



Committee: PHP
Committee Review: Completed
Staff: Livhu Ndou, Senior Legislative Attorney
Purpose: Final action – vote expected

AGENDA ITEMS #7D
July 22, 2025
Action

SUBJECT

Zoning Text Amendment (ZTA) 25-02, Workforce Housing - Development Standards

Lead sponsors: Councilmembers Friedson and Fani-González

Co-sponsors: Councilmember Luedtke, Council President Stewart, and Councilmembers Balcombe and Sayles

EXPECTED ATTENDEES

- Artie Harris, Chair, Montgomery County Planning Board
- Jason Sartori, Director, Montgomery County Planning Department
- Robert Kronenberg, Deputy Director, Montgomery County Planning Department
- Lisa Govoni, Supervisor – Housing, Infrastructure, and Zoning Policy, Montgomery County Planning Department
- Benjamin Berbert, Planner III – Countywide Planning & Policy, Montgomery County Planning Department
- Robert Love, Manager – Affordable Housing Programs, DHCA
- Ehsan Motazed, Deputy Director, Department of Permitting Services (DPS)
- Victor Salazar, Division Chief – Zoning and Code Compliance, DPS
- Patricia Wolford, Manager – Zoning and Code Compliance, DPS
- Mark Etheridge, Manager – Water Resources Plan Review, DPS

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To receive briefing, have discussion, and take action – roll call vote expected

DESCRIPTION/ISSUE

ZTA 25-02 will allow additional residential building types in the R-40, R-60, R-90, and R-200 zones along certain corridors with a minimum percentage of workforce housing units.

SUMMARY OF KEY DISCUSSION POINTS

- ZTA 25-02 will allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones along certain corridors. The front lot line, typically indicated by the street address, must abut the applicable corridor. The corridor must be at least 100 feet wide and have 3 existing travel lanes.
- A table of the designated roadway segments is included in this staff report. An interactive map showing parcels that meet the eligibility requirements for the ZTA can be found here: mcatlas.org/housingnow.
- The maximum density is 1.25 FAR and the maximum height is 40 feet.

- 15% of the units, with a minimum of 1 workforce housing unit if an application has at least 3 units, must meet the requirements for workforce housing, which is defined as 120% average median income (AMI) in the County Code.
- ZTA 25-02 will also establish development standards that intend to allow for flexible development while maintaining existing lot coverages.
- The Planning, Housing, and Parks (PHP) Committee recommends approval (2-1, Council Vice President Jawando dissenting) with amendments.

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M E M O R A N D U M

July 17, 2025

TO: District Council

FROM: Livhu Ndou, Senior Legislative Attorney

SUBJECT: Zoning Text Amendment (ZTA) 25-02, Workforce Housing – Development Standards

PURPOSE: Worksession/Action

EXPECTED ATTENDEES

- Artie Harris, Chair, Montgomery County Planning Board
- Jason Sartori, Director, Montgomery County Planning Department
- Robert Kronenberg, Deputy Director, Montgomery County Planning Department
- Lisa Govoni, Supervisor – Housing, Infrastructure, and Zoning Policy, Montgomery County Planning Department
- Benjamin Berbert, Planner III – Countywide Planning & Policy, Montgomery County Planning Department
- Robert Love, Manager – Affordable Housing Programs, DHCA
- Ehsan Motazedi, Deputy Director, Department of Permitting Services (DPS)
- Victor Salazar, Division Chief – Zoning and Code Compliance, DPS
- Patricia Wolford, Manager – Zoning and Code Compliance, DPS
- Mark Etheridge, Manager – Water Resources Plan Review, DPS

INTRODUCTION

Zoning Text Amendment (ZTA) 25-02, Workforce Housing – Development Standards, lead sponsors Councilmembers Friedson and Fani-González, co-sponsors Councilmember Luedtke, Council President Stewart, and Councilmembers Balcombe and Sayles, was introduced on February 4, 2025.¹

¹ ZTA 25-02 was introduced as part of the “More Housing N.O.W. (New Options for Workers)” package. The package includes: ZTA 25-02, Workforce Housing - Development Standards; ZTA 25-03, Expedited Approvals – Commercial to Residential Reconstruction; SRA 25-01, Administrative Subdivision – Expedited Approval Plan; and Expedited Bill 2-25, Taxation – Payments in Lieu of Taxes – Affordable

ZTA 25-02 as introduced will allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones if along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway. The front lot line, often indicated by the street address, must abut the applicable corridor and the corridor must be at least 100 feet wide and have 3 existing travel lanes. The maximum density is 1.25 FAR and the maximum height is 40 feet. Fifteen percent of the units, with a minimum of 1 workforce housing unit if an application has at least 3 units, must meet the requirements for workforce housing. Workforce housing is defined as at or below 120% average median income (AMI) in the County Code. ZTA 25-02 will also establish development standards that intend to allow for flexible development while generally maintaining existing lot coverages. A term commonly used to describe the type of development intended is “infill development”, which generally refers to development or redevelopment on land in built-up areas of existing communities, where infrastructure is already in place.

PUBLIC HEARING

Two public hearings were held on March 11, 2025. Over 100 speakers testified in both support and opposition to ZTA 25-02. The Council also received over 100 pieces of official written testimony.² Testimony was received from individuals, civic associations, homeowners’ associations, advocacy groups, and developers.

Testimony in support noted that the ZTA will help increase the amount of needed affordable housing for low- and moderate-income families within the County. Testimony in support noted that this ZTA would create opportunities for smaller families to find much needed housing. Additionally, supporters argued that the ZTA would help promote more balanced community development and reduce socioeconomic disparities in the County. Supporters also argued that the ZTA will provide economic benefits by attracting a more diverse workforce and bringing young talent back to the County.

Testimony in opposition expressed concerns about the strains the ZTA would create on the environment, infrastructure, overcrowded schools, and traffic. Testimony in opposition expressed concerns about changes to neighborhoods and gentrification. Testimony questioned the inclusion of publicly-owned parcels and asked why larger parcels such as in Potomac or the Agricultural Reserve are not included. Additionally, some expressed concern regarding property values, stating that they would be negatively impacted by new building types. Further concerns regarding the challenges of implementation and a rushed process were raised by those in opposition.

Several amendments were proposed during the public hearing and via written testimony. Those in opposition asked for better environmental safeguards and clearer implementation guidelines. Requests were made to increase both the percentage of workforce housing units and the affordability thresholds. Amendments to exclude service roads and include corner lots were also raised. Testimony asked that creation of through lots, referred to as “lot chaining”, not be allowed.

² Official written testimony can be found here:

<https://www.montgomerycountymd.gov/COUNCIL/OnDemand/testimony/20250311/item4.html>.

SUMMARY OF IMPACT STATEMENTS

PLANNING BOARD RECOMMENDATION

On March 6, 2025, the Planning Board unanimously recommended approval of ZTA 25-02 with amendments. The Board suggested that “[m]any of the projects anticipated through ZTA 25-02 are small and may not be financially or physically feasible without thoughtful relief of requirements including stormwater management, parking, Workforce Housing, and site plan review.” The Board therefore recommended exempting small optional method projects from site plan or establishing an administrative site plan process that both expedites the process and reduces the submittal and review requirements. The Board recommended several amendments, including reduced parking requirements, removing certain corridor types, and changes to the development standards.

CLIMATE ASSESSMENT

The Planning Board reviewed the Climate Assessment and found that:

“Depending on the number, type, size, density, and location of new housing construction resulting from ZTA 25-02, mostly minor to moderate negative and positive local impacts are expected on greenhouse gas emissions and minor to moderate negative impacts on carbon sequestration considering transportation, building embodied emissions, energy, and land cover change and management-related factors. Minor to significant negative and positive local impacts are expected on community resilience and adaptive capacity considering exposure, sensitivity, and adaptive capacity-related factors.”

RESJ IMPACT STATEMENT

The Office of Legislative Oversight (OLO) provided a Racial Equity and Social Justice (RESJ) Impact Statement on March 4, 2025. OLO found that ZTA 25-02 could have:

“a small positive impact on racial equity and social justice (RESJ) in the County. Black and Latinx households could disproportionately benefit from the replacement of market rate units with workforce housing units in new developments. The actual RESJ impact of this ZTA will depend on measures that are taken to prevent the potential displacement of Black, Indigenous, and Latinx households in communities where developments utilizing this ZTA are located.”

OLO made two recommended amendments. First, to lower the AMI to “help offset the potential for displacement in BIPOC communities by bringing the price of new workforce housing units closer to the price of current units along impacted corridors.” Second, to increase the required number of workforce housing units to “help mitigate the potential loss of affordable housing associated with new developments by creating workforce housing units that are closer to the price of current housing units than new market rate units.”

COMMITTEE WORKSESSIONS

The Planning, Housing, and Parks (PHP) Committee held the first worksession for this ZTA on March 31, 2025. During that worksession, the PHP Committee addressed many of the questions raised by the public, as well as recommended amendments from the public, Planning Board, and Council Staff. The staff report, minutes, and video for the PHP Committee worksessions can be viewed on [the Council website](#). The [staff report for the first worksession](#) addressed questions related to housing targets; the relevance and impact of the development pipeline; compatibility requirements; and the impacts on historic districts, municipalities, and infrastructure.³

A second worksession was held on June 23, 2025. During its second worksession, the Committee covered pending matters for discussion, potential amendments, questions raised since the first worksession, and other topics the Committee requested be revisited. Those discussions and recommendations are noted below. The Committee viewed a presentation from Planning Staff showing diagrams of the various forms of consolidated lots, per zone, with both 2 and 3 lots, including all development standards and each building type. Those diagrams are attached to this staff report. The Committee also viewed a presentation from Planning Staff demonstrating the potential difficulties of meeting the parking requirements in zones with smaller lots.

The PHP Committee recommended approval of ZTA 25-02 (2-1, Council Vice President Jawando dissenting). The Committee also recommended several amendments. Of note, not all of the recommendations made by the Committee require an amendment – rather, they note a discussion by the Committee of a specific issue, and a majority vote to not change the ZTA as introduced.

COMMITTEE AMENDMENTS

The Committee recommends the following amendments:

1. *Remove Controlled Major Highways.* (3-0)

As defined in Section 49-31 of the County Code, a Controlled Major Highway is a road meant exclusively for through-movement of vehicles at a lower speed than a Freeway. Access must be limited to grade-separated interchanges or at-grade intersections with public roads. These sections of road include lots around the County, particularly in Germantown, a portion of which have single-family dwellings with driveways and curb cuts. Under the requirements of ZTA 25-02, this would include the following:

Street Name	From	To	CSDG Classification	# of Existing Lanes	Planned Right-of-Way Width
Columbia Pike (US 29)	Sandy Spring Rd (MD 198)	Greencastle Rd	Controlled Major Highway	6	200

³ The staff report for the March 31st worksession can be found here: https://montgomerycountymd.granicus.com/Viewer.php?view_id=169&clip_id=17911&meta_id=192372. It provides answers to many of the questions that have been asked in correspondence received for ZTA 25-02 and therefore is highly recommended background reading.

Columbia Pike (US 29)	Greencastle Rd	Musgrove Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	Musgrove Rd	East Randolph Rd	Controlled Major Highway	6	200
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	Controlled Major Highway	4	120
Father Hurley Blvd	CSX Tracks	Hopkins Rd	Boulevard	4	120
Frederick Rd (MD 355)	Milestone Manor Ln	Ridge Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Ridge Rd	Shakespeare Blvd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Shakespeare Blvd	Germantown Road (MD 118)	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Germantown Rd (MD 118)	Middlebrook Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Middlebrook Rd	Game Preserve Rd	Controlled Major Highway	6	250
Great Seneca Hwy (MD 119)	Middlebrook Rd	CSX Railroad Bridge	Controlled Major Highway	4	150
Great Seneca Hwy (MD 119)	Great Seneca Creek	Longdraft Rd (Gaithersburg City Limits)	Controlled Major Highway	4	150
Ridge Rd (MD 27)	I-270	Frederick Rd (MD 355)	Controlled Major Highway	6	150
Sam Eig Hwy	Great Seneca Hwy (MD 119)	I-270	Controlled Major Highway	6	150

For comparison, a Downtown Boulevard is defined as a road in a downtown area that serves a high volume of vehicles, pedestrians, bicyclists, or transit users. Access to abutting properties is allowed but not preferred. These roads were previously classified as major highways and arterials. Downtown Boulevards are included in ZTA 25-02.

The Planning Board recommended removing Controlled Major Highways, explaining that these roadways are designed for vehicle mobility and are “generally intended for no or low-intensity development set back from the road.” During the March 31st worksession, Planning Staff answered that these roads are wide, typically with 4 to 6 lanes; that they have high speeds of approximately 40 to 50 miles per hour; and that removing Controlled Major Highways would limit trips out of driveways on these busy roads. The Committee agreed, recommending removal of Controlled Major Highways.

5. Applicable Corridors

- a. The front lot line of all lots or parcels included in an application's tract must abut a [[Boulevard, Downtown Boulevard,]] Downtown Street[[, Town Center Boulevard, or Controlled Major Highway,]] or any of the Boulevard-street classifications, as defined by Chapter 49, as amended.

2. *Refer to the entire category of Boulevard instead of specific Boulevard types, to be consistent with the naming of a new "Growth Corridor Boulevard" in the Master Plan of Highways and Transitways. (3-0)*

The Council is currently reviewing a [Technical Update to the Master Plan of Highways and Transitways](#). The Master Plan of Highways and Transitways (MPOHT) is a functional master plan that includes provisions for transportation in the County, including "preserving rights-of-way to accommodate future transportation systems, identifying street classification, number of planned general purpose lanes and transit lanes, and designating target speeds for individual roadways." The biggest impact this functional plan will have on ZTA 25-02 is that it proposes adding a "Growth Corridor" area type and a "Growth Corridor Boulevard" street type. Currently, ZTA 25-02 requires the front lot line to abut a "Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway, as defined by Chapter 49." To accommodate a potential change in the MPOHT, the Committee recommends referring to the entire category of Boulevard instead of specific Boulevard types.

5. Applicable Corridors

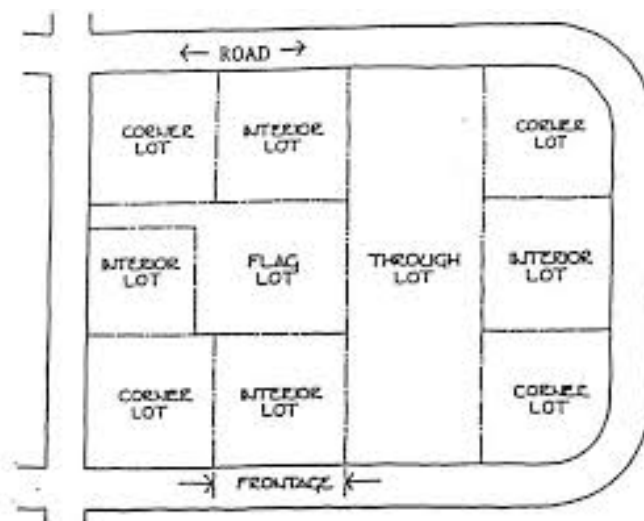
- a. The front lot line of all lots or parcels included in an application's tract must abut a [[Boulevard, Downtown Boulevard,]] Downtown Street[[, Town Center Boulevard, or Controlled Major Highway,]] or any of the Boulevard-street classifications, as defined by Chapter 49, as amended.

3. *Prohibit the use of existing flag lots and through lots. (3-0)*

Chapter 50 of the Zoning Ordinance contains the requirements for subdivision. Based on the provisions of Chapter 50, if one lot fronts on the corridor and the lot behind it fronts on a neighborhood street, this would create a through lot (also known as a "double frontage lot" in some jurisdictions). Through lots can only be approved under unique circumstances. For example, they have been approved in instances where a property owner was building a pool and needed to subdivide to meet the accessory setback standards, or when the rear lot is an undeveloped or vacant lot. However, it is very unlikely that consolidating to create a through lot for the workforce housing optional method would be approved, since it does not rise to the level of "unusual topography,

orientation, or size”. In addition, even if a through lot were allowed, because the front setbacks would be required on the “rear” lot line as well as compatibility findings and other development standards, it would be difficult to include a parking pad or get a sufficient number of units to make the project feasible.

Similar to through lots, flag lots can only be approved where the Board finds that due to unusual topography, environmental conditions, or the position of the tract, there is no other feasible way to subdivide. In addition, to create a flag lot, Chapter 50 requires the separation of at least 80 feet between the building envelope of the proposed lot and the adjacent rear lot and the adjacent lot that fronts on the street. Given the other development standards, development under ZTA 25-02 on a flag lot would be highly unlikely. The below image shows an example of these types of lots.⁴



While Chapter 50 makes development under ZTA 25-02 difficult, the Committee recommends an amendment that would explicitly state that existing flag lots and through lots are not eligible for ZTA 25-02. This additional amendment is for instances where development could be possible without subdivision, since any requirements regarding subdivision must be in a subdivision regulation amendment (SRA).

4. Development Standards for Workforce Housing Projects

* * *

- f. Development under this method is prohibited on through lots and flag lots.

Chair Friedson also requested introduction of an SRA that would prohibit the creation of flag lots and through lots under workforce housing optional method development and limit the number of

⁴ Example provided from Oconee County, GA development code.

consolidated lots for workforce housing optional method development to 3 lots.⁵ Taken in conjunction, the ZTA will limit the use of existing through lots and flag lots under ZTA 25-02, and the SRA will prevent the creation of through lots and flag lots for use by ZTA 25-02. In effect, there will be no loophole where a through lot or flag lot is created, and then later used for Optional Method Workforce Housing Development, since it would then be an existing flag lot or through lot and prohibited under the ZTA. The SRA is not scheduled for review by the Council on July 22nd; it will follow the process for an SRA, which includes introduction, public hearing, Committee worksession, and Council action at a later date.

4. *Use a lot area per unit “average”, rather than lot area per unit, to account for different-sized townhomes. (3-0)*

The development standards in ZTA 25-02 show a “lot area (per unit).” The Planning Board and Council Staff recommended making the lot area per unit, a per unit “average.” This is because the size of townhomes in a development may vary, with corner units often being larger. As an example, this amendment would allow a townhouse development where the required average lot area per unit is 1,500 square feet; so there could be units of 1,300 square feet and units of 1,700 square feet within one application. The Committee agreed.

<u>2. Lot & Density</u>	
<u>Dimensions (min)</u>	
<u>[[Lot area (per unit)]]</u>	
<u>Average lot area per unit</u>	

5. *Reduce the minimum lot size in the R-200 zone to 1,500 square feet. (3-0)*

The Planning Board recommended reducing the minimum lot size for a Townhouse to 1,000 square feet. As introduced, the minimum lot size for a townhouse in the R-200 zone would be 2,000 square feet, in the R-90 zone would be 1,200 square feet, and in the R-60 and R-40 zones would be 1,000 square feet. Planning Staff believed a 2,000-square foot minimum lot size for a townhouse will be larger than needed, since it would be a 20-foot-wide townhouse on a 100-foot-deep lot.

The largest minimum lot size for a townhouse not under this ZTA is 1,250 square feet in the Townhouse Low Density (TLD) zone. In the R-200 zone, there could be ½ acre lots, with minimum lot size for single-family dwellings at 20,000 square feet.⁶ Further, the development standards were drafted to remain comparable to a single-family dwelling on the same lot. The Committee agreed with the Council Staff recommendation to reduce the minimum lot size for a townhouse in the R-200 zone to 1,500 square feet, to avoid mandating large townhomes.

⁵ The SRA, with co-lead sponsor Council President Stewart, is tentatively scheduled for introduction on July 22, 2025. It will be titled SRA 25-02, Technical Review – Optional Method Workforce Housing Development.

⁶ Half an acre is 21,780 square feet.

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
* * *				
<u>2. Lot and Density</u>				
<u>Lot (min)</u>				
<u>[[Lot area (per unit)]] Average</u> <u>lot area per unit</u>	<u>8,000 SF</u>	<u>5,000 SF</u>	<u>[[2,000]] 1,500 SF</u>	<u>n/a</u>

6. *Add parking requirements for a triplex, similar to those for Townhouse Living. (3-0)*

Section 6.2.4.B. of the Zoning Ordinance requires 2 off-street parking spaces per dwelling unit for Single-Unit Living, Two-Unit Living, and Townhouse Living. For Multi-Unit Living, 1 space is required for an efficiency (otherwise known as a “studio”), 1.25 spaces are required for a 1-bedroom dwelling unit, 1.5 spaces are required for a 2-bedroom dwelling unit, and 2 spaces are required for a 3-or-more bedroom dwelling unit. Under Section 6.2.3.I., the parking minimum for a workforce housing unit may be reduced by multiplying the baseline minimum by .5. Under Section 6.2.3.A. of the Zoning Ordinance, a fractional space must be rounded up to the nearest whole number. So, for example, a townhouse-style triplex with three 3-bedroom dwelling units, 1 of which is a workforce housing unit, would be required to provide 5 off-street parking spaces.

The Committee recommended adding parking requirements for a triplex, consistent with the parking requirements for Townhouse Living.

ZTA 25-02 defines a “Triplex” building type as “a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall.” It defines a “Townhouse” building type as “a building containing 4 or more dwelling units where each dwelling unit is separated vertically by a party wall.” But Table 6.2.4.B. refers to the Household Living uses, not the building types. The Zoning Ordinance defines “Townhouse Living” as “3 or more dwelling units in a townhouse building type.” ***Therefore, upon further review, Council Staff recommends an amendment to add the triplex building type to the definition of Townhouse Living.*** This will eliminate the need to amend the parking requirements table, since the parking requirements table already includes Townhouse Living and the Committee recommendation was to make the parking requirements for a triplex consistent with Townhouse Living.

Sec. 3. DIVISION 59-3.3 is amended as follows:

Division 3.3. “Residential Uses”

Section 3.3.1. “Household Living”

* * *

D. Townhouse Living

1. Defined

Townhouse Living means 3 or more dwelling units in a townhouse building or triplex building type.

