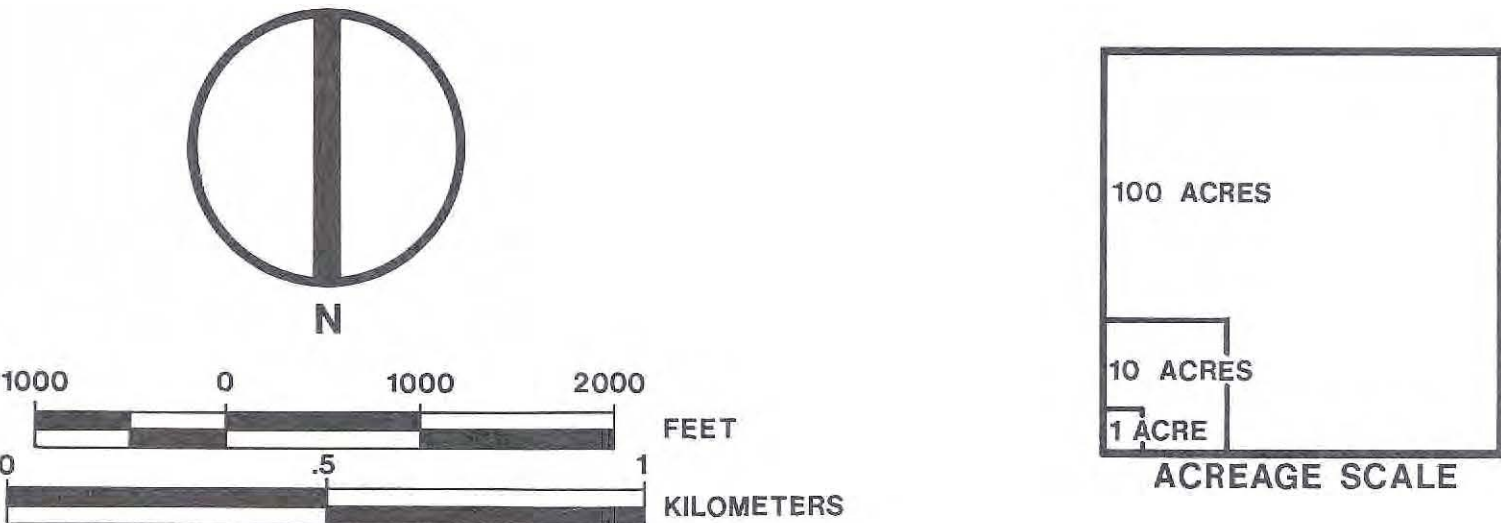
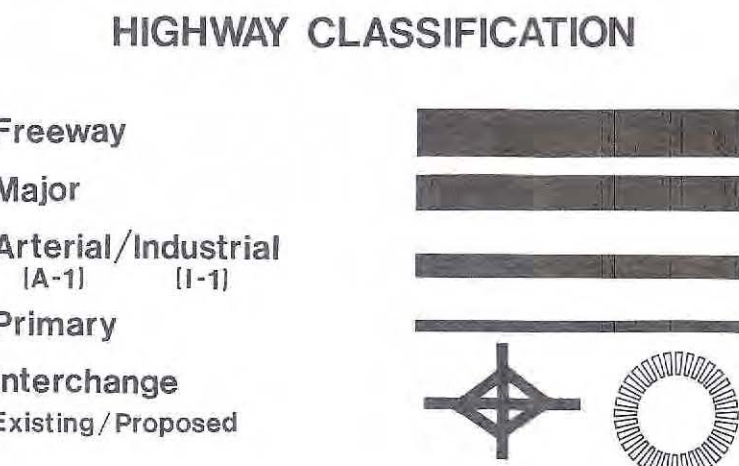
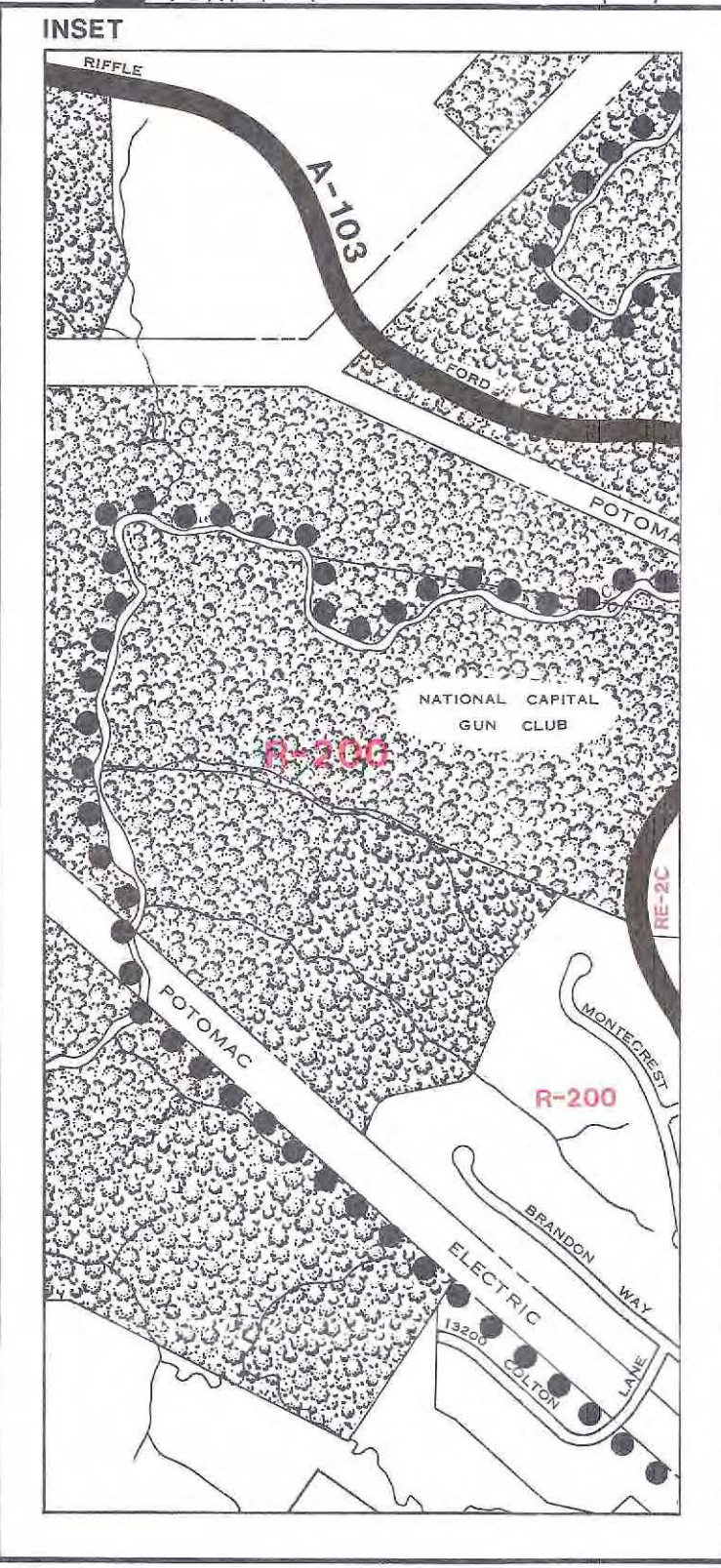


