

Comparison of Land Use Categories

from Forest Conservation Law & Montgomery County Zoning Code

Land Use Category Name	Land Use Abbreviation	Compatible County Zoning Categories
Agricultural and Resource Areas	ARA	RDT, Rural Zone,
Cluster Medium-Density Residential Areas	CDR	RE2C, RNC, RE1 (cluster), RC
Medium-Density Residential Areas	MDR	RDT, RE-2, RE-1,
Institutional Development Areas	IDA	Various uses that may occur in all zoning categories including schools, colleges and universities, military installations, transportation facilities, utility and sewer projects, government offices and facilities, golf courses, recreation areas, parks, and cemeteries (includes the PCC zone).
High-Density Residential Areas	HDR	R-200, R-200 (cluster), RMH-200, R-MH, R-150, R-90, R-90 (cluster), R-60, R-60 (cluster), R-40, RT, RT-8.0, RT-10.0, RT-12.5, R-30, R-20, R-10, R-H, RMX, standard method, TS-R, TDR Zones (except as noted below)
Mixed-Use Development Areas	MDP	MXPD, P-D, Town Sector, TS-M, P-R-C, RMX-1/TDR, CR, CRN, CRT, RMX-2/TDR, RMX-3/TDR, CBD-0.5
Commercial and Industrial Use Areas	CIA	C-O, O-M, C-P, C-T, C-1, C-2, C-3, C-4, Country Inn, IL, IM, IH, CBD-1, CBD-2, CBD-3, H-M, MRR

Land Use Thresholds

Land Use Category Name ¹	Land Use Abbreviation	Afforestation Threshold	Conservation Threshold
Agricultural and Resource Areas	ARA	20%	55%
Cluster Medium-Density Residential Areas	CDR	20%	45%
Medium-Density Residential Areas	MDR	20%	35%
Institutional Development Areas	IDA	20%	25%
High-Density Residential Areas	HDR	15%	20%
Mixed-Use Development Areas	MDP	15%	20%
Commercial and Industrial Use Areas	CIA	15%	15%

¹ See [Comparison of Land Use Categories table](#) for comparison of land use and zoning.

Priority Areas

The priority areas for the purposes of meeting a forest mitigation requirement of the Montgomery County Forest Conservation Law include:

- The same 8-digit watershed as the project
- Cabin John Creek 8-digit watershed
- Anacostia River 8-digit watershed
- Lower Potomac 8-digit watershed
- Rock Creek 8-digit watershed
- The Patuxent Primary Management Area
- Special Protection Areas

The priority watersheds were selected by Montgomery Planning through an analysis of the percent of forest gain or loss in each watershed between 2001 and 2019, and the percent of forest in each watershed as of 2019.