7. *Allow a parking reduction subject to certain conditions. (3-0)*

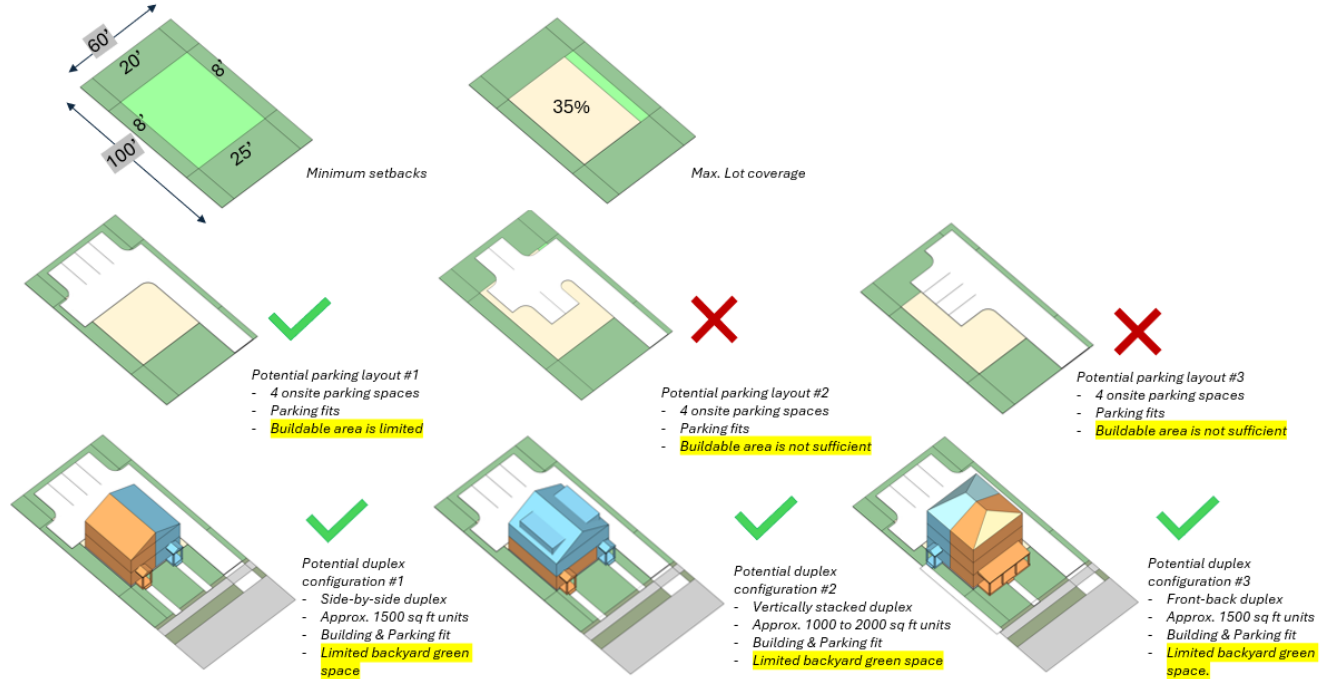
During the March 31st Committee worksession, the Committee discussed the parking requirement, stormwater management, and tree canopy. In the R-40 and R-60 zones it may be difficult to build more than a duplex – without subdivision – and still be able to meet the parking requirements if a developer chooses surface parking. While an experienced developer may be able to create a design where the units or parking are stacked, this would likely result in more, but smaller, units. Because surface parking requirements may reduce the amount of rear yard available, there could also be less space to meet the stormwater management requirements. DPS may grant a variance from the stormwater management requirements in Chapter 19, Erosion, Sediment Control and Stormwater Management, when strict adherence will result in exceptional hardship and not achieve the purposes of the Chapter. It is useful to keep in mind that even if a property owner must provide 60% of the required stormwater management, this may still be more than what was provided by the previous existing building on site, and in older neighborhoods, more than the existing homes on the street. In other words, a partial waiver could still result in a net positive increase in stormwater management for the neighborhood. And additional units do not necessarily result in more stormwater if the buildable area remains the same, which is the intent of the development standards. During the March 31st worksession, DPS noted that compliance with Maryland Department of Environment is required. Minimum standards are always met and while 100% achievement is difficult, DPS works closely with the applicant to achieve as much stormwater management as possible.

Chapter 55, Tree Canopy, requires an applicant for a sediment control permit to plant shade trees on the affected property or, if the applicant opts not to plant the required number of trees, pay a fee. A sediment control permit is required for land-disturbing activities of 5,000 square feet or more, or 100 cubic yards or more of earth movement. There are also State codes for under 5,000 square feet. These requirements are typically triggered for new houses. The number of shade trees is based on the square footage of the area in the limits of disturbance – in other words, the total square footage that is subject to potential disturbance during construction. The Tree Canopy Law sets the fee at the current rate set by the Department of Permitting Services for bonding a tree in the right-of-way. As of April 30, 2024, the rate is \$470 per tree. That fee, as part of the Tree Montgomery program, is used to establish new trees as close to the disturbed area as possible. Taken together, it is likely that an applicant would pay the fee for a tree rather than plant a shade on the affected property, given the limited space remaining for stormwater management and off-street parking.

The Planning Board recommended creating a parking standard of 1 space per dwelling, or setting parking based on the number of bedrooms, similar to Multi-Unit Living. This could incentivize smaller, more price-attainable dwellings. As noted above, for example, a triplex with three 3-bedroom dwelling units, 1 of which is a workforce housing unit, would be required to provide 5 off-street parking spaces. During the June 23rd worksession, the Committee viewed a presentation from Planning Staff demonstrating the potential difficulties of meeting the parking requirements in zones with smaller lots. The below images are a sample of that presentation:

More Housing N.O.W. Workforce Housing ZTA

Proposed Development Standards For Duplex on R-60 Lot



More Housing N.O.W. Workforce Housing ZTA

Proposed Development Standards For Triplex on R-60 Lot



However, public feedback has been sensitive to the issue of already constrained parking in neighborhoods. So, the Committee discussed three options: requiring only 1 space per dwelling unit; applying the standards for Multi-Unit Living, which are based on number of bedrooms; or

requiring Planning Board approval for a reduction. The Committee recommended requiring Planning Board approval for a parking reduction, subject to the following:

- a. only in the R-60 and R-40 zones where there are smaller lots;
- b. if the application is for 3 or more units;
- c. if there was no assemblage of lots through the subdivision process;
- d. at no more than 1 reduced parking space per dwelling unit;
- e. and only within ½ mile of transit.

These requirements will provide limited flexibility to reduce the off-street parking requirements, which is responsive to community concerns about both parking and stormwater management. It will also enforce the current requirements for off-street parking on larger or consolidated lots, keeping the ZTA in line with the original intent to do infill development. The request for reduced parking would be subject to the public Planning Board process so there would be opportunity for public input. The Committee also acknowledged that current stormwater management and tree canopy requirements, which were raised in relation to having enough space to meet the parking requirements, would not be changed.

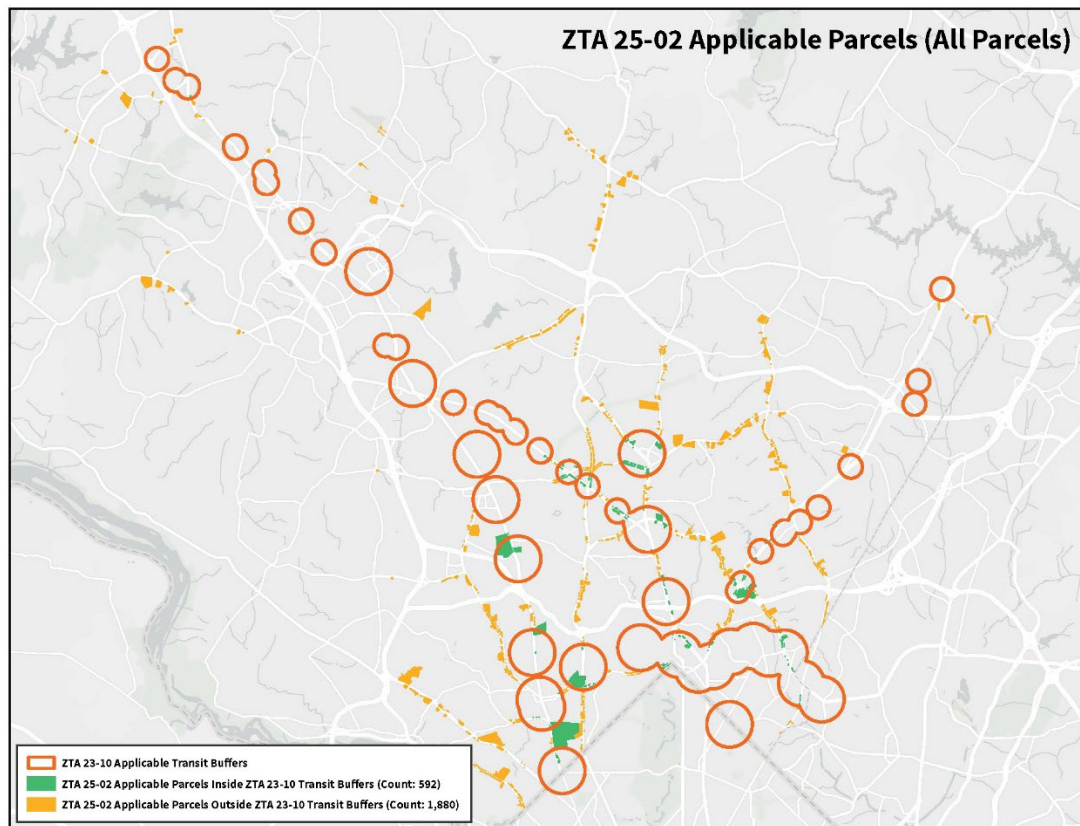
The below language uses transit standards that are found elsewhere in the Zoning Ordinance, and similar to the standards in ZTA 23-10, Parking, Queuing and Loading – Calculation of Required Parking, which exempted parking requirements within a half-mile radius of a Metro or Purple Line station, and quarter-mile radius of an existing Bus Rapid Transit (BRT) Station or a BRT Station that is funded for construction in the current Capital Improvements Program.

- g. The minimum parking requirement under Division 6.2 may be reduced by the Planning Board by up to 1 parking space per unit if:
- i. the property is in the R-60 or R-40 zone;
 - ii. the application is for 3 or more units;
 - iii. there was no assemblage of lots under Chapter 50; and
 - iv. the property is within ½ mile of a Metro station or Purple Line station, or within ¼ mile of an existing Bus Rapid Transit station or a Bus Rapid Transit station that has been funded for construction in the 6-year CIP at the time of application.

The Committee discussed the impacts of ZTA 23-10. That ZTA would apply to any properties that are both eligible for ZTA 25-02 and near transit. During the Committee worksession on March 31st, Council Vice President Jawando requested a map of the properties that are included in ZTA 23-10 and could be impacted by ZTA 25-02. That information is provided below. Planning data shows that approximately 24% of the ZTA 25-02 parcels have no parking minimum requirement

because of ZTA 23-10. Applications that are exempt from the parking requirements due to ZTA 23-10 will not have to go through the reduced parking process recommended by the Committee for ZTA 25-02.

	Inside 23-10 Buffer	Outside 23-10 Buffer	% Inside 23-10 Buffer
All Applicable Parcels	592	1,880	23.9%
Applicable SFD Parcels	493	1,586	23.7%



8. *Require applicants with shared driveways to either provide a signed agreement from the neighboring property owner agreeing to continued use of the shared driveway or meet the requirements for a new driveway. (3-0)*

ZTA 25-02 does limit driveway access to 1 driveway per street frontage unless additional driveway access is approved by an appropriate agency with jurisdiction over the right-of-way. The Council has received correspondence requesting that all driveway access, curb cuts, and off-street parking be placed in front of the building, to avoid affecting any neighborhoods behind the property. Off-street parking under ZTA 25-02 as introduced must be located behind the front building line. In addition, driveway access is limited to 1 driveway per street frontage unless additional driveway access is approved by an agency or department with jurisdiction over the right-of-way. These two provisions provide greenery and visual relief for pedestrians, as well as address safety concerns.

Shared driveways are often an agreement between two property owners or created by easement. Under these private agreements, a property owner cannot “unreasonably interfere” with the shared property owner’s ability to use the driveway. For single-family teardowns, a driveway permit is required if constructing a new driveway or otherwise affecting the apron, such as restoring, replacing, or expanding it. Curb cuts, driveway access, and off-street parking are matters that would be determined during plan approval with cooperation from the Planning Board, DPS, and Department of Transportation (MCDOT).

The Committee recommended that an applicant with a shared driveway must either meet the requirements for a new driveway or have a signed agreement from the neighboring property owner agreeing to continued use of a shared driveway.

- | |
|---|
| <p>e. <u>Driveway access is limited to one driveway per street frontage unless additional driveway access is approved by an appropriate agency with jurisdiction over the right-of-way. An applicant with a shared driveway must provide a signed agreement from the neighboring property owner who shares the driveway agreeing to continued use of the shared driveway or meet the requirements for a new driveway.</u></p> |
|---|

9. *Technical amendments from Council Staff. (3-0)*⁷

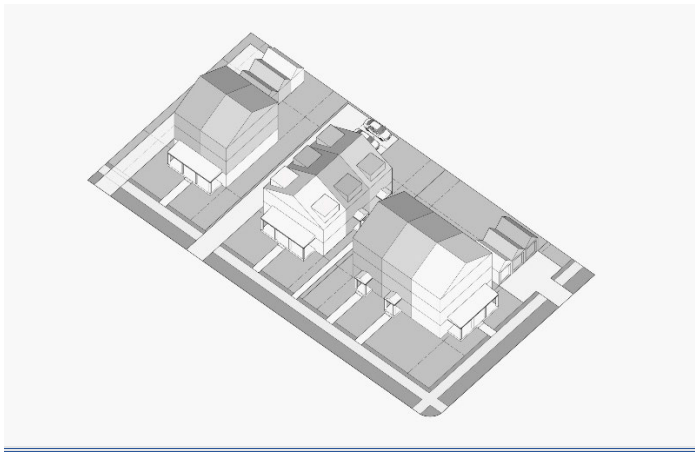
The Committee agreed with additional technical amendments recommended by Planning Board and Council Staff. These amendments include:

- *Update the building types in the Commercial/Residential, Employment, and Industrial zones to reflect that there is now a triplex building type.*
 - Add the definition of a Triplex in Section 4.1.5. “Building Types in the Commercial/Residential, Employment, and Industrial Zones,” since a defined “triplex” did not previously exist in the Zoning Ordinance.

⁷ The Council also authorizes Council Attorneys to make non-substantive technical corrections necessary to fix any typographical, stylistic, formatting, or grammatical errors in the ZTA.

C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.




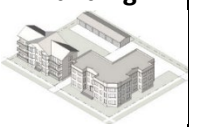
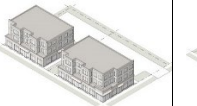
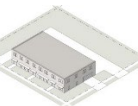



- Amend the definition of a Townhouse in Section 4.1.5. “Building Types in the Commercial/Residential, Employment, and Industrial Zones” to reflect that a townhouse building type now starts at 4 units.

[[C]]D. Townhouse

A townhouse is a building containing ~~[[3]]~~ 4 or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.

- Update the building types table in Section 4.1.6. “Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones” to include a triplex.

Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment Building	Multi Use Building	General Building
					

						
* * *						

- Add the Commercial/Residential, Employment, and Industrial sections to the Triplex definition, given the above technical amendments.

Triplex: See Section 4.1.3.C. and Section 4.1.5.C.

- Clarify the front lot line for all lots or parcels included in an application's tract must abut the specified roadway.

5. Applicable Corridors

- The front lot line of all lots or parcels included in an application's tract must abut a [[Boulevard, Downtown Boulevard,]] Downtown Street, [[Town Center Boulevard, or]] Controlled Major Highway, or any of the Boulevard-street classifications, as defined by Chapter 49, as amended.

- Expand site coverage criteria to duplex and triplex.

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
<u>1. Site</u>				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 25%</u>	<u>[[n/a]] 25%</u>	<u>25%</u>	<u>25%</u>

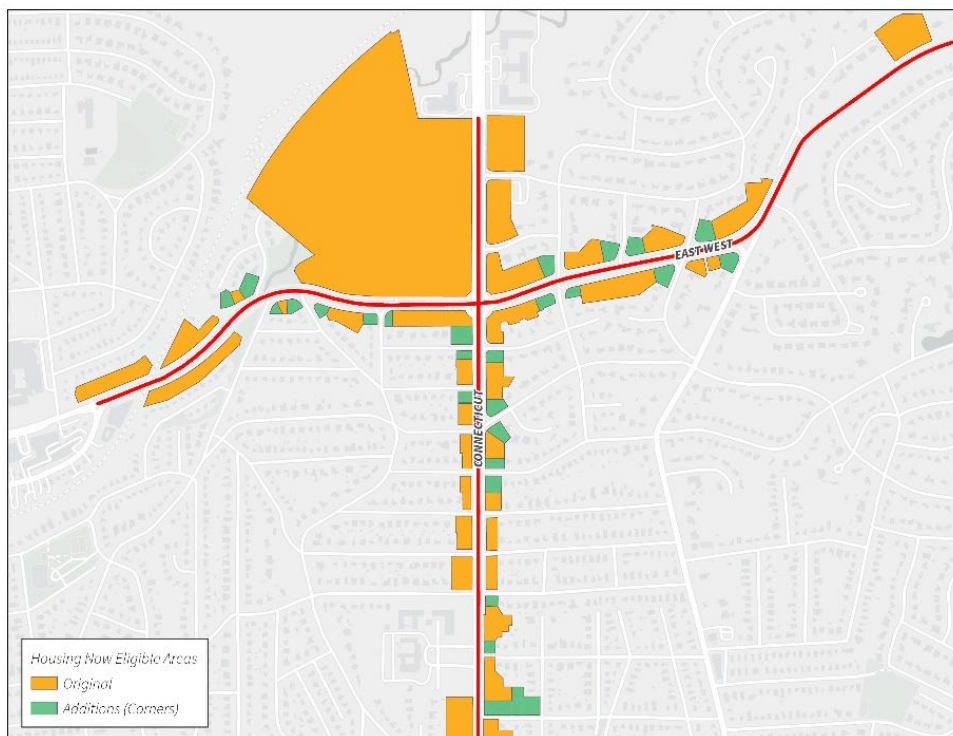
COMMITTEE DISCUSSIONS REQUIRING NO AMENDMENT

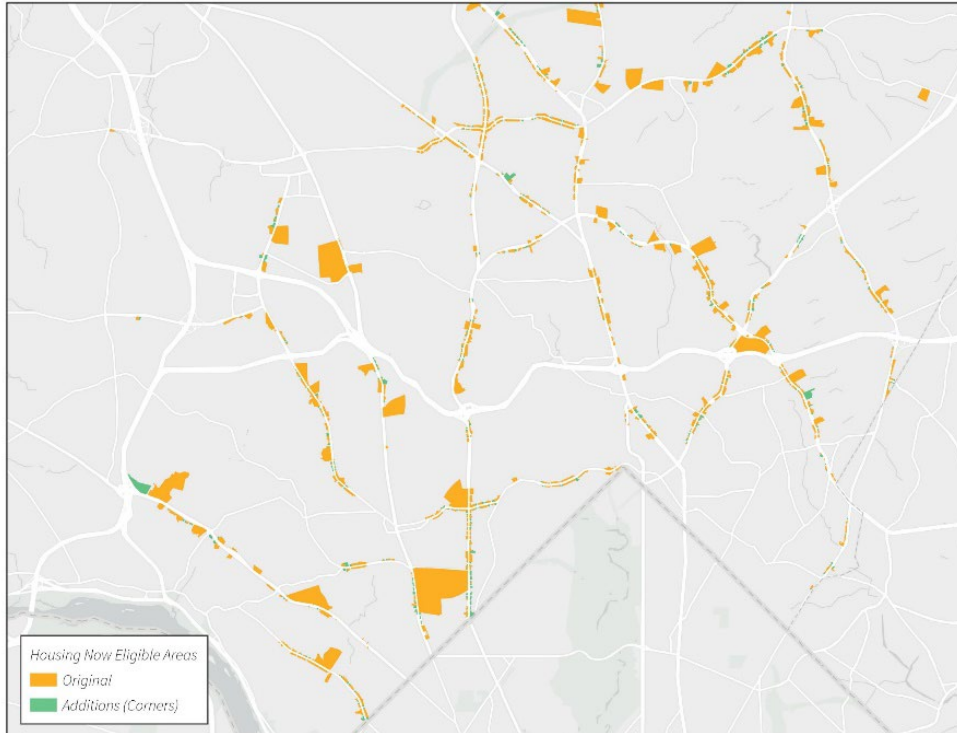
The below items reflect potential changes discussed but not recommended by a majority of the Committee. Therefore, they do not require an amendment to the ZTA. The headings indicate the majority vote of the Committee on each topic.

1. *Do not add ineligible corner lots.* (1-2, Councilmember Fani-González approving)

ZTA 25-02 would only apply to a corner lot whose front lot line is on an applicable corridor. Even if not fronting on an applicable corridor, a corner lot could be located *along* an applicable corridor. These lots are often larger and may not require additional curb cuts. However, the existing curb cuts could be on streets that are classified as less intense and place more housing on those streets. Including the corner lots with side lot lines on the applicable corridors would add 475 lots. This would be about a 19% increase. An example of this increase on East-West Highway and Connecticut Avenue is shown in the map below, along with a zoomed-out image of the impact on the County.

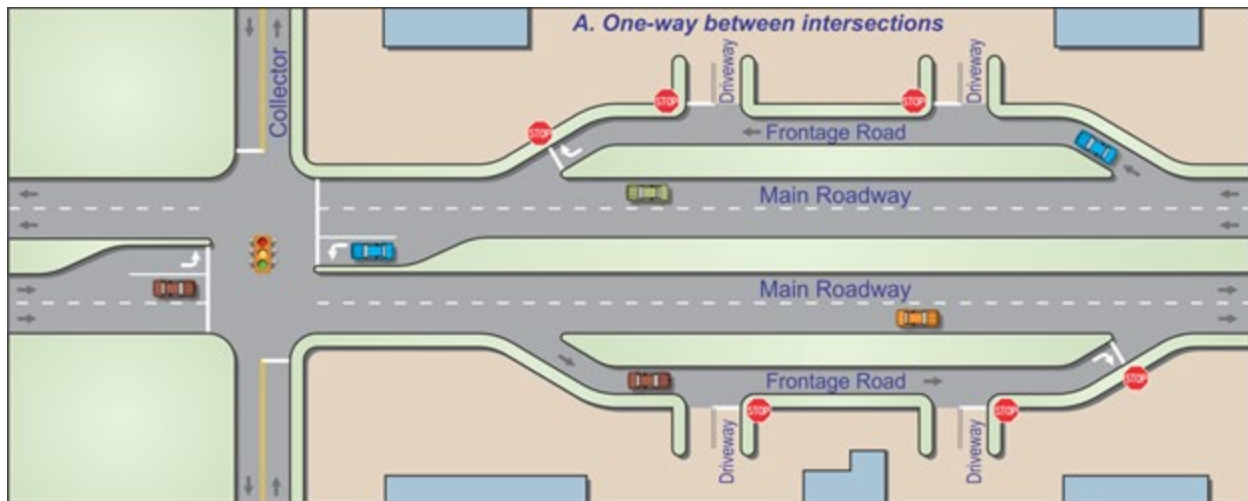
The Committee recommended not adding ineligible corner lots. Council Vice President Jawando noted the large scope of the ZTA and community concerns. Chair Friedson acknowledged the need for more housing but expressed concern about the change in original communications about the ZTA and the significant increase in eligible parcels. Councilmember Fani-González noted the County need for more housing.





2. *Leave eligible service roads in the ZTA.* (1-2, Council Vice President Jawando approving)

Testimony was received regarding traffic and parking concerns on service roads. Service roads can front on the applicable corridor so will be subject to ZTA 25-02. However, service roads are not considered vehicle travel lanes so will not count in the 3+ lanes required to be eligible. Whether the width of the service road is counted in the width of the master-planned right-of-way depends on the corridor. For example, service roads are included in the master-planned ROW for Veirs Mill Road, but not for Connecticut Avenue. Some service roads have street centerlines. When there is a centerline, the centerline may be the name of the main road or the service road. For example, River Road versus Olney Laytonsville Service Road. Below is an example of a service road, referred to as a frontage road and also known as an access road, from the Federal Highway Administration:



Analysis shows that approximately 2,470 parcels are eligible for ZTA 25-02. Of that number, approximately 630 are along service roads, which is about 25%. These are streets designed for residential use and may provide better traffic conditions because cars would not exit directly onto major roads. However, during the March 31st worksession, Chair Friedson noted that these roads are more like internal neighborhood streets.

The Committee recommended leaving the ZTA as introduced with respect to service roads. Chair Friedson noted the significant reduction in eligible parcels. Councilmember Fani-González noted that these are ideal locations for housing with safer roads. Council Vice President Jawando expressed concerns about displacement and that all service roads are not the same.