Zoning & Highway Plan



- Planning Area Boundary
- Municipality Boundary
- Shady Grove Sector Plan Area Boundary
- Properties in Other Planning Areas Affected by This Master Plan

GERMANTOWN & VICINITY
PLANNING AREA



- Metro Station
- Commuter Rail Station
- Transit Easement

- NOTES:
- Rezoning From R-200 to I-3 Will Not Occur Prior to a Master Plan Amendment
 - Alternative Zones Will be Considered as Part of a Future Master Plan Amendment (see text)
 - The zoning for the Oakmont Special Study Area and Shady Grove Sector Plan Area is shown for information only. See these plans for details.

GOSHEN, WOODFIELD,
CEDAR GROVE & VICINITY
PLANNING AREA

UPPER
ROCK
CREEK
WATERSHED
PLANNING
AREA

CITY OF
GAITHERSBURG

TOWN OF
WASHINGTON
GROVE

SHADY GROVE SECTOR
PLAN AREA

CITY OF
ROCKVILLE

TRAVILAH & VICINITY
PLANNING AREA

- RE-2 Residential Estate, 2 Acres Two Acres Per Dwelling Unit
- RE-2C Residential Estate 2 Acre Cluster Fifty Acres Minimum Area, 25,000 Sq. Ft. Per Dwelling Unit
- R-200 One-Family Detached, Large Lot 5,000 Sq. Ft. Per Dwelling Unit
- R-90 One-Family Detached Restricted Residential Per Dwelling Unit
- R-60 One-Family Detached Residential 3,000 Sq. Ft. Per Dwelling Unit
- R-T Town Houses 6 Dwelling Units Per Acre
- RT-10 Town Houses 10 Dwelling Units Per Acre
- RT-100 Town Houses 100 Dwelling Units Per Acre
- R-20 Multiple-Family Medium-Density Residential 5,000 Sq. Ft. Per Dwelling Unit
- R-10 Multiple-Family High-Density Residential 1,000 Sq. Ft. Per Dwelling Unit
- P.N.Z. Planned Neighborhood Zone Maximum Density of 15 Persons Per Acre
- T-S Town Sector 1,000 Acres Minimum Area, Maximum Density of 15 Persons Per Acre
- M.X.P.D. Mixed Use Planned Development Zone 20 Acres Minimum Area
- RT-1000 Multiple-Family Low-Density Residential 3,000 Sq. Ft. Per Dwelling Unit
- O-M Office Building-Moderate Intensity Floor Area Ratio of 1.5
- C-P Commercial Office Park
- C-1 Local Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- C-4 Limited-Intensity, Highway Commercial Zone
- I-3 Industrial Park
- I-4 Low Intensity, Light Industrial Zone
- TDR 3 to 10 Transferable Development

CERTIFICATION OF APPROVAL AND ADOPTION

The Gaithersburg Vicinity Master Plan, being an amendment to the 1971 Gaithersburg Vicinity Master Plan; a portion of the 1980 Potomac Subregion Master Plan as amended in 1982; a portion of the 1968 Rock Creek Master Plan, as amended; a portion of the 1977 Sector Plan for the Shady Grove Transit Station Area; the Master Plan of Bikeways, 1978; the Master Plan for Historic Preservation, 1979, as amended; the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland, has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 10-1983 and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 85-2 on January 9, 1985 after a duly advertised public hearing pursuant to Article 28 of the Annotated Code of Maryland, 1983 (1984 Supp.).

The Maryland-National Capital Park and Planning Commission

John Roads, Chairman
Norman L. Christeller, Vice Chairman
A. Edward Naeve, Secretary-Treasurer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Samuel Y. Batts, Roy I. DeBruy, Jr., Mable Craske, Judith B. Helman,
Richmond M. Keeney, Bart Keller, Betty Ann Krashinsky, Margaret Yewell