Site Plan Statement of Justification Template **New Code**

Every project must be found to be in compliance with Chapter 59-7.3.4.E.2 of the Current Zoning Code. Please explain how the proposal…

1. satisfies any previous approval that applies to the site;

<fill in how plan complies>

1. satisfies under Section [7.7.1](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-6033#JD_7.7.1).B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

<fill in how plan complies>

1. satisfies under Section [7.7.1](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-6033#JD_7.7.1).B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

<fill in how plan complies>

1. satisfies applicable use standards, development standards, and general requirements under this Chapter;
2. satisfies the applicable requirements of:
	1. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

<fill in how plan complies>

* 1. Chapter 22A, Forest Conservation.

<fill in how plan complies>

1. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

<fill in how plan complies>

1. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

<fill in how plan complies>

1. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

<fill in how plan complies>

1. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

<fill in how plan complies>

1. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

<fill in how plan complies>

Site Plan Statement of Justification Template **Old Code**

Every project must be found to be in compliance with Chapter 59-D-3.4.c of the Old Zoning Code. Please explain how the proposal…

1. the site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section [59-D-1.64](https://codelibrary.amlegal.com/codes/montgomerycounty/19d765ec-b313-4289-b6b6-4faf5d4c0cb2/montgomeryco_md_zone/0-0-0-54585#JD_59-D-1.64), or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;

<fill in how plan complies>

1. the site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56;

<fill in how plan complies>

1. the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;

<fill in how plan complies>

1. each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and

<fill in how plan complies>

1. the site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.

<fill in how plan complies>