3. *Do not use an AMI lower than that required for workforce housing.* (1-2, Council Vice President Jawando approving)

ZTA 25-02 requires at least 15% workforce housing units, with a minimum of 1 workforce housing unit for construction of 3 or more units. The workforce housing provisions are found in Article IV of Chapter 25B, Housing Policy. This section of the Code is administered and enforced by the Department of Housing and Community Affairs (DHCA). A workforce housing unit must be affordable to households with incomes at or below 120% of the area-wide median income (AMI). The intent of the program is to provide housing for public employees and employees who cannot support the high cost of housing located near places of employment. This program is a complement to, but separate from, the moderately-priced dwelling unit (MPDU) program under Chapter 25A. The County Executive issues regulations under Method (1) to administer the program. Method (1) regulations require County Council approval. An annual report is required in March of each year. The income levels (effective April 11, 2025) are as follows:

Household Size	Maximum Income
1	\$ 137,500
2	\$ 157,500
3	\$ 177,000
4	\$ 196,500

5	\$ 212,500
6	\$228,000

DPS must not issue a building permit where workforce housing units are approved until an agreement between the property owner and DHCA has been executed. The agreements use record covenants, which are binding agreements that “run with the land.” This means the covenant is enforceable even if the property owner changes. Any violation of the workforce housing Chapter is a Class A violation, which is a \$500 maximum penalty for an initial offense and \$750 for a repeat offense. Class A is the highest violation under County Code. In addition, the DHCA Director has the authority to take legal action to stop or cancel any transfer of a workforce housing unit if it does not comply with the Code, including recovering funds improperly obtained from the sale or rental of a workforce housing unit.

During the March 31st Committee worksession, the lead sponsors noted that the intent of ZTA 25-02 was not just about increasing affordability requirements but increasing supply, which can help with both affordability and the County’s housing shortage. However, it was also noted that the control period for workforce housing is 20 years versus the 30 years for MPDUs.

“NOAH”, short for “naturally-occurring affordable housing,” is housing that is not currently deed-restricted. The County has many ongoing efforts to acquire and preserve NOAH. The Nonprofit Preservation Fund (NPF) provides low-interest loans to nonprofit developers and local housing authorities to acquire and preserve affordable housing. The NPF restricts rental rate increases. The Right of First Refusal (ROFR) law requires an owner to offer the opportunity to buy rental housing property to the County, the Housing Opportunities Commission (HOC),⁸ and any certified tenant organization, in that order. Planning Staff has provided the following data regarding sales of NOAH properties in the last year:

Sales prices for the applicable ZTA 25-02 parcels classified as single-family detached:

48 sold in 2024

Average sold price = \$827,100

Median = \$700,000

Non-applicable single-family detached properties:

Average sold price = \$1,011,571

Median = \$808,000

This data, which is admittedly a small sample size, suggests that the sales prices for homes along corridors have been somewhat lower, based on the median.⁹ At the request of the Committee

⁸ HOC is a quasi-governmental County agency that provides affordable and supportive housing services to low- and moderate-income families and individuals. It is the County’s designated public housing authority and housing finance agency.

⁹ There are multi-family buildings on the applicable parcels, but many of them are conditional use senior affordable housing.

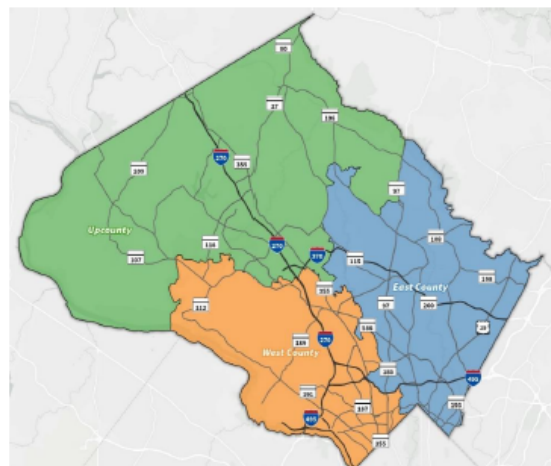
during the March 31st worksession, Planning Staff provided a breakdown of naturally-occurring affordable housing (NOAH) by planning area, and a comparison of the 20% non-owner-occupied sales with the owner-occupied sales. That data is shown below.

Sales Comparison of ZTA 25-02 Applicable SFD Parcels (2022-2025 YTD Sales)					
	Count	Average	Median	Average SFD Lot Size	Average SFD GFA
Owner-Occupied Sales	138	\$821,496	\$701,750	11,292 sf	1,821 sf
Non Owner-Occupied Sales	40	\$721,911	\$551,000	14,497 sf	1,696 sf
Difference		-\$99,584	-\$150,750		
Percent Difference		-12.12%	-21.48%		
All Sales of Applicable SFD Parcels	178	\$799,117	\$662,500		
All Applicable SFD Parcels	2,079			11,955 sf	1,795 sf

Percentage of SFD Units Sold Last Year (2024)			
	SFD Sold Count	Total SFD Parcels	Percent Sold
Owner-Occupied			
ZTA 25-02 Applicable Parcels	37	1,649	2.2%
Countywide	4,862	168,453	2.9%
Non Owner-Occupied			
ZTA 25-02 Applicable Parcels	11	430	2.6%
Countywide	745	16,078	4.6%
All SFD Parcels			
ZTA 25-02 Applicable Parcels	48	2,079	2.3%
Countywide	5,607	184,531	3.0%

Sales Comparison of ZTA 25-02 Applicable SFD Parcels (2022-2025 YTD Sales)			
	Count	Average	Median
East County Planning Area			
Sales of Non-Applicable SFD Parcels	7,876	\$704,111	\$650,000
Sales of Applicable Parcels	127	\$631,912	\$550,000
Difference		-\$72,199	-\$100,000
Percent Difference		-10.25%	-15.38%
West County Planning Area			
Non-Applicable Parcel Sales	6,942	\$1,379,796	\$1,224,000
Applicable Parcel Sales	50	\$1,224,800	\$1,162,500
Difference		-\$154,996	-\$61,500
Percent Difference		-11.23%	-5.02%
Upcounty Planning Area			
Non-Applicable Parcel Sales	3,851	\$899,311	\$679,000
Applicable Parcel Sales	1	Too few	Too few

Source: Montgomery Planning analysis of SDAT data



During the Committee worksession, Council Vice President Jawando proposed a longer control period for the affordable units. Chair Friedson noted that Chapter 25A could be amended to require a longer control period, but that those changes cannot be made in the ZTA. Per Council Staff, any changes to the workforce housing program must be made in a separate bill, and lowering the AMI in the ZTA would require using a program outside of workforce housing. Chair Friedson and Councilmember Fani-González disagreed with the proposed amendment to lower the AMI requirements for this ZTA.

4. *Do not require workforce housing for 50% of the units for duplexes.* (1-2, Council Vice President Jawando approving)

During the Committee worksession, Council Vice President Jawando proposed requiring 1 of the 2 dwelling units in a duplex to meet the requirements for workforce housing. Chair Friedson and

Councilmember Fani-González disagreed, stating that requiring duplexes to go through optional method and requiring 50% of the units to be affordable will be prohibitively expensive.

5. *Do not create an administrative site plan approval process. (3-0)*

When projects are referred to as being allowed “by right”, that typically refers to a permitted or limited use that is not subject to Planning Board approval and can go directly to DPS. Optional method projects go to the Planning Board for approval and allow the applicant to gain more density and greater flexibility in development. The Board reviews the application in a public session with opportunity for public feedback. Optional method development requires site plan approval. Under Section 7.3.4.E of the Zoning Ordinance, the Planning Board has a list of findings that it must make to approve an application. The application must:

- meet the requirements of Chapter 59, Zoning Ordinance; Chapter 19, Erosion, Sediment Control, and Stormwater Management; and Chapter 22A, Forest Conservation;
- provide safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;
- substantially conform with the recommendations of the applicable master plan;
- 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; and
- be compatible with the character of the residential neighborhood, or existing and approved or pending adjacent development.

The Planning Board recommended creating an administrative site plan approval process for duplexes and triplexes. The Board noted that the existing site plan approval process may be onerous for duplexes and triplexes. The Board recommended an administrative site plan process that has an expedited timeline and the potential for approval by the Planning Director. Similar processes in the County allow approval by the Planning Director instead of the Planning Board. Notice procedures still apply, including a sign posting. Typically, the Director will refer the application to the Board for a hearing if there are relevant objections received. For example, an administrative process could be one where notice is provided, and if no objection is received within a certain timeframe, the Director may approve the application. If an objection is filed, then the application would proceed through the regular site plan approval process. Alternatively, Council Staff recommended a reduced fee or simpler application requirements for duplexes and triplexes, to ease the burden of approval. A reduced fee would need to be approved by the Planning Board, not the Council.

The Committee unanimously agreed not to create an administrative site plan approval process. Councilmember Fani-González requested the Planning Board consider reducing the fees for duplexes and triplexes.

6. *Update the eligible parcels map.*

A map and table have been provided which list eligible properties. The table is included in this staff report, and the map can be found here: mcatlas.org/housingnow. As noted in the disclaimer, the interactive map is not intended to show all properties that will be redeveloped. Rather, it shows

properties that meet the criteria for ZTA 25-02, based on the type of corridor, road width, and number of travel lanes. Many of these properties are unlikely to be developed because they are public properties such as schools or libraries, or because of other development standards such as setback requirements, parking, height, and density. In addition, any application will need Planning Board approval and compliance with existing zoning laws and other regulations, such as water sewer, subdivision, forest conservation, and easements. No part of the More Housing N.O.W. package would trigger a taking or eminent domain. The County will not force any property owner that meets the criteria of this ZTA to sell, vacate, or redevelop their property. A property will only go through workforce housing optional method development if the property owner submits an application to do so.

Given questions from the public, the Committee members made the following requests:

- Council Vice President Jawando requested a parcel count that removes all flag lots and corner lots, given the Committee amendment to make them ineligible for the ZTA.
- Council Vice President Jawando requested an appendix or table listing the eligible parcels. Chair Friedson asked Planning to determine if this was possible and what format it would need to take.
- Councilmember Fani-González requested publicly-owned parcels be shown as a different color on the map.

The Planning Department has updated the eligible parcels to remove flag lots, through lots, and parcels along Controlled Major Highways. In addition, publicly-owned parcels on the map are a different color.

ADDITIONAL PROPOSED AMENDMENTS

1. Effective date (Lead sponsor/Chair Friedson)

Chair Friedson proposes an amendment to delay the effective date of ZTA 25-02 to November 1, 2025. As noted above, Chair Friedson has requested introduction of SRA 25-02, Technical Review – Optional Method Workforce Housing Development, co-lead sponsor Council President Stewart, tentatively scheduled for introduction on July 22, 2025. This SRA would prohibit the creation of flag lots and through lots under workforce housing optional method development and limit the number of consolidated lots for workforce housing optional method development to 3 lots.

A ZTA is effective 20 days after adoption, unless it contains language stating otherwise. SRAs also typically have an effective date of 20 days. As a general practice, agencies and departments apply the law in place at the time of application. Therefore, there may be a brief window of time where the ZTA is in effect, but the SRA has not yet become effective, allowing the creation of flag lots or through lots and consolidation of over 3 units. As noted, a very high standard must be met for the Planning Board to approve the creation of a through lot or flag lot. However, to avoid an unnecessary loophole, Chair Friedson is proposing an amendment to delay the effective date of ZTA 25-02 until November 1, 2025, to give the Council sufficient time to review SRA 25-02. Councilmember Sayles and Council Vice President Jawando agree with this amendment, similarly proposing amendments to align the effective date of the ZTA with the SRA.

Sec. [[9]] 11. Effective date. This ordinance becomes effective [[20 days after the date of Council adoption]] on November 1, 2025.

2. Reporting requirements (Councilmember Sayles)

Councilmember Sayles proposes an amendment to require certain County agencies and departments to collect data on the ZTA's impacts and submit a biennial report for 10 years. This amendment is a response to various concerns raised by the community.

Sec. 12. Reporting Requirement. The Planning Department must submit a biennial impact report on December 1st, beginning December 1, 2027, and until December 1, 2037. The impact report must include input from the Department of Transportation, the Department of Permitting Services, and the Department of Housing and Community Affairs, where relevant. The report must include how many applications under ZTA 25-02 have been applied for in the County, any measurable impacts on traffic and stormwater management, the total number of units built and the total number of affordable units, the number of parking waivers requested and the number of parking waivers approved, the number of applications that submitted a preliminary plan for subdivision, and any other data or analysis that the Planning Department finds useful or relevant in studying the effectiveness and impacts of ZTA 25-02.

This packet contains:

ZTA 25-02, as amended	© 1
Designated Roadway Segments Table	© 30
Letter from Lead Sponsors	© 39
Racial Equity & Social Justice (RESJ) Impact Statement	© 43
Climate Assessment	© 50
Planning Board Recommendation	© 52
Planning Board Proposed Amendments	© 54
Planning Staff Memorandum	© 58
Sales Comparison of ZTA 25-02 Applicable SFD Parcels	© 98
Consolidated Lots Potential Scenarios	© 99
Letter from Chair Friedson	© 122
Letter from the County Executive	© 124
Updated List of Potentially Eligible Parcels	© 133

Ordinance No.: _____
Zoning Text Amendment No.: 25-02
Concerning: Workforce Housing –
Development Standards
Revised: 7/16/2025 Draft No.: 2
Introduced: February 4, 2025
Public Hearing: March 11, 2025
Adopted: _____
Effective: _____

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsors: Councilmembers Friedson and Fani-González
Co-Sponsors: Councilmember Luedtke, Council President Stewart, and
Councilmembers Balcombe and Sayles

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) allow additional residential building types in certain residential zones along certain road typologies;
- (2) create optional method workforce housing development standards; and
- (3) amend the development standards and general development requirements for certain residential zones.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 1.4.	“Defined Terms”
Section 1.4.2.	“Specific Terms and Phrases Defined”
Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
<u>Division 3.3.</u>	<u>“Residential Uses”</u>
<u>Section 3.3.1.</u>	<u>“Household Living”</u>
Division 4.1.	“Rules for All Zones”
Section 4.1.3.	“Building Types in the Agricultural, Rural Residential, and Residential Zones”
Section 4.1.4.	“Building Types Allowed by Zone in the Agricultural, Rural Residential, and Residential Zones”
<u>Section 4.1.5.</u>	<u>“Building Types in the Commercial/Residential, Employment, and Industrial Zones”</u>

<u>Section 4.1.6.</u>	<u>“Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones”</u>
Division 4.3.	“Rural Residential Zones”
Section 4.3.5.	“Rural Neighborhood Cluster Zone (RNC)”
Division 4.4.	“Residential Zones”
Section 4.4.2.	“Optional Method Development”
Section 4.4.5.	“Residential Estate - 2C Zone (RE-2C)”
Section 4.4.6.	“Residential Estate - 1 Zone (RE-1)”
Section 4.4.7.	“Residential - 200 Zone (R-200)”
Section 4.4.8.	“Residential - 90 Zone (R-90)”
Section 4.4.9.	“Residential - 60 Zone (R-60)”
Section 4.4.10.	“Residential - 40 Zone (R-40)”
Section 4.4.11.	“Townhouse Low Density Zone (TLD)”
Section 4.4.12.	“Townhouse Medium Density Zone (TMD)”
Section 4.4.13.	“Townhouse High Density Zone (THD)”
Section 4.4.14.	“Residential Multi-Unit Low Density - 30 Zone (R-30)”
Section 4.4.15.	“Residential Multi-Unit Medium Density - 20 Zone (R-20)”
Section 4.4.16.	“Residential Multi-Unit High Density - 10 Zone (R-10)”
Division 4.5.	“Commercial/Residential Zones”
Section 4.5.3.	“Standard Method Development”
Division 4.6.	“Employment Zones”
Section 4.6.3.	“Standard Method Development”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-1.4 is amended as follows:

Division 1.4. Defined Terms

* * *

Section 1.4.2. Specific Terms and Phrases Defined

In this Chapter, terms that are not specifically defined have their ordinary meaning. The following words and phrases have the meanings indicated.

* * *

Base Density: The maximum FAR or number of dwelling units per acre permitted by the zoning classification of a property without the use of optional method Cluster Development, optional method MPDU Development, optional method Workforce Housing Development, or TDR density increase or application of a Floating zone.

* * *

Triplex: See Section 4.1.3.C. and Section 4.1.5.C.

* * *

Usable Area: The area upon which the density of development is calculated in optional method MPDU, [and] Cluster Development, and Workforce Housing projects. If more than 50% of the tract is within environmental buffers, usable area is calculated by deducting from the tract the incremental area of the environmental buffer that exceeds 50%.

* * *

Sec. 2. DIVISION 59-3.1 is amended as follows:

Division 3.1. Use Table

* * *

Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

27

USE OR USE GROUP	Definition s and Standards	Ag AR	Rural Residential			Residential												Commercial / Residential			Employment				Industrial		
						Residential Detached							Residential Townhouse			Residential Multi-Unit											
			R	RC	RNC	RE- 2	RE- 2C	RE-1 R- 200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH
* * *																											
RESIDENTIAL																											
HOUSEHOLD LIVING	3.3.1																										
Single-Unit Living	3.3.1.B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	L	L	L			
Two-Unit Living	3.3.1.C.				P		L	L	L	L	L	P	P	P	P	P	P	P	P	P	L	L	L	L			
Townhouse Living	3.3.1.D.				P	C	L/C	L/C	L/C	L/C	L/C	L/C	P	P	P	P	P	P	P	P	L	L	L	L			
Multi-Unit Living	3.3.1.E.					C	C	C	[C] L/C	[C] L/C	[C] L/C	[C] L/C				P	P	P	P	P	L	L	L	L			
* * *																											

28

* * *

Sec. 3. DIVISION 59-3.3 is amended as follows:

Division 3.3. “Residential Uses”

Section 3.3.1. “Household Living”

* * *

D. Townhouse Living

1. Defined

Townhouse Living means 3 or more dwelling units in a townhouse building or triplex building type.

* * *

Sec. [[3]] 4. DIVISION 59-4.1 is amended as follows:

Division 4.1. Rules for All Zones

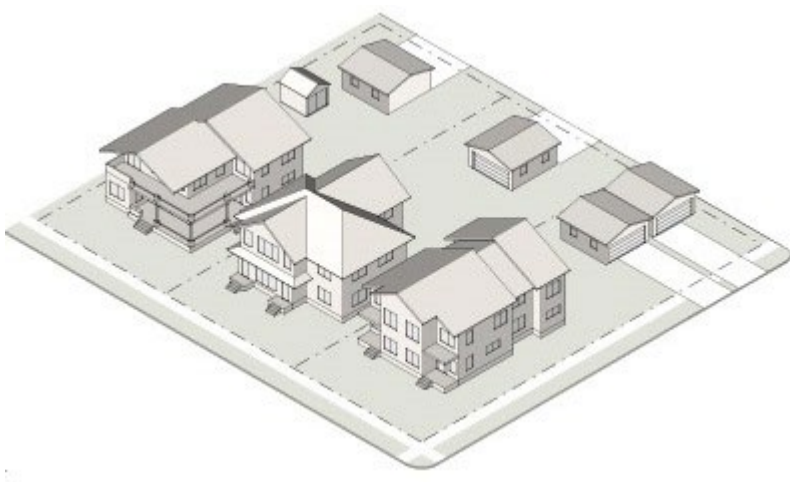
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Section 4.1.3. Building Types in the Agricultural, Rural Residential, and Residential Zones

* * *

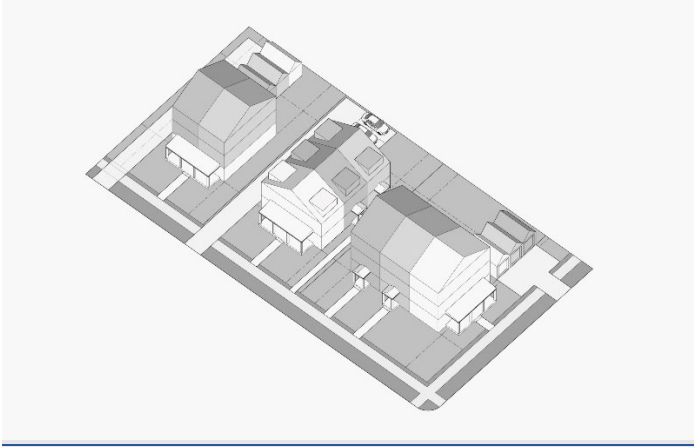
B. Duplex

A duplex is a building containing 2 principal dwelling units that may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



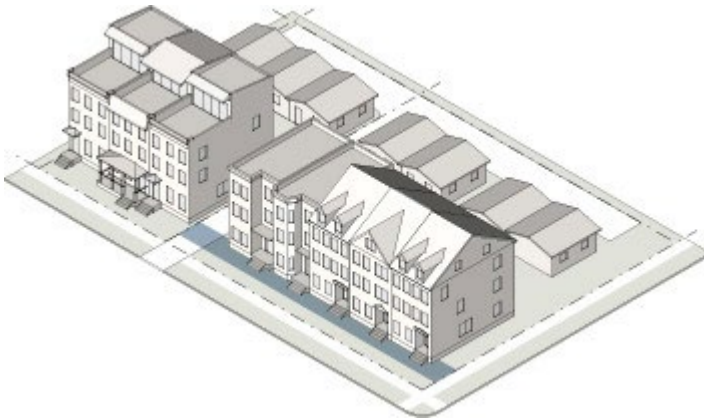
C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



[C]D. Townhouse

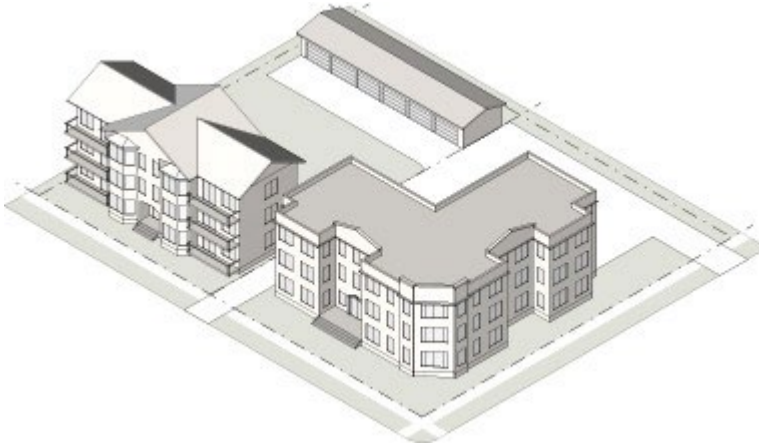
A townhouse is a building containing [3] 4 or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



[D]E. Apartment Building

An apartment building is a building containing [3] 4 or more dwelling units vertically and horizontally arranged. In the R-30, R-20, and R-10, [[Commercial/Residential, and Employment]] zones, an [An] apartment may



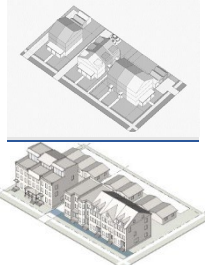

63 contain up to 10% of the gross floor area as Retail/Service Establishment uses,
 64 otherwise it is a multi use building.



65

66 **Section 4.1.4. Building Types Allowed by Zone in the Agricultural, Rural**
 67 **Residential, and Residential Zones**

68 In the Agricultural, Rural Residential, and Residential zones, building types are
 69 allowed by zone as follows:

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone 	Duplex 	<u>Triplex or Townhouse</u> 	Apartment Building 
* * *				
Residential Detached Zones				
* * *				
Residential - 200 (R-200)	A	MPDU, TDR ₂ , WFH	MPDU, TDR ₂ , WFH	TDR ₂ , WFH
Residential - 90 (R-90)	A	MPDU, CD, TDR ₂ , WFH	MPDU, CD, TDR ₂ , WFH	TDR ₂ , WFH
Residential - 60 (R-60)	A	MPDU, CD, TDR ₂ , WFH	MPDU, CD, TDR ₂ , WFH	TDR ₂ , WFH
Residential - 40 (R-40)	A	A	MPDU, WFH	[--] WFH

* * *				
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KEY[]: A = Allowed to accommodate permitted, limited, and conditional uses

-- = Not allowed

CD = Allowed as part of an optional method Cluster Development

MPDU = Allowed as part of an optional method MPDU Development

TDR = Allowed in a TDR Overlay zone as part of optional method TDR

Development under Section 4.9.15.B

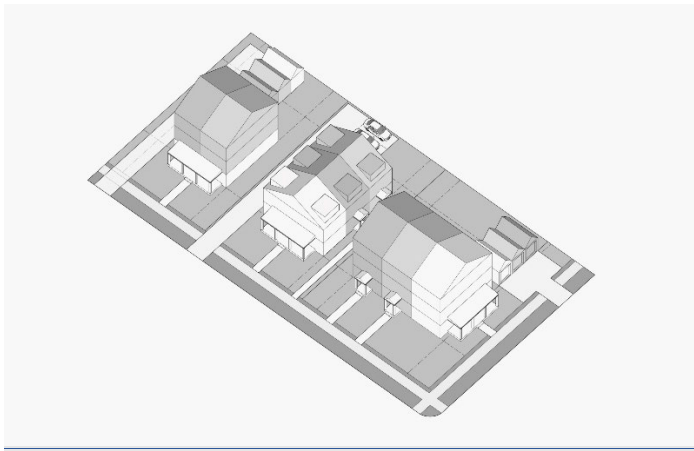
WFH = Allowed as part of an optional method Workforce Housing Development

Section 4.1.5. Building Types in the Commercial/Residential, Employment, and Industrial Zones

* * *

C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



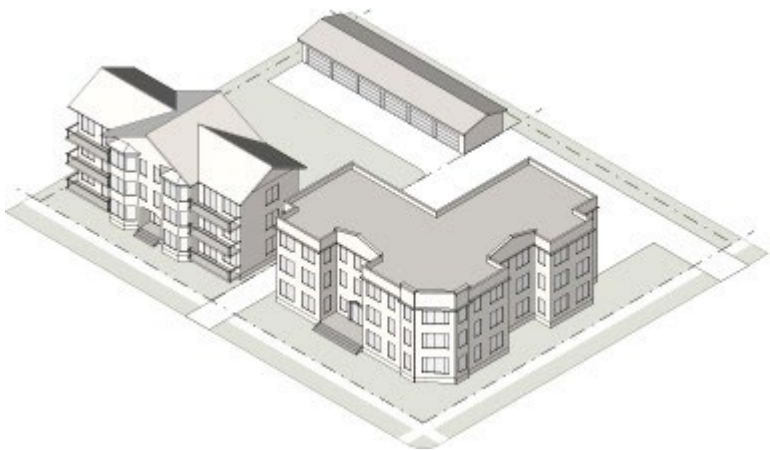
[C]D. Townhouse

A townhouse is a building containing [3] 4 or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.



~~[[D]]E.~~ Apartment Building

An apartment building is a building containing ~~[[3]]~~ 4 or more dwelling units vertically and horizontally arranged. In the Commercial/Residential and Employment zones, an ~~[[An]]~~ apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a multi use building.






* * *

Section 4.1.6. Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones

In the Commercial/Residential, Employment, and Industrial zones, building types are allowed by zone as follows:

	Detached House	Duplex 	<u>Triplex or Townhouse</u>	Apartment Building 	Multi Use Building 	General Building
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* * *					

Sec. [[4]] 5. DIVISION 59-4.3 is amended as follows:

Division 4.3. Rural Residential Zones

Section 4.3.5. Rural Neighborhood Cluster Zone (RNC)

C. RNC Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
---------	---	---------------	---------------	-----------------------------

E. RNC Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

Sec. [[5]] 6. DIVISION 59-4.4 is amended as follows:

Division 4.4. Residential Zones

Section 4.4.2. Optional Method Development

The RE-2C, RE-1, R-200, R-90, and R-60 zone allow development under optional method MPDU Development and optional method Cluster Development. The R-40,

TLD, TMD, THD, R-30, R-20, and R-10 zone allow development under optional method MPDU Development. The R-200, R-90, R-60, and R-40 zone allow development under optional method Workforce Housing Development.

* * *

C. Optional Method Workforce Housing Development

This optional method of development is permitted where workforce housing units that satisfy Chapter 25B are included. Optional method Workforce Housing Development allows additional building types and provides more flexibility in lot layout.

1. Development Approval Procedure

Site plan approval under Section 7.3.4 is required.

2. Workforce Housing Development Across Different Zones

Optional method Workforce Housing Development may occur across different zones under the following limitations:

- a. The differently zoned areas must be contiguous;
- b. Uses and building types are governed by the zone;
- c. The site requirements in the optional method tables apply; density and open space must be calculated as if each area were developed individually; and
- d. The allowed number of units and required open space may be located without regard to the limits in the underlying zone.

3. Density and Usable Area

- a. The maximum total residential FAR is 1.25.
- b. Density is calculated on usable area within the tract.

4. Development Standards for Workforce Housing Projects

- a. An applicant must provide at least 15% workforce housing units that satisfy Chapter 25B, with a minimum of one workforce housing unit for construction of 3 or more units.
- b. The maximum height for all buildings is 40 feet.
- c. The minimum site size is the minimum lot size in the underlying zone.
- d. Off-street parking must be located behind the front building line.
- e. Driveway access is limited to one driveway per street frontage unless additional driveway access is approved by an appropriate agency with jurisdiction over the right-of-way. An applicant with a shared driveway must provide a signed agreement from the neighboring property owner who shares the driveway agreeing to continued use of the shared driveway or meet the requirements for a new driveway.
- f. Development under this method is prohibited on through lots and flag lots.
- g. The minimum parking requirement under Division 6.2 may be reduced by the Planning Board by up to one parking space per unit if:
 - i. the property is in the R-60 or R-40 zone;
 - ii. the application is for 3 or more units;
 - iii. there was no assemblage of lots under Chapter 50; and
 - iv. the property is within ½ mile of a Metro station or Purple Line station, or within ¼ mile of an existing Bus Rapid Transit station or a Bus Rapid Transit station that has been funded for construction in the 6-year CIP at the time of application.

5. Applicable Corridors

- a. The front lot line of all lots or parcels included in an application's tract must abut a [[Boulevard, Downtown Boulevard,]] Downtown Street[[, Town Center Boulevard, or Controlled Major Highway,]] or any of the Boulevard-street classifications, as defined by Chapter 49, as amended.
- b. The width of the master-planned right-of-way must be greater than 100 feet.
- c. The right-of-way must have at least 3 existing vehicle travel lanes.

6. Dedicated Land

Land dedicated to public use for a school or park site may be included in the calculation of the density of development if development of the remaining land satisfies Section 4.4.2.C and the optional method Workforce Housing Development standards.

7. Community Water and Sewer

Development under this method is prohibited unless the resulting development will be connected to community water supply and sewerage systems.

* * *

Section 4.4.5. Residential Estate - 2C Zone (RE-2C)

* * *

D. RE-2C Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

* * *

Section 4.4.6. Residential Estate - 1 Zone (RE-1)

* * *

D. RE-1 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

* * *

Section 4.4.7. Residential - 200 Zone (R-200)

* * *

C. R-200 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House

D. R-200 Zone, Workforce Housing Development Standards

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
1. Site				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>	<u>16,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 25%</u>	<u>[[n/a]] 25%</u>	<u>25%</u>	<u>25%</u>
2. <u>Lot and Density</u>				
<u>Lot (min)</u>				
<u>[[Lot area (per unit)]]</u>			<u>[[2,000]] 1,500 SF</u>	<u>n/a</u>
<u>Average lot area per unit</u>	<u>8,000 SF</u>	<u>5,000 SF</u>		
<u>Lot width at front building line</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>
<u>Lot width at front lot line</u>	<u>15'</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Frontage on street or open space</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>
<u>Density (max)</u>				
The density allowed for any application is 1.25 FAR.				
<u>Coverage (max)</u>				
<u>Lot</u>	<u>25%</u>	<u>25%</u>	<u>n/a</u>	<u>n/a</u>
<u>Specification for Lot and Density</u>				
<u>Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.</u>				
3. <u>Placement</u>				
<u>Principal Building Setbacks (min)</u>				
<u>Front setback</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>

Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'	40'	40'	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'
Side setback, including end unit	12'	12'	12'	12'
Rear setback	30'	30'	30'	30'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback	65'	65'	65'	65'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'	40'	40'	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'
Side setback	12'	12'	12'	12'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'	12'	12'	12'
Rear setback, if not otherwise addressed	7'	7'	7'	7'
Specification for Accessory Structure Setbacks				
a. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.				
b. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	35'	35'	35'	35'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<u>6. Buildings used for Agriculture Associated with Farming</u>				
<u>Specification for Buildings used for Agriculture Associated with Farming</u>				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40’.				

Section 4.4.8. Residential - 90 Zone (R-90)

* * *

C. R-90 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House	Duplex	<u>Triplex or Townhouse</u>

D. R-90 Zone, Workforce Housing Development Standards

	Duplex	Triplex	Townhouse	Apartment
<u>1. Site</u>				
<u>Dimensions (min)</u>				
Usable area	9,000 SF	9,000 SF	9,000 SF	9,000 SF
Site coverage (max)	[[n/a]] 30%	[[n/a]] 30%	30%	30%
<u>2. Lot & Density</u>				
<u>Dimensions (min)</u>				
[[Lot area (per unit)]]				
Average lot area per unit	4,500 SF	3,000 SF	1,200 SF	n/a
Lot width at front building line	35’	Determined at site plan	Determined at site plan	n/a
Lot width at front lot line	15’	Determined at site plan	Determined at site plan	n/a
Frontage on street or open space	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50	Required, except as exempt under Chapter 50
<u>Density (max)</u>				
The density allowed for any application is 1.25 FAR.				
<u>Coverage (max)</u>				
Lot	30%	30%	n/a	n/a
<u>Specification for Lot and Density</u>				
Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.				
<u>3. Placement</u>				
<u>Principal Building Setbacks (min)</u>				
Front setback	30’	20’	20’	20’
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30’	20’	20’	20’

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	25'	20'	20'	20'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
<p>a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.</p> <p>b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.</p> <p>c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.</p> <p>d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.</p>				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	25'	25'	25'	25'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
6. Buildings used for Agriculture Associated with Farming				
<u>Specification for Buildings used for Agriculture Associated with Farming</u>				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40’.				

Section 4.4.9. Residential - 60 Zone (R-60)

* * *

C. R-60 Zone, Optional Method Development Standards

	MPDU Development			Cluster Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Detached House	Duplex	<u>Triplex or Townhouse</u>

D. R-60 Zone, Workforce Housing Development Standards

	Duplex	Triplex	Townhouse	Apartment
1. Site				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 35%</u>	<u>[[n/a]] 35%</u>	<u>35%</u>	<u>35%</u>
2. Lot				
<u>Dimensions (min)</u>				
<u>[[Lot area (per unit)]]</u>				
<u>Average lot area per unit</u>	<u>3,000 SF</u>	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>n/a</u>
<u>Lot width at front building line</u>	<u>30’</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Lot width at front lot line</u>	<u>15’</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Frontage on street or open space</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>
<u>Density (max)</u>				
The density allowed for any application is 1.25 FAR.				
<u>Coverage (max)</u>				
<u>Lot</u>	<u>35%</u>	<u>35%</u>	<u>n/a</u>	<u>n/a</u>
<u>Specification for Lot and Density</u>				
a. <u>Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.</u>				
b. <u>The lot coverage maximum does not apply to Religious Assembly.</u>				
3. Placement				
<u>Principal Building Setbacks (min)</u>				
<u>Front setback</u>	<u>25’</u>	<u>20’</u>	<u>20’</u>	<u>20’</u>
<u>Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone</u>	<u>25’</u>	<u>20’</u>	<u>20’</u>	<u>20’</u>

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	20'	20'	20'	20'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.				
b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.				
c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.				
d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.				
4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	20'	20'	20'	20'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a

Porch/Stoop	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
Balcony	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<u>6. Buildings used for Agriculture Associated with Farming</u>				
<u>Specification for Buildings used for Agriculture Associated with Farming</u>				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40'.				

Section 4.4.10. Residential - 40 Zone (R-40)

* * *

C. R-40 Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	Triplex or Townhouse

D. R-40 Zone, Workforce Housing Development Standards

	<u>Duplex</u>	<u>Triplex</u>	<u>Townhouse</u>	<u>Apartment</u>
<u>1. Site</u>				
<u>Dimensions (min)</u>				
<u>Usable area</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>	<u>6,000 SF</u>
<u>Site coverage (max)</u>	<u>[[n/a]] 40%</u>	<u>[[n/a]] 40%</u>	<u>40%</u>	<u>40%</u>
<u>2. Lot & Density</u>				
<u>Dimensions (min)</u>				
<u>[[Lot area (per unit)]] Average lot area per unit</u>	<u>3,000 SF</u>	<u>2,000 SF</u>	<u>1,000 SF</u>	<u>n/a</u>
<u>Lot width at front building line</u>	<u>30'</u>	<u>Determined at site plan'</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Lot width at front lot line</u>	<u>15'</u>	<u>Determined at site plan</u>	<u>Determined at site plan</u>	<u>n/a</u>
<u>Frontage on street or open space</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>	<u>Required, except as exempt under Chapter 50</u>
<u>Density (max)</u>				
<u>The density allowed for any application is 1.25 FAR.</u>				
<u>Coverage (max)</u>				
<u>Lot</u>	<u>40%</u>	<u>40%</u>	<u>n/a</u>	<u>n/a</u>
<u>Specification for Lot and Density</u>				
<u>Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.</u>				
<u>3. Placement</u>				
<u>Principal Building Setbacks (min)</u>				
<u>Front setback</u>	<u>25'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
<u>Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone</u>	<u>25'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback, including end unit	8'	6'	6'	6'
Rear setback	20'	15'	15'	15'
Specification for Principal Building Setbacks				
Development may have to satisfy Section 4.4.1.A, Established Building Line.				
Accessory Structure Setbacks (min)				
Front setback, behind the front building line	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	10'	10'	10'
Side setback	5'	5'	5'	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'	10'	10'	10'
Rear setback, if not otherwise addressed	5'	5'	5'	5'
Specification for Accessory Structure Setbacks				
a. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15.				
b. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.				
c. Where the principal building on a lot is a duplex or triplex, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.				
d. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.				

4. Height				
Height (max)				
Principal building, measured to highest point of any roof	40'	40'	40'	40'
Accessory structure	20'	20'	20'	20'
5. Form				
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a
Porch/Stoop	yes	yes	yes	yes
Balcony	yes	yes	yes	yes
6. Buildings used for Agriculture Associated with Farming				
Specification for Buildings used for Agriculture Associated with Farming				
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 40'.				

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Section 4.4.11. Townhouse Low Density Zone (TLD)

* * *

B. TLD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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C. TLD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

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Section 4.4.12. Townhouse Medium Density Zone (TMD)

* * *

B. TMD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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C. TMD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

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Section 4.4.13. Townhouse High Density Zone (THD)

* * *

B. THD Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>
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C. THD Zone, Optional Method Development Standards

	MPDU Development		
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>

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Section 4.4.14. Residential Multi-Unit Low Density - 30 Zone (R-30)

* * *

B. R-30 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-30 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

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Section 4.4.15. Residential Multi-Unit Medium Density - 20 Zone (R-20)

* * *

B. R-20 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-20 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

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Section 4.4.16. Residential Multi-Unit High Density - 10 Zone (R-10)

* * *

B. R-10 Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment
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C. R-10 Zone, Optional Method Development Standards

	MPDU Development			
1. Site	Detached House	Duplex	<u>Triplex or Townhouse</u>	Apartment

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Sec. [[6]] 7. DIVISION 59-4.5 is amended as follows:

Division 4.5. Commercial/Residential Zones

* * *

Section 4.5.3. Standard Method Development

* * *

C. CRN, CRT, and CR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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Sec. ~~[[7]]~~8. DIVISION 59-4.6 is amended as follows:

Division 4.6. Employment Zones

* * *

Section 4.6.3. Standard Method Development

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C. GR and NR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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D. LSC Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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D. EOF Zone, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	<u>Triplex or Townhouse</u>	Apartment	Multi Use	General
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Sec. 9. DIVISION 59-6.2 is amended as follows:

Division 6.2. Parking, Queuing, and Loading

* * *

Section 6.2.4. Parking Requirements

* * *

B. Vehicle Parking Spaces

277

USE or USE GROUP	Metric	AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	Commercial/Residential and Employment Zones		
			Within a Parking Lot District or Reduced Parking Area		Outside a Parking Lot District or Reduced Parking Area
		Baseline Minimum	Baseline Minimum	Baseline Maximum	Baseline Minimum
RESIDENTIAL					
HOUSEHOLD LIVING					
Single-Unit Living Two-Unit Living Townhouse Living	Dwelling Unit	2.00	1.00	2.00	2.00
Multi-Unit Living	Efficiency Dwelling Unit	1.00	1.00	1.00	1.00
	1 Bedroom Dwelling Unit	1.25	1.00	1.25	1.25
	2 Bedroom Dwelling Unit	1.50	1.00	1.50	1.50
	3+ Bedroom Dwelling Unit	2.00	1.00	2.00	2.00

* * *

278

279 **Sec. [[8]] 10. Short title.** This zoning text amendment may be cited as part
280 of the “More Housing N.O.W. (New Options for Workers)” package.

281 **Sec. [[9]] 11. Effective date.** This ordinance becomes effective 20 days after
282 the date of Council adoption.

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

ZTA 25-02 Workforce Housing - Development Standards Designated Roadway Segments

Disclaimer: This table is intended to provide a list of the roadway segments that are included in [ZTA 25-02, Workforce Housing – Development Standards](#), as introduced on February 4, 2025. This table strives to accurately reflect the roadways subject to the ZTA, and any errors in the omission or inclusion of any small number of road segments is inadvertent. Please refer to the following map to identify what specific parcels may be subject to the ZTA: mcatlas.org/housingnow. An application for development would require Planning Board approval and compliance with existing zoning laws and other regulations, such as water sewer, subdivision, forest conservation, and easements. Further, the [Zoning Ordinance](#) does not apply to the following municipalities: Brookeville, Poolesville, Laytonsville, Rockville, Barnesville, Gaithersburg, and Washington Grove.

Street Name	From	To	CSDG Classification	# of Existing Lanes	Planned Right-of-Way
16th St (MD 390)	2nd Ave	630' South of Lyttonsville Road	Town Center Boulevard	6	120
16th St (MD 390)	630' South of Lyttonsville Road	Downtown Silver Spring Boundary	Town Center Boulevard	6	120
Adelphi Rd	New Hampshire Ave	Prince George's County Line	Boulevard	4	120
Bradley Blvd (MD 191)	Goldsboro Rd	Glenbrook Rd	Boulevard	4	120
Bradley Blvd (MD 191)	Glenbrook Rd	Fairfax Rd	Boulevard	6	120
Bradley Blvd (MD 191)	Fairfax Rd	Leland St	Downtown Boulevard	6	120
Bradley Blvd (MD 191)	Leland St	Wisconsin Ave	Downtown Boulevard	4	120
Clarksburg Rd (MD 121)	Gosnell Farm Dr	Cabin Branch Town Center Boundary	Town Center Boulevard	5	150
Clopper Rd (MD 117)	Steeple Rd	Eternity Rd	Boulevard	4	150
Clopper Rd (MD 117)	Kingsview Rd	Germantown Rd	Boulevard	4	150
Clopper Rd (MD 117)	Germantown Road	Great Seneca Hwy	Boulevard	5	150
Colesville Rd (US 29)	Northwest Branch Stream Valley	Southwood Ave	Boulevard	6	122
Colesville Rd (US 29)	Southwood Ave	Timberwood Ave	Boulevard	6	120
Colesville Rd (US 29)	Timberwood Ave	Four Corners Town Center Boundary	Town Center Boulevard	6	120
Colesville Rd (US 29)	Four Corners Town Center Boundary	Sligo Creek Pkwy	Boulevard	6	120
Colesville Rd (US 29)	Sligo Creek Pkwy	Noyes Dr	Boulevard	5-6	120

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Colesville Rd (US 29)	Noyes Dr	Fenton St	Downtown Boulevard	5-6	120
Columbia Pike (US 29)	Lockwood Dr	Lockwood Dr	Town Center Boulevard	6	122
Columbia Pike (US 29)	Sandy Spring Rd (MD 198)	Greencastle Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	Greencastle Rd	Musgrove Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	Musgrove Rd	East Randolph Rd	Controlled Major Highway	6	200
Columbia Pike (US 29)	New Hampshire Ave (MD 650)	Burnt Mills Town Center Boundary	Boulevard	6	122
Connecticut Ave (MD 185)	Georgia Ave (MD 97)	Turkey Branch (Matthew Henson State Park)	Town Center Boulevard	6	150
Connecticut Ave (MD 185)	Turkey Branch (Matthew Henson State Park)	Randolph Rd	Boulevard	6	120
Connecticut Ave (MD 185)	Randolph Rd	Veirs Mill Corridor Master Plan Southern Boundary	Boulevard	6	160
Connecticut Ave (MD 185)	Veirs Mill Corridor Master Plan Southern Boundary	Lawrence Ave	Boulevard	6	120
Connecticut Ave (MD 185)	Lawrence Ave	Kensington Town Center Boundary	Boulevard	6	120
Connecticut Ave (MD 185)	Knowles Ave	Warner St	Town Center Boulevard	6	120
Connecticut Ave (MD 185)	Warner St	230' south of Washington St	Boulevard	6	120
Connecticut Ave (MD 185)	Dresden St	Capital Beltway (I-495)	Boulevard	6	120
Connecticut Ave (MD 185)	Capital Beltway (I-495)	Jones Bridge Rd	Boulevard	6	120
Connecticut Ave (MD 185)	Jones Bridge Rd	Manor Rd	Boulevard	6	120
Connecticut Ave (MD 185)	1330' north of East-West Hwy	East-West Hwy	Boulevard	6	120
Connecticut Ave (MD 185)	East-West Hwy (MD 410)	Western Ave (D.C. Line)	Boulevard	6	120
Crystal Rock Dr	Father Hurley Blvd	Aircraft Dr	Town Center Boulevard	4	120
Darnestown Rd (MD 28)	Riffle Ford Rd	Briar Rock Dr	Boulevard	4	120
Darnestown Rd (MD 28)	Briar Rock Dr	Quince Orchard Rd	Boulevard	4	120
Darnestown Rd (MD 28)	Quince Orchard Rd	Blackberry Dr	Boulevard	4	120
Darnestown Rd (MD 28)	Blackberry Dr	Muddy Branch Rd	Boulevard	4	120
Darnestown Rd (MD 28)	Muddy Branch Rd	Key West Ave (MD 28)	Town Center Boulevard	6	130
Democracy Blvd	Seven Locks Rd	Bells Mill Rd	Boulevard	6	150
Democracy Blvd	I-270	Old Georgetown Rd (MD 187)	Downtown Boulevard	6	120
E Gude Dr	Gude Dr Rec Park [Northern Planning Boundary]	Suburban Boundary	Boulevard	4	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

East Randolph Rd	Columbia Pike (US 29)	Serpentine Way	Downtown Boulevard	4	120
East-West Hwy (MD 410)	Pearl St	Pearl District Connector	Downtown Boulevard	3	120
East-West Hwy (MD 410)	Montgomery Ave	Georgetown Branch ROW	Downtown Boulevard	4	120
East-West Hwy (MD 410)	Georgetown Branch ROW	Connecticut Ave	Boulevard	4	120
East-West Hwy (MD 410)	Connecticut Ave	Jones Mill Rd / Beach Dr	Boulevard	4	120
East-West Hwy (MD 410)	Jones Mill Rd / Beach Dr	Grubb Rd	Boulevard	4	120
East-West Hwy (MD 410)	Grubb Rd	102' east of Grubb	Boulevard	4	120
East-West Hwy (MD 410)	102' east of Grubb	16th Street Station Town Center Boundary	Boulevard	4	120
East-West Hwy (MD 410)	16th Street Station Town Center Boundary	16th St (MD 390)	Town Center Boulevard	4	120
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	Controlled Major Highway	4	120
Father Hurley Blvd	CSX Tracks	Hopkins Rd	Boulevard	4	120
Frederick Rd (MD 355)	Milestone Manor Ln	Ridge Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Ridge Rd	Shakespeare Blvd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Shakespeare Blvd	Germantown Road (MD 118)	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Germantown Rd (MD 118)	Middlebrook Rd	Controlled Major Highway	4	250
Frederick Rd (MD 355)	Middlebrook Rd	Game Preserve Rd	Controlled Major Highway	6	250
Georgia Ave (MD 97)	Spartan Rd	Olney Town Center Boundary	Town Center Boulevard	4	150
Georgia Ave (MD 97)	Olney Town Center Boundary	Old Baltimore Rd	Boulevard	4	150
Georgia Ave (MD 97)	Old Baltimore Rd	Emory Church Rd	Boulevard	4	150
Georgia Ave (MD 97)	Emory Church Rd	Emory Ln	Boulevard	5	150
Georgia Ave (MD 97)	MD 200	Norbeck Rd (MD 28)	Boulevard	6	150
Georgia Ave (MD 97)	Norbeck Rd (MD 28)	Aspen Hill Town Center Boundary	Boulevard	6	150
Georgia Ave (MD 97)	Aspen Hill Town Center Boundary	Aspen Hill Rd	Town Center Boulevard	6	150
Georgia Ave (MD 97)	Aspen Hill Rd	Turkey Branch (Matthew Henson State Park)	Boulevard	6	150
Georgia Ave (MD 97)	Turkey Branch (Matthew Henson State Park)	Weller Rd	Boulevard	6	130

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Georgia Ave (MD 97)	Weller Rd	Denley Rd	Boulevard	6	135
Georgia Ave (MD 97)	Denley Rd	Layhill Rd	Town Center Boulevard	6	145
Georgia Ave (MD 97)	Glenmont Town Center Boundary	Mason St	Boulevard	6	124
Georgia Ave (MD 97)	Mason St	Downtown Wheaton Boundary	Boulevard	6	120
Georgia Ave (MD 97)	Downtown Wheaton Boundary	400' north of Blueridge Ave	Downtown Boulevard	6	120
Georgia Ave (MD 97)	Windham Ln	Dennis Ave	Boulevard	6	120
Georgia Ave (MD 97)	Dennis Ave	Forest Glen Town Center Boundary	Boulevard	6	110
Georgia Ave (MD 97)	Forest Glen Town Center Boundary	Tilton Drive	Town Center Boulevard	6	110
Georgia Ave (MD 97)	Tilton Dr	Capital Beltway (I-495)	Town Center Boulevard	6	110
Georgia Ave (MD 97)	Capital Beltway (I-495)	16th Street (MD 390)	Town Center Boulevard	7	120
Georgia Ave (MD 97)	16th St	Spring St	Boulevard	6	122
Georgia Ave (US 29)	Blair Mill Rd	Eastern Ave (D.C. Line)	Downtown Boulevard	6	125
Germantown Rd (MD 118)	Clopper Rd	CSX Railroad Tracks	Boulevard	6	150
Germantown Rd (MD 118)	CSX Railroad Tracks	Dawson Farm Rd	Town Center Boulevard	6	150
Germantown Rd (MD 118)	Middlebrook Rd	Germantown Town Center Boundary	Town Center Boulevard	6	150
Germantown Rd (MD 118)	Observation Dr	Frederick Rd (MD 355)	Boulevard	5	150
Great Seneca Hwy (MD 119)	Middlebrook Rd	CSX Railroad Bridge	Controlled Major Highway	4	150
Great Seneca Hwy (MD 119)	Dawson Farm Rd	Great Seneca Creek	Boulevard	4	120
Great Seneca Hwy (MD 119)	Great Seneca Creek	Longdraft Rd (Gaithersburg City Limits)	Controlled Major Highway	4	150
Great Seneca Hwy (MD 119)	Decoverly Dr	Sam Eig Hwy	Boulevard	4	150-200
Layhill Rd (MD 182)	230' north of Park Vista Dr	Ballows Way	Boulevard	4	150
Layhill Rd (MD 182)	Ballows Way	450 ft south of Queensguard Rd	Town Center Boulevard	4	150
Layhill Rd (MD 182)	450 ft south of Queensguard Rd	Approx. 380' north of Middlevale Ln	Boulevard	4	150
Layhill Rd (MD 182)	Approx. 380' north of Middlevale Ln	Hathaway Dr	Boulevard	4	120
Layhill Rd (MD 182)	Hathaway Dr	80' north of Briggs Rd	Boulevard	4	120
Layhill Rd (MD 182)	80' north of Briggs Rd	New Street (Winexburg Manor)	Boulevard	4	120
Layhill Rd (MD 182)	New Street (Winexburg Manor)	Glenallan Ave	Town Center Boulevard	4	120
Little Seneca Pkwy	Frederick Rd	Midcounty Hwy	Boulevard	4	120
Massachusetts Ave (MD 396)	Western Ave (D.C. Line)	Sangamore Rd	Boulevard	4	120
Metro Access Road	Intercounty Connector	Shady Grove Town Center Boundary	Boulevard	4	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Mid County Hwy (MD 124)	Shady Grove Rd	Goshen Rd	Boulevard	4	150
Mid County Hwy (MD 124)	Goshen Rd	Montgomery Village Ave	Town Center Boulevard	4	150
Middlebrook Rd	Father Hurley Blvd	Germantown Rd	Town Center Boulevard	4	120
Middlebrook Rd	Germantown Rd	Great Seneca Hwy	Town Center Boulevard	5	150
Middlebrook Rd	Great Seneca Hwy	Foxchapel Town Center Boundary	Boulevard	6	150
Middlebrook Rd	Observation Dr	Frederick Rd (MD 355)	Town Center Boulevard	6	150
Montgomery Village Ave (MD 124)	Gaithersburg City Limits (830' south of Lost Knife Rd)	Mid County Hwy	Town Center Boulevard	6	120-140
Montrose Rd (MD 927)	Seven Locks Rd	I-270	Boulevard	6	300
Montrose Rd (MD 927)	I-270	Tower Oaks Blvd	Boulevard	4	300
Montrose Rd (MD 927)	Tower Oaks Blvd	Old Bridge Rd	Boulevard	6	300
Muddy Branch Rd	W Deer Park Rd	Great Seneca Hwy (MD 119)	Boulevard	4	150
New Hampshire Ave (MD 650)	Norwood Rd	Intercounty Connector (MD 200)	Boulevard	4	125
New Hampshire Ave (MD 650)	Intercounty Connector (MD 200)	Colesville Park & Ride	Boulevard	6	120
New Hampshire Ave (MD 650)	Colesville Town Center Boundary	685' north of Lockwood Dr	Boulevard	6	120
New Hampshire Ave (MD 650)	Suburban Boundary	Cresthaven Dr	Boulevard	7	130
New Hampshire Ave (MD 650)	Cresthaven Dr	Oaklawn Dr	Boulevard	6	130*
New Hampshire Ave (MD 650)	Oaklawn Dr	280' south Overlook Dr	Boulevard	6	120-130
New Hampshire Ave (MD 650)	280' south Overlook Dr	Powder Mill Rd	Town Center Boulevard	6	120-130
New Hampshire Ave (MD 650)	University Blvd (MD 193)	Erskine St	Town Center Boulevard	6-8	150
New Hampshire Ave (MD 650)	Erskine St	Approx. 380' south of Sligo Creek Pkwy	Boulevard	6-8	150
New Hampshire Ave (MD 650)	Approx. 380' south of Sligo Creek Pkwy	Kentland Ave	Boulevard	6-8	150
New Hampshire Ave (MD 650)	Kentland Ave	Ethan Allen Avenue Gateway Town Center Boundary	Town Center Boulevard	6-8	150
New Hampshire Ave (MD 650)	Ethan Allen Avenue Gateway Town Center Boundary	Maryland Gateway Town Center Boundary	Boulevard	6-8	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

New Hampshire Ave (MD 650)	Capital Beltway (I-495)	Northampton Dr	Boulevard	6	150
Norbeck Rd (MD 28)	Rockville City Limits	Layhill Rd	Boulevard	4	150
Observation Dr	Woodcutter Dr	Dorsey Mill Rd	Boulevard	4	150
Observation Dr	Dorsey Mill Rd	Ridge Rd	Town Center Boulevard	4	150
Observation Dr	Shakespeare Blvd/Seneca Meadows Pkwy	Boland Farm Rd	Town Center Boulevard	4	150
Observation Dr	Boland Farm Rd	Germantown Rd	Boulevard	4	150
Old Georgetown Rd (MD 187)	830' north of Nicholson Ln / Market St	Nicholson Ln	Downtown Boulevard	4	150
Old Georgetown Rd (MD 187)	Nicholson Ln	Tuckerman Ln	Boulevard	4	126
Old Georgetown Rd (MD 187)	Tuckerman Ln	I-270	Boulevard	6	130
Old Georgetown Rd (MD 187)	I-270	Rock Spring Dr	Downtown Boulevard	5	150
Old Georgetown Rd (MD 187)	Rock Spring Dr	Cheshire Dr	Downtown Boulevard	4	120
Old Georgetown Rd (MD 187)	Grosvenor Ln	West Cedar Ln	Boulevard	4	130
Old Georgetown Rd (MD 187)	West Cedar Ln	Lincoln Dr	Boulevard	6	130
Old Georgetown Rd (MD 187)	Lincoln Dr	McKinley St	Boulevard	5	130
Old Georgetown Rd (MD 187)	McKinley St	140' west of Battery Ln	Boulevard	4	130
Olney-Laytonsville Rd (MD 108)	Approx. 250' north of Olney Mill Rd	Olney Town Center Boundary	Boulevard	4	150
Olney-Laytonsville Rd (MD 108)	Olney Town Center Boundary	Georgia Ave (MD 97)	Town Center Boulevard	4	150
Olney-Sandy Spring Rd (MD 108)	Spartan Rd	Prince Phillip Dr	Boulevard	4	150
Olney-Sandy Spring Rd (MD 108)	Prince Philip Dr	Doctor Bird Rd	Boulevard	4	150
Piney Branch Rd (MD 320)	Arliss St	University Blvd	Town Center Boulevard	4	112
Quince Orchard Rd (MD 124)	Darnestown Rd	Longdraft Rd	Boulevard	4	150

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Randolph Rd	Dewey Rd	Selfridge Rd	Boulevard	6	120
Randolph Rd	Selfridge Rd	Veirs Mill Rd	Town Center Boulevard	6	120
Randolph Rd	Veirs Mill Rd	Bushey Dr	Town Center Boulevard	6	120
Randolph Rd	Bushey Dr	Lindell St/Denley Rd	Boulevard	6	120
Randolph Rd	Lindell St/Denley Rd	Judson Rd	Boulevard	6	120
Randolph Rd	Judson Rd	Georgia Ave (MD 97)	Boulevard	6	140
Randolph Rd	Glenallan Ave	Glenmont Town Center Boundary	Town Center Boulevard	6	120
Randolph Rd	Glenmont Town Center Boundary	Middlevale Rd	Boulevard	6	120
Randolph Rd	Middlevale Rd	Colesville Town Center Boundary	Boulevard	6	120
Randolph Rd	New Hampshire Ave	200 ft east of Clifton Rd	Town Center Boulevard	6	120
Randolph Rd	Colesville Town Center Boundary	Fairland Rd/E Randolph Rd	Boulevard	6	120
Ridge Rd (MD 27)	I-270	Frederick Rd (MD 355)	Controlled Major Highway	6	150
Ridge Rd (MD 27)	Frederick Rd (MD 355)	Milestone Town Center Boundary	Town Center Boulevard	6	150
Ridge Rd (MD 27)	Milestone Town Center Boundary	Brink Rd	Boulevard	6	150
River Rd (MD 190)	Capital Beltway (I-495)	Ridgefield Rd	Boulevard	4-6	150
River Rd (MD 190)	Ridgefield Rd	Little Falls Pkwy	Town Center Boulevard	4	110
Rockville Pike (MD 355)	Hillery Way	Flanders Ave	Downtown Boulevard	6	150
Rockville Pike (MD 355)	Flanders Ave	Strathmore Ave	Boulevard	6	150
Rockville Pike (MD 355)	Strathmore Ave (MD 547)	600' north of Tuckerman Ln	Boulevard	6	150
Rockville Pike (MD 355)	600' north of Tuckerman Ln	Grosvenor Ln	Boulevard	6	150
Rockville Pike (MD 355)	Grosvenor Ln	Capital Beltway (I-495)	Boulevard	6	200
Rockville Pike (MD 355)	Capital Beltway (I-495)	635' south of the Capital Beltway	Boulevard	6	120
Rockville Pike (MD 355)	635' south of the Capital Beltway	Cedar Ln	Boulevard	6	120
Rockville Pike (MD 355)	Cedar Ln	Woodmont Ave	Boulevard	6	123
Sam Eig Hwy	Great Seneca Hwy (MD 119)	I-270	Controlled Major Highway	6	150
Sandy Spring Rd (MD 198)	Suburban Boundary	Prince George's County Boundary	Boulevard	4	120
Shady Grove Rd	Shady Grove Minor Amendment Western Plan Boundary	I-370 Access Ramps	Town Center Boulevard	6	150
Shady Grove Rd	I-370 Access Ramps	I-370	Boulevard	6	120
Shady Grove Rd	I-370	Mid County Hwy	Boulevard	6	120
Shady Grove Rd	Mid County Hwy	Muncaster Mill Rd	Boulevard	4-6	120-150
Shakespeare Blvd	Observation Dr	Frederick Rd (MD 355)	Town Center Boulevard	4	123

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Shawnee Ln	Gateway Center Dr	Observation Dr	Boulevard	4	120
Shawnee Ln	Observation Dr	Frederick Rd	Boulevard	4	120
Snowden Farm Pkwy	Ridge Rd	Stringtown Rd	Boulevard	4	120-140
Stringtown Rd (MD 121)	I-270	Gateway Center Dr	Boulevard	4	120
Stringtown Rd	Gateway Center Dr	Frederick Rd (MD 355)	Town Center Boulevard	4	120-140
Stringtown Rd	Frederick Rd	Overlook Park Dr	Town Center Boulevard	4	120-140
Stringtown Rd	Overlook Park Dr	Snowden Farm Pkwy	Town Center Boulevard	4	120-140
University Blvd (MD 193)	Connecticut Ave	Saint Paul St	Town Center Boulevard	6	120
University Blvd (MD 193)	St. Paul St	Hillsdale Dr / Drumm Ave	Town Center Boulevard	6	120
University Blvd (MD 193)	Hillsdale Dr / Drumm Ave	Amherst Ave	Downtown Boulevard	6	120
University Blvd (MD 193)	Amherst Ave	Downtown Wheaton Boundary	Boulevard	6	150
University Blvd (MD 193)	Downtown Wheaton Boundary	Dayton St	Downtown Boulevard	6	150
University Blvd (MD 193)	Dayton St	Easecrest Dr (Wheaton CBD Plan Boundary)	Boulevard	6	124
University Blvd (MD 193)	Easecrest Dr (Wheaton CBD Sector Plan Boundary)	Sligo Creek Pkwy	Boulevard	6	124
University Blvd (MD 193)	Sligo Creek Pkwy	Dennis Ave	Boulevard	6	124
University Blvd (MD 193)	Dennis Ave	Lorain Ave	Boulevard	6	124
University Blvd (MD 193)	Lorain Ave	Colesville Rd	Town Center Boulevard	6	120
University Blvd (MD 193)	Colesville Rd	Lexington Dr	Town Center Boulevard	6	120
University Blvd (MD 193)	Lexington Dr	Williamsburg Dr	Boulevard	6	120
University Blvd (MD 193)	Williamsburg Dr	Langley Dr	Boulevard	6	124
University Blvd (MD 193)	Langley Dr	Long Branch Town Center Boundary	Boulevard	6	124
University Blvd (MD 193)	Long Branch Town Center Boundary	Piney Branch Rd	Town Center Boulevard	6	124
University Blvd (MD 193)	Gilbert St	Seek Ln	Town Center Boulevard	6	150
University Blvd (MD 193)	Seek Ln	Bayfield St	Town Center Boulevard	6	141
University Blvd (MD 193)	Bayfield St	Carroll Ave	Town Center Boulevard	6	142
University Blvd (MD 193)	Carroll Ave	Prince George's County Line	Town Center Boulevard	6	120
Veirs Mill Rd (MD 586)	Robindale Dr	Turkey Branch	Boulevard	4-6	140-175
Veirs Mill Rd (MD 586)	Turkey Branch Pkwy	Havard St	Boulevard	4-6	160
Veirs Mill Rd (MD 586)	Havard St	Bushey Dr	Town Center Boulevard	4-6	160
Veirs Mill Rd (MD 586)	Bushey Dr	Ferrara Ave	Boulevard	4-6	160

ZTA 25-02 Workforce Housing - Development Standards
Designated Roadway Segments

Veirs Mill Rd (MD 586)	Ferrara Ave	Connecticut Ave (MD 185)	Boulevard	5	140
Veirs Mill Rd (MD 586)	Connecticut Ave (MD 185)	Gail St	Boulevard	5	110
Veirs Mill Rd (MD 586)	Gail St	Pendelton Dr	Boulevard	5	150
Veirs Mill Rd (MD 586)	Newport Mill Rd	College View Dr	Boulevard	4	133
Veirs Mill Rd (MD 586)	College View Dr	Galt Ave	Downtown Boulevard	4	120
Wisconsin Ave (MD 355)	Woodmont Ave	Bethesda Downtown Plan Boundary (approx 114' N of Chestnut St)	Boulevard	6	120
Wisconsin Ave (MD 355)	Bradley Blvd (MD 191)	Nottingham Drive	Boulevard	6	122
Wisconsin Ave (MD 355)	Nottingham Drive	Oliver St	Boulevard	6	120
Wisconsin Ave (MD 355)	Oliver St	Western Ave	Downtown Boulevard	6	122
Woodfield Rd (MD 124)	Hadley Farms/Fieldcrest Rd	Pompano Ter	Boulevard	5	120
Woodfield Rd (MD 124)	Pompano Ter	Suburban Boundary	Boulevard	6	120
Woodfield Rd (MD 124)	Airpark Rd	Suburban Boundary	Boulevard	4	120
Woodfield Rd (MD 124)	Suburban Boundary	Snouffer School Rd	Boulevard	4	120
Woodfield Rd (MD 124)	Snouffer School Rd	Emory Grove Rd	Boulevard	3	120



MONTGOMERY COUNTY COUNCIL

ROCKVILLE, MARYLAND

January 28, 2025

Colleagues:

For your consideration, we are enclosing the details of an ambitious workforce housing package which takes five steps to increase the supply of housing, drive down costs, and increase pathways to homeownership for the hard-working residents of Montgomery County.

With the high cost of housing squeezing families and holding back our economy, the **More Housing N.O.W. (*New Options for Workers*)** package helps build more homes that are affordable to teachers, firefighters, police officers, biotech and healthcare workers, and everyone in, or striving to be in, the middle class.

Homes are too expensive in Montgomery County. We all know it. Consider the following figures:

- Not only are we starting from a high level, but it's getting increasingly expensive. Housing price increases have outpaced inflation and income growth since the mid-1990s.
- Between 2023 and 2024, the average sold price across all unit types increased by 6.5%, while wages have only increased by 1.5%
- In 2024, the average sale price for a single family detached home was \$1.02 million. To afford this house, a couple would need a combined income of approximately \$340,000, far exceeding Montgomery County's area median income for a couple at \$123,800. Townhomes, which are on average smaller than detached units, sold for an average of \$583,000. A couple would need a combined income of \$197,000 to afford this house.

Working families and young professionals are feeling the squeeze. According to the [Comptroller of Maryland's 2024 State of the Economy Report](#), housing affordability and availability is hurting efforts to attract new residents who could fill job vacancies, noting “prospective businesses turning down potential location plans to Maryland due to insufficient workforce housing.” Similarly, a recent supply/demand analysis by the Montgomery Planning Department, we are facing a deficit of over 12,000 rental units that are affordable to incomes at 70-120% of area median income (AMI). This forces these workers to swallow exorbitant housing costs *or* compete with residents at lower income bands for less expensive options. Both are bad outcomes.

The status quo is unsustainable and makes our County less attractive to families, workers, entrepreneurs, and businesses.

To address this crisis, we must act boldly. Now.

The More Housing N.O.W. package takes five bold steps to increase housing supply, reduce costs, and expand pathways to homeownership for hardworking Montgomery County residents:

Building More Workforce Housing

1. **Workforce Housing ZTA:** Allow more residential building types along corridors with a workforce housing requirement
 - a. Allow more residential building types through optional method development along corridors with a 15% workforce housing requirement in the R-200, R-90, R-60, and R-40 zones.
 - b. Corridors included are Boulevards, Downtown Boulevards, Downtown Streets, Controlled Major Highways, and Town Center Boulevards that have a master planned width greater than 100 feet and 3+ existing travel lanes
 - c. Density capped at 1.25 FAR
 - d. Maximum height is 40 feet
 - e. Require 15% of units satisfy the definition of workforce housing, with a minimum of 1 workforce housing unit for structures that have 3 or more units
 - f. Maintain existing workforce housing definition of 120% AMI, which is currently approximately \$148,000 for 2 persons or \$185,000 for a family of four
2. **Workforce Housing Opportunity Fund:** New countywide fund to incentivize the construction of workforce units
 - a. \$4 million in initial funding

- b. Eligible projects must provide at least 30% workforce units
- c. Workforce units must be affordable to 80% AMI (area median income), on average

Converting Highly Vacant Office to Housing

- 3. **Office to Housing ZTA:** Create an expedited approval process for projects that convert high-vacancy commercial properties to residential use
 - a. Applies to the Commercial-Residential, NR, and EOF zones
 - b. Retail or office building that is at least 50% vacant
 - c. Remove residential restriction on FAR, so that total commercial-residential FAR can be used for residential
 - d. In red policy areas, must be for the apartment-building type; may include townhomes outside of the red policy area
 - e. Must pull a building permit within 2 years of approval
- 4. **Office to Housing PILOT Bill:** Establish a payment in lieu of taxes (PILOT) for conversion of high-vacancy commercial properties to residential use
 - a. Retail or office building that is at least 50% vacant
 - b. 100% tax abatement for 25 years for qualifying projects
 - c. Minimum 15% MPDU requirement

Pathways to Homeownership

- 5. **Budget:** Double the County's investment in the Homeowner Assistance Program from \$4 million to \$8 million in the FY26 Housing Initiative Fund (HIF)
 - a. Funds may be used in partnership with the State's Maryland Mortgage Program (which allows the household to receive both down payment assistance and lower rate mortgage) and through the Housing Opportunities Commission's Montgomery County Homeownership Assistance Fund (McHAF).
 - b. Up to \$25,000 may be granted to a first-time buyer thus providing support for up to 160 qualified applicants. Up to \$1.0 million is reserved for County and MCPS employees under the Montgomery Employee Down Payment Assistance Loan (MEDPAL)

Many thanks to Council President Kate Stewart, Councilmembers Dawn Luedtke, Marilyn Balcombe, and Laurie-Anne Sayles who have already signed on as co-sponsors as well as the many community advocates and housing experts for their strong support of this package which we will be unveiling today at noon. We would welcome additional

cosponsors prior to introduction of the legislative aspects of the package, scheduled for February 4.

We have appended the zoning text amendments, legislation, and some supporting materials to assist your review of the proposal. We appreciate your thoughtful consideration of this package and hope to earn your support for it in the coming weeks and months.

Our housing crisis is a serious and urgent matter. There is no time to wait.

Sincerely,



Andrew Friedson
Councilmember, District 1



Natali Fani-González
Councilmember, District 6

Attachments:

1. Workforce Housing ZTA Corridors Map
2. Workforce Housing ZTA
3. Office to Housing ZTA
4. Office to Housing Pilot Bill

Racial Equity and Social Justice Impact Statement for Zoning Text Amendment

Office of Legislative Oversight

ZTA 25-02: WORKFORCE HOUSING - DEVELOPMENT STANDARDS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Zoning Text Amendment (ZTA) 25-02 could have a small positive impact on racial equity and social justice (RESJ) in the County. Black and Latinx households could disproportionately benefit from the replacement of market rate units with workforce housing units in new developments. The actual RESJ impact of this ZTA will depend on measures that are taken to prevent the potential displacement of Black, Indigenous, and Latinx households in communities where developments utilizing this ZTA are located. Two policy options for increasing the favorable RESJ impact of this ZTA are offered for Council consideration.

PURPOSE OF RESJ STATEMENTS

RESJ impact statements (RESJIS) for zoning text amendments (ZTAs) evaluate the anticipated impact of ZTAs on racial equity and social justice in the County. RESJ is a **process** that focuses on centering the needs, leadership, and power of Black, Indigenous, and other people of color (BIPOC) and communities with low incomes with a **goal** of eliminating racial and social inequities. Applying a RESJ lens is essential to achieve RESJ.¹ This involves seeing, thinking, and working differently to address the racial and social inequities that cause racial and social disparities.²

PURPOSE OF ZTA 25-02

The purpose of ZTA 25-02 is to allow higher building densities among residential detached zones up to a half-acre in size along certain corridors if they set aside 15 percent of their dwelling units for workforce housing.³ Workforce housing refers to housing aimed at households that earn too much to qualify for traditional affordable housing subsidies but not enough to afford a home.⁴ Households with incomes between 70 and 120 percent of area median income (AMI) are eligible for workforce housing in Montgomery County.⁵

If enacted, ZTA 25-02 will allow duplexes, triplexes, townhouses, and apartment buildings in eligible residential detached zones that are located along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway (Appendix A). ZTA 25-02 will also create optional method workforce housing development standards and amends the development standards and general development requirements for certain residential zones.⁶ Further, ZTA 25-02 introduces housing standards for triplexes as a housing type in the Zoning Ordinance. Currently, there are no standards for this housing type in the Ordinance.

The Council introduced ZTA 25-02, Workforce Housing – Development Standards, on February 4, 2025.

This RESJ impact statement (RESJIS) builds on three OLO RESJIS's completed for:

- ZTA 22-07, Residential Multi-Unit Low Density, R-30 Optional Method Development;⁷
- ZTA 23-02, Regulatory Approvals - Mixed-Income Housing Community;⁸ and
- ZTA 24-01, Household Living–Civic and Institutional Uses.⁹

RESJ Impact Statement

Zoning Text Amendment 25-02

For background on residential segregation and racial inequities in housing security, affordability, and development in Montgomery County, please refer to these RESJISs.

BACKGROUND

To understand the anticipated RESJ Impact of ZTA 25-02, it is helpful to understand racial and ethnic disparities in median income and the potential risk of displacement due to locating developments with workforce housing near existing affordable housing.

- **Median Income.** White and Asian households' higher median incomes observed in Table 1 (Appendix A) suggest they would benefit the most from the expansion of workforce housing units incentivized by ZTA 25-02. As noted, households earning up to 120 percent of AMI are eligible for workforce housing. This equates to \$154,480, although the actual threshold for workforce housing varies by household size.¹⁰ This income threshold of 120 percent AMI for workforce housing is:
 - Slightly less than the median income of White households \$159,895;
 - Slightly more than the median income of Asian households at \$144,493;
 - 31 percent more than the median income of Native American and Alaska Native households at \$105,952;
 - 39 percent more than the median income of Latinx households at \$94,619; and
 - 41 percent more than the median income of Black households at \$89,362.

As such, a smaller share of Black, Latinx, and Indigenous households will be eligible for workforce housing based on a 120 percent AMI threshold as compared to Asian and White households.

- **Affordable Housing.** Several of the corridors targeted for development inclusive of workforce housing are located near affordable housing. As noted in the Montgomery County Preservation Study, the County risks losing affordable housing units, particularly near public transit hubs.¹¹ The study notes that 2,085 deed-restricted units set to expire in the 2020's and 2030's are located within one mile of existing and planned transit stations.¹² Many of these units are clustered around the Silver Spring, Bethesda, and Wheaton Metrorail stations. They also estimate that the County could lose another 7,500 – 11,000 naturally occurring affordable housing units and approximately 2,300 of these units are at risk of becoming unaffordable for households earning up to 80 percent of AMI.

A review of American Community Survey data on homeownership and housing burden shows a greater need for affordable housing among Black and Latinx households in Montgomery County. More specifically, in 2023:

- 74 percent of White and 75 percent of Asian households resided in owner-occupied units compared to 49 percent of Latinx households and 44 percent of Black households.
- 28 to 39 percent of Black, Asian, and Latinx mortgage holders in the County were housing cost-burdened (expending more than 30 percent of income on housing) compared to 22 percent of White peers.
- 56 percent of Black and 51 percent Latinx households resided in rentals compared to 25 percent of Asian households and 26 percent of White households.
- 58 percent of Black and 60 percent of Latinx renters were housing cost-burdened compared to 50 percent of White renters and 41 percent of Asian renters.

RESJ Impact Statement

Zoning Text Amendment 25-02

If development incentivized by ZTA 25-02 exacerbates the existing affordable housing shortage or triggers gentrification, current residents could be displaced, particularly BIPOC households. As observed in the OLO Racial Equity and Social Justice Policy Handbook for Land Use, Housing, and Economic Development: “If re-development makes affordable communities attractive to higher-wealth households - which given the racial wealth gap will disproportionately be White and Asian, then residents in BIPOC neighborhoods, especially renters, could be displaced as housing costs rise from an influx of wealthier households moving into redeveloping communities.”¹³

ANTICIPATED RESJ IMPACTS

To consider the anticipated impact of ZTA 25-02 on RESJ, OLO considers two related questions:

- Who would primarily benefit or be burdened by this ZTA?
- What racial and social inequities could the passage of this ZTA weaken or strengthen?

In response to these questions, OLO considered who would benefit from converting market-rate units in new developments to workforce housing units. Although available data suggests that more White and Asian households would be eligible for workforce housing than Black and Latinx households based on median incomes, more Black and Latinx households would be eligible for workforce housing than market rate housing. This marginal benefit of increased eligibility among Black and Latinx householders for housing built because of ZTA 25-02 could advance RESJ in the County.

OLO also considered the potential negative impact of ZTA 25-02 on the supply of affordable housing in the County and its impact on residents, particularly, Black and Latinx households in the County. If development incentivized by ZTA 25-02 exacerbates the existing affordable housing shortage or triggers gentrification, current residents could be displaced, particularly BIPOC households. This could worsen housing disparities by race, ethnicity, and income.

Taken together, OLO anticipates that ZTA 25-02 could have a small positive impact on racial equity and social justice (RESJ) in the County as Black and Latinx households could disproportionately benefit from the replacement of market rate units with workforce housing units in new developments. The actual RESJ impact of this ZTA, however, will depend on measures that are taken to prevent the potential displacement of Black, Indigenous, and Latinx households in communities where developments utilizing this ZTA are located.

RECOMMENDED AMENDMENTS

Bill 44-20 amending the County’s Racial Equity and Social Justice Act requires OLO to consider whether recommended amendments to zoning text amendments aimed at narrowing racial and social inequities are warranted in developing RESJ impact statements.¹⁴ Since OLO anticipates ZTA 25-02 could have a positive impact on RESJ, this statement does not offer recommended amendments. However, to enhance the RESJ impact of ZTA 25-02, OLO offers two policy options for the Council’s consideration.

- **Use a lower AMI for workforce housing eligibility for ZTA 25-02.** Based on disparities in median income, fewer Black, Latinx, and Indigenous households are eligible for workforce housing based on 120 percent of AMI than White and Asian households. To help reduce racial and ethnic disparities in homeownership and housing burden, ZTA 25-02 could be amended to reduce the AMI eligible for workforce housing from 120 to 90 percent AMI for the 15 percent set aside for workforce housing, or some portion of it (e.g., half or 7.5 percent). Reducing the AMI threshold could also help offset the potential for displacement in BIPOC communities by bringing the price of new workforce housing units closer to the price of current units along impacted corridors.

RESJ Impact Statement

Zoning Text Amendment 25-02

- **Increase workforce housing set-aside for new developments for ZTA 25-02.** Another option for enhancing the RESJ impact of this ZTA is to increase the share of new units set-aside for workforce housing from 15 percent to 20 percent or a higher threshold. Like the lower AMI option, this policy option could help mitigate the potential loss of affordable housing associated with new developments by creating workforce housing units that are closer to the price of current housing units than new market rate units.

CAVEATS

Two caveats to this racial equity and social justice impact statement should be noted. First, predicting the impact of zoning text amendments on racial equity and social justice is a challenging, analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement on the proposed zoning text amendment is intended to inform the Council's decision-making process rather than determine it. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the ZTA under consideration.

RESJ Impact Statement

Zoning Text Amendment 25-02

Appendix A

**Table 1 Median Income in 2023 Inflation-Adjusted Dollars, 2023: ACS 5-Year Estimates
Montgomery County**

Household Income by Race and Hispanic or Latino Origin of Householder Montgomery County, Maryland			
	Households Estimate	Percent Distribution Estimate	Median Income Estimate
Households	387,881	387,881	\$128,733
White	197,299	50.9%	\$159,895
Black or African American	72,470	18.7%	\$89,362
American Indian and Alaska Native	1,704	0.4%	\$105,952
Asian	55,770	14.4%	\$144,493
Native Hawaiian and Other Pacific Islander	229	0.1%	\$142,589
Some other race	30,667	7.9%	\$83,317
Two or more races	29,742	7.7%	\$118,278
Hispanic or Latino origin (of any race)	59,110	15.2%	\$94,619

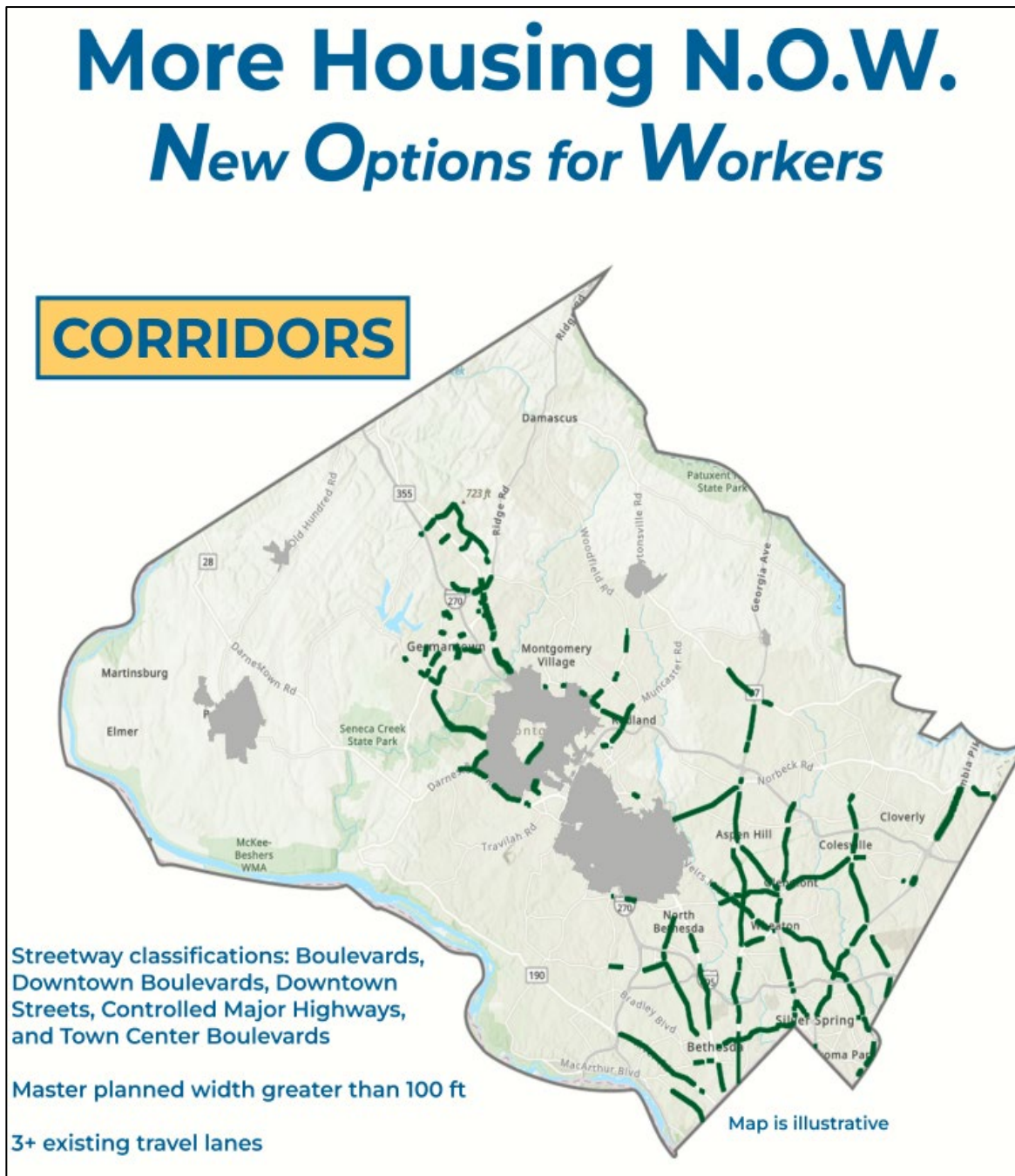
Source: United States Census (2023: ACS 5--year Estimates Subject Tables): S1903: Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars), modified by OLO for ZTA-25-02 analysis. The number of household figures have various levels of margin of error, ranging between ± 96 and $\pm 1,927$. The percent distribution also has margin of error ranging between ± 0.1 and ± 0.5

RESJ Impact Statement

Zoning Text Amendment 25-02

Appendix B

Corridors Identified for implementation of ZTA -25-02



Source: Attachment to Staff Report, Montgomery County Council introduction, ZTA 25-02, February 4, 2025

RESJ Impact Statement

Zoning Text Amendment 25-02

¹ Definition of racial equity and social justice adopted from “Applying a Racial Equity Lens into Federal Nutrition Programs” by Marlysa Gamblin, et.al. Bread for the World, and from Racial Equity Tools <https://www.racialequitytools.org/glossary>

² Ibid.

³ In Montgomery County, Workforce Housing is housing program under Chapter 25B, Article V of the Montgomery County Code. The program provides affordable housing available for rent and purchase to households who live and work in the County with incomes (Between 70-120% of the Area Median Income (AMI)) too high to participate in the County's Moderately Priced Dwelling Units (MPDU) program.

⁴ Ford, Tiffany N. and Jenny Schuetz. Workforce housing and middle-income housing subsidies: A primer. Brookings. October 29, 2019.

<https://www.brookings.edu/articles/workforce-housing-and-middle-income-housing-subsidies-a-primer/>

⁵ Montgomery County Department of Housing and Community Affairs (DHCA). Workforce Housing Program. April 5, 2024.

<https://www.montgomerycountymd.gov/DHCA/housing/singlefamily/workforce/index.html>

⁶ Article 59-4, development Standards for Euclidean Zones specifies: Applicants can choose to develop using the standard method or, in certain zones and circumstances, choose the optional method. The optional method may allow greater density and flexibility but requires more discretionary review. The optional methods of development include requirements for the zones in which the method is allowed. An optional method of development is allowed in the following zones: RC, RNC, RE-2C, RE-1, R-200, R-90, R-60, R-40, TLD, TMD, THD, R-30, R-20, R-10, CRT, CR, LSC, and EOF.

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-2471

⁷ OLO RESJ Impact Statement for ZTA 22-07. Office of Legislative Oversight, August 15, 2022.

<https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2022/ZTA22-07.pdf>

⁸ OLO RESJ Impact Statement for ZTA 23-02. Regulatory Approvals - Mixed-Use Housing Community. Office of Legislative Oversight, August 15, 2022. <https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2023/ZTA23-02.pdf>

⁹ OLO RESJ Impact Statement Zoning Text Amendment 24-01: Household Living–Civic and Institutional Uses. Office of Legislative Oversight. February 23, 2025.

<https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2024/ZTA24-01.pdf>

¹⁰ Montgomery County Department of Housing and Community Affairs (DHCA). Workforce Housing Program. April 5, 2024

<https://www.montgomerycountymd.gov/DHCA/housing/singlefamily/workforce/index.html>

¹¹ OLO RESJ Impact Statement Zoning Text Amendment 24-01

¹² Ibid

¹³ OLO Report Number 2024-11. Racial Equity and Social Justice Policy Handbook: Land Use, Housing, and Economic Development. Page 27. June 18, 2024.

https://www.montgomerycountymd.gov/OLO/Resources/Files/2024_reports/OLOREport%202024-11.pdf

¹⁴ Bill 44-20, Racial Equity and Social Justice – Impact Statements – Advisory Committee – Amendments, Montgomery County, Maryland, December 1, 2020.

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=2682_1_12149_Bill_44-20_Signed_20201211.pdf

March 4, 2025

To: The Honorable Kate Stewart
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

From: Montgomery County Planning Board

Subject: Climate Assessment – Zoning Text Amendment 25-02

BOARD RECOMMENDATION

The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission met on February 27, 2025, and by a vote of 5:0 agreed to transmit the Climate Assessment prepared by Planning Staff for ZTA 25-02. This Climate Assessment evaluates the impact ZTA 25-02 may have on greenhouse gas emissions and carbon sequestration, adaptive capacity, and community resilience and identifies potential amendments to the ZTA and other policy changes that could offset the negative climate impacts of ZTA 25-02. In addition, it identifies relationships between the ZTA and actions in the Climate Action Plan.

The Planning Board's assessment of climate impacts is separate from the in-depth planning analysis of ZTA 25-02, which will follow. The Board may, based on its review of ZTA 25-02 in greater detail on March 6, offer additional recommendations pertaining to the Climate Assessment through its transmittal of comments on the ZTA.

The Climate Assessment for ZTA 25-02 anticipates minor to moderate negative and positive impacts on greenhouse gas emissions and sequestration efforts based on identified factors and minor to significant negative and positive impacts on community resilience and adaptive capacity. The scale and direction of change is difficult to assess because it is largely contingent on the number, type, size, density, and location of any optional method workforce housing developments. Factors such as vehicle miles traveled, transit use, embodied building emissions, and building energy factors all may impact greenhouse gas emissions. Projects closer to existing high-quality transit or commercial activity would likely lead to the most positive outcomes. Embodied emissions and energy factors are more closely tied to the type of construction, with renovations leading to better embodied emissions outcomes but worse energy outcomes, and the inverse for new construction. Given the eligible location of applicable properties, increase exposure to noise, heat, and a loss of tree canopy cover are likely negative factors. Impacts from urban flooding are also a consideration depending on surrounding conditions. Potential access to transit and community amenities along corridors are positive factors.

The Climate Assessment identifies potential amendments and other actions the Council could consider to reduce negative impacts from the ZTA. These include:

- Reducing on-site parking requirements for optional method workforce housing developments to minimize impervious cover and increase opportunities for green areas
- Using available flood hazard information to evaluate techniques for mitigating the impacts on new development
- Requiring control of site-to-site runoff for new development types similar to the requirements for detached houses
- Creating new standards for stormwater management waivers
- Reducing tree spacing and site sizing requirements for planting trees

The Planning Board appreciates its role in providing the Climate Assessment for ZTA 25-02. The Board hopes the Council will consider the assessment, in conjunction with any forthcoming recommendations on the ZTA as it deliberates. As always, Planning Staff are available to answer any questions or provide further guidance as the ZTA is considered by the Council.

CERTIFICATION

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, at its regular meeting held in Wheaton, Maryland, on Thursday, February 27, 2025.



Artie L. Harris
Chair

Attachments:

- A – Planning Board Staff Report
- B – Climate Assessment for ZTA 25-02

March 10, 2025

To: The Honorable Kate Stewart
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

From: Montgomery County Planning Board

Subject: Zoning Text Amendment 25-02, Workforce Housing – Development Standards
Zoning Text Amendment 25-03, Expedited Approvals – Commercial to Residential Reconstruction
Subdivision Regulation Amendment 25-01, Administrative Subdivision – Expedited Approval Plan
Bill 2-25, Payment In Lieu of Taxes – Affordable Housing

BOARD RECOMMENDATION

The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission met on March 6, 2025, and by a vote of 5:0 supported Zoning Text Amendment (ZTA) 25-02 with amendments, and by a vote of 4:0 (Commissioner Bartley absent) supported ZTA 25-03 with amendments, Subdivision Regulation Amendment (SRA) 25-01 with amendments, and Bill 2-25 with amendments. This package of legislation, also known as More Housing N.O.W. (New Options for Workers), aims to create more housing supply for the county's middle class by allowing new housing types, expanding the Workforce Housing program, and facilitating the redevelopment of underutilized commercial land.

The Planning Board is very appreciative of the county's efforts in tackling our housing crisis through various means, and the More Housing N.O.W. package is another set of tools to address this crisis. The Board supports the policy directions set forth in the legislation and has included a more detailed list of specific recommendations to strengthen the initiatives (Attachment C).

ZTA 25-02 provides select corridor fronting locations the opportunity for targeted infill development of single-family neighborhood compatible developments of duplexes, triplexes, townhouses and small apartments that include new Workforce Housing Units. This ZTA sets a framework of expected development standards and review procedures through a new optional method of development. Many of the projects anticipated through ZTA 25-02 are small and may not be financially or physically feasible without thoughtful relief of requirements including stormwater management, parking, Workforce Housing, and site plan review. We recommend expanding the ZTA to give special consideration to exempting small optional method projects from site plan or establish an administrative-type site plan process that both expedites and reduces the submittal and review requirements.

The intent of ZTA 25-03, to renovate or redevelop existing commercial spaces for residential uses, is also well supported by the Planning Board. This ZTA creates a new use for Commercial to Residential Reconstruction and expedites the review and permitting process for qualifying applications. This ZTA also modifies the Employment Zones to encourage more housing options in our largely single-use commercial areas. The Planning Board's recommended technical adjustments are included in Attachment C.

SRA 25-01 creates a new Administrative Subdivision for Commercial to Residential Reconstruction. The Planning Board's main recommendation to the SRA is to consolidate some of the existing Administrative Subdivisions into a single expedited approval Administrative Subdivision, similar to the Expedited Approval Plan effort in ZTA 25-03.

Bill 2-25 expands the county's Payment In Lieu of Taxes (PILOT) program to qualifying residential reconstructions that provide at least 15% of units affordable to households below 60% AMI. The Planning Board recommends the council should allow the PILOT for both rental and for sale projects, since many current office to residential conversions in the county were for condominium projects.

The Planning Board is appreciative of its opportunity to review and provide comments on the More Housing N.O.W. package and looks forward to helping implement some of these new development options in the future. As always, Planning Staff are available to answer any questions or assist as these items work through the deliberative process.

CERTIFICATION

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, at its regular meeting held in Wheaton, Maryland, on Thursday, March 6, 2025.



Artie L. Harris
Chair

Attachments:

- A – Planning Board Staff Report
- B – Staff Report Attachments
- C – Planning Board recommended modifications

ZTA 25-02 Workforce Housing - Development Standards

- Modify Section 1.4.2 (Line 13) – definition of Triplex - to include reference Section 4.1.5.C. building types in the C/R and Employment zones.
Triplex: See Section 4.1.3.C. and Section 4.1.5.C
- As there is no household living use that would occupy a Triplex Building type, either:
 - Modify Section 59-3.3.1. to create a new use for Three-Unit Living:
3.3.1.D. Three-Unit Living means 3 dwellings contained in a Triplex building type.

and including appropriate use standards and amend the Use Table in Section 3.1.6. to add Three-Unit Living with permitted and limited uses mimicking those of Townhouse Living,

or

- Modify Section 59-3.3.1.E the definition of Multi-Unit Living to include Triplex buildings,

3.3.1.E. Multi-Unit Living means dwelling units in a[[n]] triplex, apartment or multi use building type.

and amend the limited use standards for multi-unit living in Section 3.3.1.E.2.a. to allow multi-unit living in a Triplex building type in all the zones/methods of development that allow Townhouse Living, and update the use table to ensure Multi-Unit Living is shown as a limited use in all the zones that currently permit Townhouse Living as a limited or permitted use.

- Modify Section 4.1.3 (Line 53) to remove reference to “Commercial/Residential, and Employment”.
[D]E. Apartment Building
An apartment building is a building containing [3] 4 or more dwelling units vertically and horizontally arranged. In the R-30, R-20, or R-10, [[Commercial/Residential, and Employment]] zones, an [An] apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a [multi use] multi-use building.
- Modify Section 4.1.4 table (Line 61) to add a separate column for the Triplex building type rather than combining it with the Townhouse building type.
- Modify the ZTA to add Section 4.1.5 Building Types in the Commercial/Residential, Employment, and Industrial Zones to add a Triplex building based on the definition in 4.1.3.C.
C. Triplex: A Triplex is a building type containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary nonresidential uses, such as a Home Occupation or Family Day Care.
[[C]]D. Townhouse: A townhouse is a building containing [[3]] 4 or more dwellings...
[[D]]E. Apartment Building: An apartment building is a building containing [[3]] 4 or more dwelling units...

Planning Board Recommendations for More Housing N.O.W.

- Modify the ZTA to add Section 4.1.6 Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones to add Triplex as allowed in the C/R and Employment zones.
- Consider an exemption of very small (single lot) applications for OMWH or consider a follow-up ZTA to establish an administrative site plan approval process for smaller developments that expedite the review process and reduce the submittal requirements to only that necessary.
- Relocate the FAR density standard on line 108 to each OMWH development standard table in the R-200, R-90, R-60, and R-40 zones.
- Revisit the density for OMWH setting the allowed FAR based on the underlying zone's other limitations on lot coverage, setbacks, and height.
- Modify 4.4.2.C.4 (Lines 111-113) in the Development Standards for all OMWH, clarify that an applicant must provide at least 15% workforce housing units.
 - a. An applicant must provide at least 15% workforce housing units that satisfy Chapter 25B[[, with a minimum of one workforce housing unit for construction of](#)]
[for any development constructing 3 or more units.](#)
- Modify 4.4.2.C.4.b (Lines 114) and 4.4.2.C.4.c (Lines 115-116) to remove maximum building heights and minimum lot size standards, which are already located in the development standards tables for each zone.
- Modify 4.4.2.C.5 (Line 122) to clarify the front lot line for all lots or parcels included in an application's tract must abut the specified roadway.
 - a. The front lot line [of all lots or parcels included in an application's tract](#) must abut...
- Modify 4.4.2.C.5 (Line 122-124) to remove Controlled Major Highway from the list of applicable roadway types and reword the remaining street types to combine all three Boulevard types to say 'any Boulevard'
 - a. ...must abut a [\[\[Boulevard, Downtown Boulevard,\]\(#\)\]](#) Downtown Street[[\[\[Town Center Boulevard, or Controlled Major Highway\]\(#\)\]](#)] or any Boulevard street type, as defined by Chapter 49.
- Update the ZTA to include the parking table Section 6.2.4.B. to include Three-Unit Living, and set the parking minimum at 2 spaces per dwelling consistent with duplex and townhouse.
- Set a Parking Development Standard for OMWH at 1 space per dwelling (preferred), or base parking on the number of bedrooms similar to Multi-Unit living (after line 120).
- In all OMWH development standards tables:
 - expand the applicability of site coverage to all building types (and remove lot coverage for duplex and triplex).
 - Reduce the minimum lot size for Townhouse in the OMWH to 1,200 square feet.
 - Modify lot area (per unit) to either reflect (per unit [average](#)) or delete entirely and utilize a site area per unit standard under section 1.

Planning Board Recommendations for More Housing N.O.W.

ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction

- Modify 3.3.2.B.2 (Lines 43-46 and 52-55) to clarify the “approval of an Expedited approval Plan for” a Commercial to Residential Reconstruction.
 - a. A sketch plan and site plan are not required for a Commercial to Residential Reconstruction if the Planning Board approves an [\[\[Commercial to Residential Reconstruction\]\]](#) expedited approval plan under Section 7.3.5.
 - c. After an [\[\[Commercial to Residential Reconstruction\]\] expedited approval](#) plan is approved, subsequent additions or expansions of the Commercial to Residential Reconstruction, in any size or amount, will be processed under Section 7.3.5 as amendments.
- Modify 3.3.2.B.3. (Lines 65-68) to require the use to satisfy Townhouse Building and Apartment Building rather than Townhouse Living and Multi-Unit Living.
 - c. If not in a red policy area, Commercial to Residential Construction must be in a [\[\[building type that satisfies\]\]](#) Townhouse building [\[\[Living\]\]](#) under Section [\[\[3.3.1.D.\]\] 4.1.3.C](#) or [\[\[Multi-Unit Living\]\] Apartment Building](#) under Section [\[\[3.3.1.E.\]\] 4.1.3.D.](#)
- Revisit the intent statements for the Employment Zones under Section 4.6.1. to encourage more housing to create mixed-use rather than employment-focused districts.
- Modify 4.6.2.A (Line 245) to add GR to the list of eligible zones for converting commercial FAR to residential FAR.
 - 5. In the NR, [GR](#), and EOF zones, ...
- Modify the ZTA to remove the Specification for Density sections in tables 4.6.3.C and 4.6.3.E.

SRA 25-01 Administrative Subdivisions – Expedited Approval Plan

- Reorganize Section 50.6.1 to either:
 - Consolidate sections E. Biohealth Priority Campus, F. Biohealth Priority Campus, and G. Mixed-Income Housing Community into a single Administrative Plan type that is available to any of the above uses, plus the Commercial to Residential Reconstruct:
 - E. Subdivision application for property to be used as Signature Business Headquarters under Section 3.5.8.D, [a Biohealth Priority Campus under Section 3.5.8.E, a Mixed-Income Housing Community under Section 3.3.4. or a Commercial to Residential Reconstruction under section 3.3.2.](#) of the Zoning Ordinance. A lot or lots created for [\[\[a Signature Business Headquarters\]\] any applicable use above](#) may be approved if:
 - or
 - Update the applicable plan type section references in E., F., and G. to all reference the Board approving an Expedited Approval Plan under Section 59-7.3.5.

Planning Board Recommendations for More Housing N.O.W.

Bill 2-25 Payment In Lieu of Taxes – Affordable Housing

- Expand the PILOT to also allow the option for for-sale units. Current language only references control of rent.

MORE HOUSING N.O.W. (NEW OPTIONS FOR WORKERS PACKAGE)



Description

The More Housing N.O.W. (New Options for Workers) is a package of two zoning text amendments, a subdivision regulation amendment, a bill, and an investment in a Workforce Housing Opportunity Fund that together aim to create more housing opportunities for the middle class. The goals include building more workforce housing, converting vacant commercial spaces into housing opportunities, and establishing new pathways to homeownership.

ZTA 25-02
ZTA 25-03
SRA 25-01
Bill 2-25

Completed: 02--27

MCPB
Item No. 5
03-06-2025

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Summary

ZTA SPONSORS

Lead Sponsors:

Councilmembers Friedson and Fani-Gonzalez

Cosponsors:

Council President Stewart, and Councilmembers Luedtke, Balcombe, and Sayles

INTRODUCTION DATE

February 4, 2025

COUNCIL PUBLIC HEARING DATE

March 11, 2025

REVIEW BASIS

Chapters 50 & 59

- ZTA 25-02 Workforce Housing – Development Standards would allow additional types of residential dwelling units along select transportation corridors through a new Optional Method Workforce Housing development in the R-200, R-90, R-60 and R-40 zones.
- ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction creates a new Commercial to Residential Reconstruct use and establishes a new expedited review process.
- SRA 25-01 Administrative Subdivisions – Expedited Approval Plan creates a new administrative subdivision for the new use Commercial to Residential Reconstruct.
- Bill 2-25 Payment in Lieu of Taxes – Affordable Housing would establish a new Payment in Lieu of Taxes (PILOT) opportunity for development applications that provide a substantial investment in affordable housing.

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SECTION 1 – BACKGROUND

More Housing N.O.W.

The More Housing N.O.W. (New Options for Workers) is a package of two zoning text amendments, a subdivision regulation amendment, a bill, and an increase in funding through an opportunity fund and an assistance program that are aimed at creating more housing for the middle class. The package is designed to increase new housing supply, reduce housing costs, and expand pathways to homeownership.

[ZTA 25-02 Workforce Housing – Development Standards](#)

ZTA 25-02 (Attachment A) is intended to accelerate the construction of Workforce Housing through the creation of a new Optional Method Workforce Housing (OMWH) development. The OMWH would be available to parcels that meet the following conditions:

- residential detached properties in the R-200, R-90, R-60 or R-40 zone.
- fronting a street classified as a Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway, with at least 3 total travel lanes and a master-planned right-of-way greater than 100 feet.
- site plan approval

The OMWH would allow additional building types in the residential detached zones including a new triplex building type, and the addition of apartment buildings that can meet the development standards. OMWH developments would need to provide 15% of units as Workforce Housing. The ZTA also updates the development standards tables of all the existing zones and methods of development within the zoning code that allow townhouses to also allow triplex buildings.

This map generally identifies the parcels that are the subject of ZTA 25-02 as introduced on February 4, 2025: mcatlas.org/housingnow

[ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction](#)

ZTA 25-03 (Attachment B) directly addresses some of the challenges with converting underutilized commercial spaces into residential uses. Elements of the ZTA include:

- a new “Commercial to Residential Reconstruction” use, which is any site with an existing multi-story commercial use that is at least 50% vacant and is proposed to be redeveloped as a residential use.
- removing any limitations on residential development in the NR and EOF zones and allowing commercial FAR to be converted into residential FAR

- streamlining the existing regulatory plans under Section 7.4. into a single new “Expedited Approval Plan”

[SRA 25-01 Administrative Subdivisions – Expedited Approval Plan](#)

SRA 25-01 (Attachment C) is a companion to ZTA 25-03 and would establish a new expedited Commercial to Residential Reconstruct administrative subdivision plan.

[Bill 2 -25 Taxation – Payments in Lieu of Taxes – Affordable Housing - Amendments](#)

Bill 2-25 would establish a Payment in Lieu of Taxes (PILOT) for certain conversions of high vacancy commercial properties to residential use. Elements of the PILOT include:

- Requires the Finance Department director to offer a PILOT for certain conversions of high vacancy commercial properties to residential.
- Exempts 100% of real property tax for 25 years.
- Requires the conversion to provide 15% affordable units that are affordable for at least 25 years at 60% or less of Area Median Income

[Workforce Housing Opportunity Fund](#)

The More Housing N.O.W. package would create a new \$4 million countywide fund to incentivize the construction of workforce units.

[Homeowner Assistance Program](#)

The More Housing N.O.W. package would double the County’s investment in the Homeowner Assistance Program from \$4 million to \$8 million in the FY26 Housing Initiative Fund (HIF). The HIF is a locally funded affordable housing tool that provides flexible loans and grants to help create and preserve affordable housing in Montgomery County. Administered by the County’s Department of Housing and Community Affairs, the HIF is used in many strategic and significant ways to advance virtually all of the County’s affordable housing priorities.

Workforce Housing Program

Many of the elements of the More Housing N.O.W. package involve the use of the county’s [Workforce Housing](#) program. The Workforce Housing Program is intended to be affordable to households with incomes that are too high to be eligible to participate in the Moderately Priced Dwelling Unit (MPDU) Program, generally serving households in the 70% - 120% Area Median Income (AMI) range.

Table 1 Household size and maximum income for Workforce Housing

Household Size	Maximum Income
1	\$130,000
2	\$148,500
3	\$167,000
4	\$185,500
5	\$200,500

The Workforce Housing Program (WFH) was created to increase the availability of housing in the county for public employees and other workers whose income cannot support the high cost of housing that is located close to their workplace and to assist county employers in reducing critical labor shortages of skilled and semi-skilled workers by providing housing that will be accessible to the workers' workplaces.

More Housing N.O.W. and Corridor Planning

The More Housing N.O.W. package promotes the creation of additional housing, and ZTA 25-02 is particularly focused on new, slightly denser housing options (up to 1.25 FAR) along select roadways. Planning Staff commend these efforts as a first step in achieving more development along corridors. However, More Housing N.O.W. and ZTA 25-02 are not a substitute for corridor planning. There is some overlap but major differences between the scope and scale of a corridor plan and ZTA 25-02.

ZTA 25-02 promotes duplexes, triplexes, townhouses and small-scale apartment buildings along any of five street classifications (Downtown Boulevard, Downtown Street, Town Center Boulevard, Boulevard, and Controlled Major Highway), with master-planned right-of-way exceeding 100 feet and with three or more existing lanes of traffic. Growth Corridors are more specific and are largely aligned with Montgomery County's planned premium transit network, including Metrorail's Red Line service and Montgomery County's planned bus rapid transit network.

Corridor planning focuses on comprehensive planning for the nine *Thrive Montgomery 2050*-designated Growth Corridors, including higher-density, transit-supportive land use, premium multimodal transportation, housing for all, design excellence, parks, environment, streetscape and pedestrian-orientation, and zoning. Each corridor plan includes detailed, contextual recommendations for these topics, refined through extensive community engagement and technical analysis of existing conditions. Comparatively, ZTA 25-02 has a much narrower focus on expanding moderate-density housing options through housing policy and zoning.

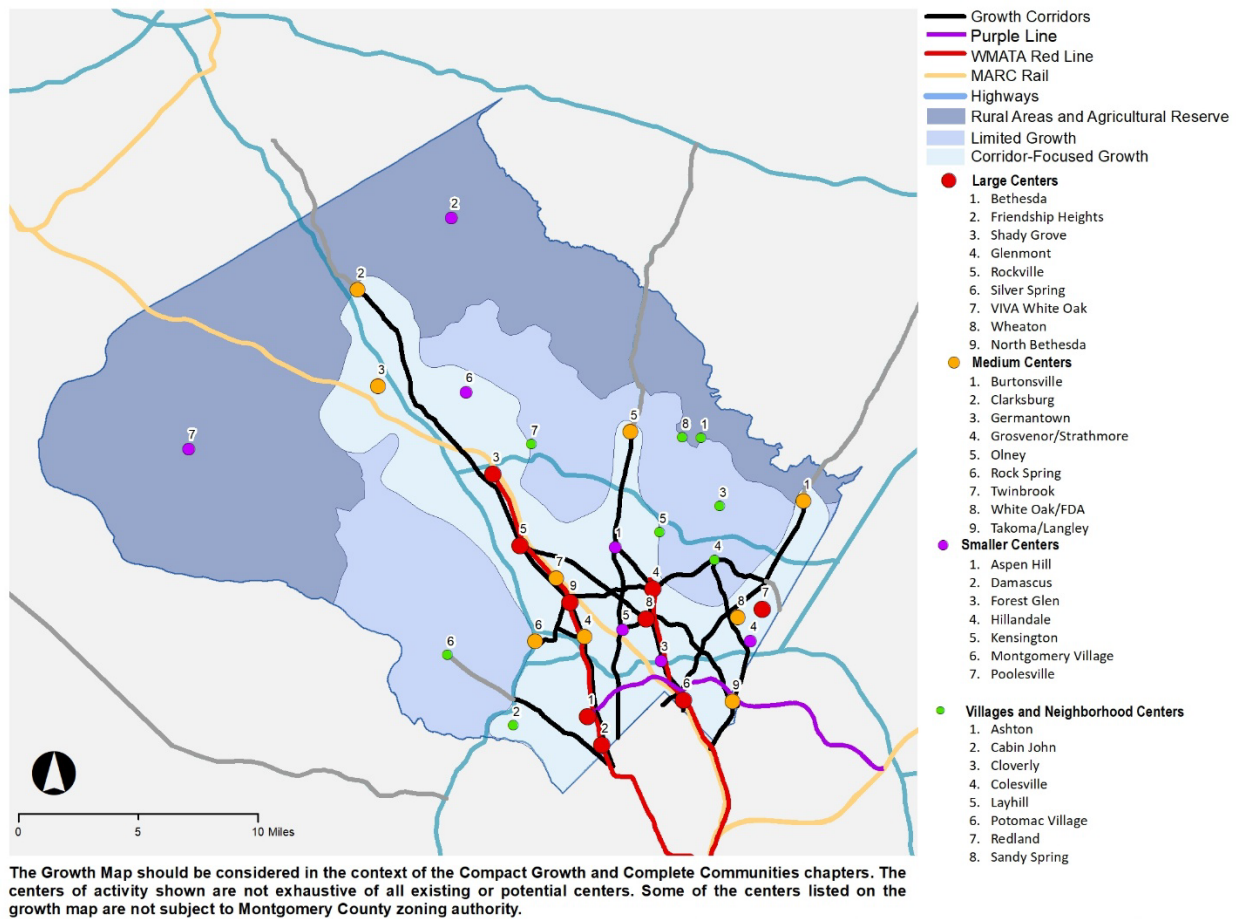


Figure 1: Thrive Montgomery 2050-designated Growth Corridors are shown as black lines.

Some of the benefits and features of corridor planning include:

- Corridor plans evaluate land use and zoning to achieve BRT-supportive densities. Corridor plans comprehensively consider zoning along growth corridors to facilitate infill development and redevelopment near existing and planned transit, services, and amenities to maximize the efficiency of public investment.
- Corridor plans present an opportunity to re-envision residential, institutional, and commercial properties along corridors and consider transitions to residential neighborhoods behind the corridors.
- Corridor plans can also provide guidance to consolidate, remove, or relocate driveways and curb cuts to minimize conflicts and maximize transit along corridors, and identify priorities, supported by community engagement, to inform future facility plans for bus rapid transit.
- Corridor planning focuses on the relationship between land uses, building forms, and multimodal transportation to improve safety and walkability by reducing traffic speeds, ensuring safe crossings and providing designated spaces for walking and bicycling.

- Corridor plans evaluate needed community amenities, and open spaces and can facilitate the implementation of streetscape design standards.

In the current FY 25 budget year, Montgomery Planning is actively working on the University Boulevard Corridor Plan, with the Georgia Avenue Corridor Plan kicking off soon.

SECTION 2 – SUMMARY OF RECOMMENDED CHANGES

Below is a summary of the changes Planning Staff is recommending to the two ZTAs and one SRA discussed in this staff report.

ZTA 25-02 Workforce Housing – Development Standards

- Modify line 13 – definition of Triplex - to include reference Section 4.1.5.C. building types in the C/R and Employment zones.
- Either:
 - Add to the ZTA an amendment to Section 59-3.3.1. to create a new use for Three-Unit Living, including appropriate use standards and amend the Use Table in Section 3.1.6. to add Three-Unit Living with permitted and limited uses mimicking those of Townhouse Living, **or**
 - amend Section 59-3.3.1.E the definition of Multi-Unit Living to include Triplex buildings, and amend the limited use standards for multi-unit living in Section 3.3.1.E.2.a. to allow multi-unit living in a Triplex building type in all the zones/methods of development that allow Townhouse Living, and update the use table to ensure Multi-Unit Living is shown as a limited use in all the zones that currently permit Townhouse Living as a limited or permitted use.
- Modify line 53 to remove reference to “Commercial/Residential, and Employment.”.
- Modify the table on line 61 to add a separate column for the Triplex building type rather than combining it with the Townhouse building type.
- Modify the ZTA to include Section 4.1.5 Building Types in the Commercial/Residential, Employment, and Industrial Zones to add in a Triplex building as Section 4.1.5.C.
- Modify the ZTA to include Section 4.1.6 Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones to add Triplex as allowed in the C/R and Employment zones.
- consider an exemption of very small (single lot) applications for OMWH or consider a follow-up ZTA to establish an administrative site plan approval process for smaller developments.
- Relocate the FAR density standard on line 108 to each OMWH development standard table in the R-200, R-90, R-60 and R-40, and consider setting the allowed FAR based on the underlying zone’s other limitations on lot coverage, setbacks, and height.

- In the Development Standards for all OMWH, clarify an applicant must provide at least 15% workforce housing units “for any development constructing” 3 or more units (lines 111-113), and remove maximum building height and minimum lot size standards which are already located in the development standards tables for each zone (lines 114-116).
- Amend line 122 to clarify the front lot line of any lot or parcel included in an application’s tract must abut the specified roadway.
- Remove Controlled Major Highway from the list of applicable roadway types on line 123.
- Update the ZTA to include the parking table Section 6.2.4.B. to include Three-Unit Living (if also agreeing to add Three-Unit living to Household Uses).
- Set a Development Standard for Workforce Housing Projects at 1 space per dwelling, or base parking on the number of bedrooms similar to Multi-Unit living (after line 120).
- Expand the applicability of site coverage to all building types.
- Reduce the minimum lot size for Townhouse in the OMWH to 1,200 square feet.
- Modify lot area (per unit) to either reflect per unit ‘average,’ or delete entirely and utilize a site area per unit standard.
- Replace lot coverage standards with site coverage standards.

ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction

- Amend line 40 to include a two-year look-back period of vacancy.
- Amend line 52 to clarify the “approval of an Expedited approval Plan for” a Commercial to Residential Reconstruction.
- Amend 3.3.2.B.3.c. (Lines 65-68) to require the use to satisfy Townhouse Building and Apartment Building rather than Townhouse Living and Multi-Unit Living.
- Revisit the goal statements for the Employment Zones under Section 4.6.1.
- Add GR to the list of eligible zones for converting commercial FAR to residential FAR (line 245).
- Modify the ZTA to remove the Specification for Density sections in tables 4.6.3.C and 4.6.3.E., or keep the specification but clarify it only applies to the GR zone.

SRA 25-01 Administrative Subdivisions – Expedited Approval Plan

- Reorganize Section 50.6.1 to either:
 - Consolidate sections E. Biohealth Priority Campus, F. Biohealth Priority Campus, and G. Mixed-Income Housing Community into a single Administrative Plan type that is available to any of the above uses, plus the Commercial to Residential Reconstruct, or
 - Update the section references in E., F., and G. to all reference the Board approving an Expedited Approval Plan under Section 59-7.3.5.

SECTION 3 – ZTA 25-02 ANALYSIS AND RECOMMENDATIONS

ZTA 25-02, Workforce Housing – Development Standards (Attachment A) establishes a new Optional Method Workforce Housing standard of development in the R-200, R-90, R-60, and R-40 zones, under certain conditions, that would allow the use of additional higher density building types and greater flexibility in design in exchange for a minimum percentage of workforce housing units, additional review scrutiny and the provision of public amenities. ZTA 25-02 also provides additional flexibility in the existing optional methods of development throughout all the applicable zones in the code by introducing a new triplex building type. The following sections walk through the ZTA as introduced and include Planning Staff recommendations at the end of each section.

Division 59-1.4. Defined Terms

ZTA 25-02 introduces the term “Triplex” to the Zoning Code. Consistent with the other building types in the code (such as Detached House, Duplex, Townhouse, and Apartment), the definition refers readers to the definition located in Section 4.1.3. Building Types in the AG, Rural Residential, and Residential Zones (line 13). Planning Staff notes that the other building type definitions located in the Defined Terms section include a reference to Section 4.1.5. Building types in the C/R, Employment, and Industrial Zones as well, which is missing for Triplex. This should be corrected for consistency. The ZTA also modifies the definition of Usable Area (lines 15-19) to include Workforce Housing as a third type of development (in addition to MPDU and Cluster Development) that relies on Usable Area for determining density.

Recommendation – support and modify line 13 as follows to reference Section 4.1.5.C. building types in the C/R and Employment zones.

Triplex: See Section 4.1.3.C. and Section 4.1.5.C

Division 59-3.1. Use Table

SECTION 59-3.1.6. USE TABLE

The Use Table in Section 3.1.6. is modified slightly to change Multi-Unit Living from only a C (conditional use) to an L/C (limited or conditional use) for the R-200, R-90, R-60, and R-40 zones. This change allows Multi-Unit living as part of the new Optional Method Workforce Housing development, discussed later in this report. With a L/C, applicants have the option to meet the limited use standards, but if they are unable, they can apply for a conditional use.

Recommendation – support

SECTION 59-3.3.1. HOUSEHOLD LIVING

Division 59.3.3.1. ZTA 25-02 as introduced, does not amend Household Living, however Planning Staff recommends that this section be amended to accommodate the Triplex building type added with the ZTA.

Currently, the zoning code includes various types of household living, each with a specific definition based on the building type it can be placed in. These include:

- Single-Unit Living – one dwelling unit contained in a Detached House building type.
- Two-Unit Living – 2 dwellings contained in a Duplex building type.
- Townhouse Living – 3 or more dwelling units in a Townhouse building type.
- Multi-Unit Living – dwelling units in an Apartment or Multi-Use building type.

Based on the existing definitions, there is no household living use that would occupy a Triplex building type. Planning Staff recommend two options for addressing this.

Option 1: adding a new use, both to Household Living under 3.3.1., and to the Use Table under 3.1.6. for Three-Unit Living.

Recommendation: add to the ZTA an amendment to Section 59-3.3.1. to create a new use for Three-Unit Living, including appropriate use standards, and a definition as follows:

Three-Unit Living means 3 dwellings contained in a Triplex building type.

Recommendation: amend the Use Table in Section 3.1.6. to add Three-Unit Living with permitted and limited uses mimicking those of Townhouse Living.

Option 2: Redefine Multi-Unit Living to include the Triplex building type.

Recommendation: amend Section 59-3.3.1.E to redefine Multi-Unit Living as follows:

Multi-Unit Living means dwelling units in a triplex, apartment or multi use building type. Multi-Unit Living includes ancillary offices to manage, service, and maintain the development.

Recommendation: amend the limited use standards for multi-unit living in Section 3.3.1.E.2.a. to allow multi-unit living in a Triplex building type in all the zones/methods of development that allow Townhouse Living.

Recommendation: Update the use table to ensure Multi-Unit Living is shown as a limited use in all the zones that currently permit Townhouse Living as a limited or permitted use.

Division 59-4.1. Rules for All Zones

DIVISION 59-4.1.3. BUILDING TYPES IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES.

This section of the code is where the definitions for the various building types allowed are located. Currently, the section includes definitions for a Detached House, Duplex, Townhouse, and Apartment Building. The ZTA proposes adding Triplex as a new building type and modifying Townhouse and Apartment.

SECTION 4.1.3.C: TRIPLEX

ZTA 25-02 adds Triplex as a new building type allowed in the Agricultural, Rural Residential, and Residential Zones. This is shown on lines 40-44 with an included definition and example image. The Triplex is defined as a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A Triplex may contain ancillary nonresidential uses such as a Home Occupation or Family Day Care.

Triplexes are distinct from the Townhouse building type because Townhouses only allow for vertical separation between units, whereas a Triplex allows vertical or horizontal separation. Allowing ancillary nonresidential uses is consistent across the existing residential building types except for the Apartment Building. Triplex is added as the new 4.1.3.C., since the density is between Duplex and Townhouse.

Section 4.1.3.D: Townhouse

Since Section 4.1.3.C is added for Triplex, Townhouse is shifted to Section 4.1.3.D. Additionally, the minimum unit count for Townhouse building types is increased from 3 to 4 units.

Section 4.1.3.E. Apartment

Since Section 4.1.3.C is added for Triplex, Apartment is shifted to Section 4.1.3.E. Additionally, the minimum unit count for Apartment building types is increased from 3 to 4 units.

The final change to note also in the section for Apartment is on lines 52-53 of the ZTA, clarifying that commercial uses are restricted to the R-30, R-20, R-10, Commercial/Residential, and Employment Zone. Currently, the Apartment building type allows up to 10% of the gross floor area to act as an allowed Retail/Service use regardless of the underlying zone. This change is being made because the Apartment building type is being added as an allowed building type in the Optional Method Workforce Housing development, however, no Retail/Service uses are envisioned for the applicable Residential Detached zones. Planning Staff note that this addition on lines 52-53 should only reference the R-30, R-20 and R-10 zones and not include reference to the Commercial/Residential and Employment Zones, as definitions of building types in those zones are located in Section 4.1.5. of the code.

Recommendation – support, and remove reference to “Commercial/Residential, and Employment” from line 53.

[D]E. Apartment Building

An apartment building is a building containing [3] 4 or more dwelling units vertically and horizontally arranged. In the R-30, R-20, R-10, [[Commercial/Residential, and Employment zones,]] an [An] apartment may contain up to 10% of the gross floor area as Retail/Service Establishment uses, otherwise it is a [multi use] multi-use building.

DIVISION 59-4.1.4. BUILDING TYPES ALLOWED BY ZONE IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES.

This section, included in lines 58-69 of the ZTA, is a table (line 61) and associated key offering users a quick reference to which building types are allowed in each zone and by which development method. The ZTA makes changes to the development options and the building type. The first change adds WFH (Work Force Housing optional method) as a development option allowing Duplex, Triplex or Townhouse, and Apartment building types to the table and the key. The second change adds Triplex as a building type as an addition to the Townhouse building type column in the table. There is some inconsistency with how ZTA 25-02 handles Triplex buildings. In certain circumstances, Triplex and Townhouse are shown as separate building types with separate development standards, and in other sections they are combined. Because there are at least some instances where Triplex and Townhouse are treated as separate building types, Planning Staff recommends Triplex be added as a new column between Duplex and Townhouse. The same applicable zones and methods of development that apply to the Townhouse building type would apply to the Triplex building type.

Recommendation – support and add a separate column for the Triplex building type rather than combining it with the Townhouse building type. See the inserted column with the double border around the Triplex column in table 2 below.

Table 2 Building Types allowed by Zone in the Agricultural, Rural Residential, and Residential Zones, as amended.

	Detached House	Duplex	<u>Triplex</u>	[Triplex or] Townhouse	Apartment Building
Agricultural Zone					
Agricultural Reserve (AR)	A	--	==	--	--
Rural Residential Zones					
Rural (R)	A	--	==	--	--
Rural Cluster (RC)	A	--	==	--	--
Rural Neighborhood Cluster (RNC)	A	A	<u>A</u>	A	--
<u>Residential Detached Zones</u>					

Residential Estate - 2 (RE-2)	A	TDR	<u>TDR</u>	TDR	TDR
Residential Estate - 2C (RE-2C)	A	MPDU	<u>MPDU</u>	MPDU	--
Residential Estate - 1 (RE-1)	A	MPDU	<u>MPDU</u>	MPDU	--
Residential - 200 (R-200)	A	MPDU, TDR, WFH	<u>MPDU</u> , <u>TDR, WFH</u>	MPDU, TDR, WFH	TDR, WFH
Residential - 90 (R-90)	A	MPDU, CD, TDR, WFH	<u>MPDU</u> , <u>TDR, WFH</u>	MPDU, CD, TDR, WFH	TDR, WFH
Residential - 60 (R-60)	A	MPDU, CD, TDR, WFH	<u>MPDU</u> , <u>TDR, WFH</u>	MPDU, CD, TDR, WFH	TDR, WFH
Residential - 40 (R-40)	A	A	<u>MPDU</u> , <u>WFH</u>	MPDU, WFH	[--] WFH
<u>Residential Townhouse Zones</u>					
Townhouse Low Density (TLD)	A	A	<u>A</u>	A	--
Townhouse Medium Density (TMD)	A	A	<u>A</u>	A	--
Townhouse High Density (THD)	A	A	<u>A</u>	A	--
<u>Residential Multi-Unit Zones</u>					
Residential Multi-Unit Low Density - 30 (R-30)	A	A	<u>A</u>	A	A
Residential Multi-Unit Medium Density - 20 (R-20)	A	A	<u>A</u>	A	A
Residential Multi-Unit High Density - 10 (R-10)	A	A	<u>A</u>	A	A

DIVISION 59-4.1.5. AND 59-4.1.6. BUILDING TYPES ALLOWED – COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND INDUSTRIAL ZONES.

The ZTA does not currently include amendments to Section 4.1.5. Building Types in the Commercial/Residential, Employment, and Industrial Zones, or Section 4.1.6. Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones. Planning Staff recommend the ZTA be updated to include these two sections. The ZTA shows an intent to add the Triplex building to the development standards tables in the C/R and Employment Zones, therefore adding that building type to the list of allowed buildings in those zones is needed. The definition would be the same as in Section 4.1.3. and the Triplex would be allowed in all of the C/R and Employment zones.

Recommendation –Modify the ZTA to include Section 4.1.5 Building Types in the Commercial/Residential, Employment, and Industrial Zones to add in a Triplex building as Section 4.1.5.C

C. Triplex

A triplex is a building containing 3 dwelling units where each dwelling unit is separated vertically or horizontally by a party wall. A triplex may contain ancillary, nonresidential uses, such as a Home Occupation or Family Day Care.

Recommendation -- Modify the ZTA to include Section 4.1.6 Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones to add Triplex as allowed in the C/R and Employment zones as shown in Table 3 below with the double border around the Triplex column.

Table 3 Building Types allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones, as amended.

	Detached House	Duplex	<u>Triplex</u>	Apartment Building	Multi Use Building	General Building
<u>Commercial/Residential Zones</u>						
CR Neighborhood (CRT)	A	A	<u>A</u>	A	A	A
CR Town (CRN)	A	A	<u>A</u>	A	A	A
CR	A	A	<u>A</u>	A	A	A
<u>Employment Zones</u>						
General Retail (GR)	A	A	<u>A</u>	A	A	A
Neighborhood Retail (NR)	A	A	<u>A</u>	A	A	A
Life Science Center (LSC)	A	A	<u>A</u>	A	A	A
Employment Office (EOF)	A	A	<u>A</u>	A	A	A
<u>Industrial Zones</u>						
Light Industrial (IL)	--	--	<u>--</u>	--	A	A
Moderate Industrial (IM)	--	--	<u>--</u>	--	A	A
Heavy Industrial (IH)	--	--	<u>--</u>	--	A	A

Division 59-4.3. Rural Residential Zones

This section of the ZTA, starting on line 71, is a simple update to the existing development standards tables for the RNC Zone - standard method of development, and optional method MPDU development. The top row of the standards tables is updated to add Triplex as an allowed building type, sharing the same building type column as Townhouse. Townhouse and Triplex building types share many characteristics such as the lots for individual dwellings often being very small, and associated landscaping, open spaces, and parking in adjacent off-lot parcels. The resulting standards

for Townhouses and Triplexes are frequently based on site area and coverage associated with a building, rather than individual lots.

Recommendation: support

Division 59-4.4. Residential Zones

Within Division 59-4.4. are numerous changes proposed by the ZTA. These include the creation of a new Optional Method Workforce Housing Development, new development standards tables for the Optional Method Workforce Housing development, and updates to existing development standards tables to the cluster and MPDU optional methods of development.

SECTION 4-4.2.C. OPTIONAL METHOD WORKFORCE HOUSING DEVELOPMENT

This section of the ZTA, spanning from lines 83 – 137, is the primary policy change that would be implemented by ZTA 25-02, if adopted. This section establishes the new Optional Method Workforce Housing (OMWH) development. The intent of the OMWH is to allow different building types and flexibility in lot layout in exchange for providing workforce housing units that satisfy Chapter 25B.

DEVELOPMENT APPROVAL PROCEDURE

Lines 95-96 of the ZTA under Development Approval Procedures specify that approval of OMWH development is contingent on a site plan approval. There is no minimum size of an OMWH based on the development standards tables discussed later in the ZTA. While lot consolidation or development of larger properties is not prohibited, most development in the OMWH is intended to be small-scale redevelopment of individual residential properties. Planning Staff is concerned that requiring a full site plan process for developments that may only contain a few housing units could be very onerous, costly and prohibitive. Planning Staff recommends the Council consider options to allow very small projects, such as single lot redevelopment, to not require a site plan. An alternative recommendation would be to establish an administrative site plan process that has an expedited timeline and the potential for approval by the Planning Director.

Recommendation: consider an exemption of very small (single lot) OMWH applications or consider a follow-up ZTA to establish an administrative site plan approval process for smaller developments.

WORKFORCE HOUSING DEVELOPMENT ACROSS DIFFERENT ZONES

Lines 97-106 allow an OMWH development to span across different zones are consistent with similar provisions for the Optional Method MPDU and Cluster development options. This provision allows for a site within multiple residential detached zones to develop under a single consistent development including shared density but requires the building types and development standards of the underlying zone to remain.

Recommendation: support

DENSITY AND USABLE AREA

Lines 107-109 set the maximum total density allowed in any OMWH project at 1.25 FAR and permits the density to be calculated based on the usable area of the tract. The requirement to base density on usable area is consistent with other optional method development methods. Usable area is defined as the area of a tract that development density is calculated on for optional method development projects. If environmental buffers cover 50% or more of the tract, any area exceeding 50% is reduced from the tract area. However, for most OMWH projects it is not anticipated that environmental buffers would exceed 50% so density would be based on the full tract area. The code defines a tract as a contiguous area of land, including all proposed and existing rights-of-way, lots, parcels, and other land dedicated by the owner or a predecessor in title.

Planning Staff appreciates the OMWH measuring density based on FAR rather than units per acre. This method provides some incentive for an applicant to create smaller units that fit within the allowed building envelope. However, specifying density for OMWH in this section of the code is not consistent with other optional methods of development. Typically, density is discussed in the development standards tables within each zone. Planning Staff recommends the OMWH be consistent with other optional methods of development and remove density from line 108 of the ZTA and instead locate it in each OMWH development standard table in the R-200, R-90, R-60 and R-40 zones. The Council should also consider varying the allowed density within each zone considering the maximum achievable density discussed above.

Planning Staff also recommends that the Council consider varying the amount density across all four zones. Other optional method developments base the allowed density on the underlying zone's base density. Further, Planning Staff considered what density a property could achieve based on the proposed setbacks, lot coverages, and building heights. The maximum FAR a project could achieve is approximately 1 FAR in R-200, 1.2 FAR in R-90, 1.4 FAR in R-60, and 1.6 FAR in R-40. Allowing a standard for density that is not actually achievable may set false expectations.

Recommendation: support density as an FAR and relocate the density standard to each OMWH development standard table in the R-200, R-90, R-60 and R-40, and consider setting the allowed FAR based on the underlying zone's other limitations on lot coverage, setbacks, and height.

DEVELOPMENT STANDARDS FOR WORKFORCE HOUSING PROJECTS

Lines 110-120 contain a series of standards that would apply to all developments utilizing the OMWH, including:

- a. 15% of all units should be Workforce Housing units.
- b. maximum building height is 40 feet.
- c. minimum site size is the minimum lot size in the underlying zone.
- d. parking must be located behind the front building line.
- e. driveway access is limited to one per street frontage.

Standard a. starts on line 111 and describes the requirement for OMWH developments to provide a minimum of 15% workforce housing as a requirement for development. It further stipulates a minimum of one workforce housing unit is required for developments of 3 units or more. The intent is to not require workforce housing if the OMWH is used to create one duplex unit, but would require workforce housing for anything larger.

For clarity, Planning Staff recommends:

- Clarifying that the 15% workforce housing requirement applies to any development constructing 3 or more units.
- Removing Standards b. and c. (lines 114-116) as they are duplicative to standards that are within the development standards table and do not need to be repeated here.

The last two standards that refer to parking and driveway access Planning Staff support as introduced.

Recommendation: support with the following changes:

a. An applicant must provide at least 15% workforce housing units that satisfy Chapter 25B; [[with a minimum of one workforce housing unit for construction of]] for any development constructing 3 or more units.

[[b. The maximum height for all buildings is 40 feet.]]

[[c. The minimum site size is the minimum lot size in the underlying zone.]]

[[d]] b. Off-street parking must be located behind the front building line.

[[e]] c. Driveway access is limited to one driveway per street frontage unless additional driveway access is approved by an appropriate agency with jurisdiction over the right-of-way.

APPLICABLE CORRIDORS

The Applicable Corridors section (lines 121-128) specifies which roadways a property must abut a Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway, with a planned right-of-way greater than 100 feet, with at least 3 existing total travel lanes. The intent is to limit OMWH development to properties along larger roadways where more intensive land use has fewer compatibility impacts, and in many cases, better access to more transportation opportunities. Planning Staff supports this concept, but has two recommendations to improve clarity and practicality. First, it is ambiguous in line 122 whether the front lot line abutting refers to any and all existing lots as part of a tract, any part of the application tract area, or if it refers to all newly created lots. Planning Staff believe the intent is that any and all existing lots and parcels that are part of a OMWH tract should abut the roadway, and recommends amending the language to clarify this. Additionally, Planning Staff have concerns with including Controlled Major Highway as a qualifying

roadway. The description and key features in the Complete Streets Design Guide state these roadways are limited access roadways designed primarily for vehicle mobility, and are generally intended for no or low-intensity development set back from the road (Attachment F). Examples of Controlled Major Highways include Great Seneca Highway, Father Hurley Boulevard, or US 29 north of White Oak. These roadway types are not conducive for new moderate density residential developments and do not have the same form or function as the other major roadways. There are only 27 out of 2,472 parcels located along a Controlled Major Highway, mostly in Germantown along a small portion of MD 355.

Recommendation: support, amend line 122 to read “The front lot line of any lot or parcel included in an application’s tract must abut...” and remove Controlled Major Highway from the list of applicable roadway types on lines 123-124.

DEDICATED LAND

The ZTA section on Dedicated Land (lines 129-133) is the standard language found in all optional methods of development allowing dedicated land for schools or parks to be used toward development density.

Recommendation: support

COMMUNITY WATER AND SEWER

The last section of standards for all OMWH developments is a section on community water and sewer (lines 134-137). This provision would prohibit the OMWH unless the property is connected to community water and sewer systems. This is a reasonable approach since there are areas of residential detached zoning outside of the public water and sewer service areas, and the new building types allowed by the OMWH are of an intensity that should be connected to the public systems.

Recommendation: support

PARKING

The ZTA as introduced does not discuss the parking requirements for Triplex buildings, nor does it provide for any off-street parking reductions for the OMWH developments. Based on the parking table in Section 59-6.2.4. Two-unit living (Duplex building) and Townhouse-Living require parking at 2 spaces per dwelling unit at the base rate. Multi-Unit living bases parking on the number of bedrooms, with as few as 1 space for an efficiency, and up to 2 spaces at 3+ bedrooms. While the ZTA does not contemplate three-unit living, and therefore does not add it to the parking table, Planning Staff presume that once amended, the ZTA would also require Triplex to park at a rate of two spaces per unit, since the Triplex has been treated as an intermediate density between Duplex and Townhouse in other circumstances.

There are various existing circumstances in the parking division (Division 6) that would allow for reduced parking for a OMWH development, including a 50% reduction in parking for Workforce

Housing units, and zero parking required if a OMWH project falls within ½ mile of a Metro Station or Purple Line station, or within ¼ mile of an existing or funded for construction Bus Rapid Transit Station. However, not all the areas eligible for a OMWH development would qualify for the reduced or zero parking. Just under 600 of the 2,472 eligible parcels (24%) fall within the area exempt from parking. Planning Staff have been advocating for reducing parking for new residential developments, in particular urban infill situations where space is a constraint. As is illustrated in example images in attachment G a parking reduction is practically necessary to accommodate three or more dwellings on an existing R-60 zones lot, and would be beneficial to R-90 and R-200 lots in reducing impervious surfaces and providing green area for residents. Planning Staff recommend creating a new standard for parking under the Development Standards for Workforce Housing (Section 4.4.2.C.4 of the ZTA line 110) setting minimum parking for OMWH projects at 1 space per dwelling. Alternatively, parking for the OMWH developments could be treated like the Multi-Unit living, and base parking requirements across all dwelling types on the number of bedrooms. This would further incentivize providing smaller, more price-attainable dwellings.

Recommendations:

- Update the ZTA to include the parking table in Section 6.2.4.B. to include Three-Unit Living (if also agreeing to add Three-Unit living to Household Uses).
- Set a parking standard in the Development Standards for Workforce Housing Projects at 1 space per dwelling, or set parking based on the number of bedrooms similar to Multi-Unit living.

SECTIONS 4-4.5. THROUGH 4.4.16. STANDARD AND OPTIONAL METHOD STANDARD TABLES

Like the amendments to the Rural Residential Zones discussed before, there are many sections of code where the only proposed amendments with this ZTA are to add the Triplex building type to existing development standards tables where Townhouse buildings are already allowed. Within the Residential zones, this includes the following methods and zones:

- RE-2C, RE-1, and R-200 the MPDU optional method,
- R-90, and R-60 the MPDU and Cluster optional method.
- TLD, TMD, THD, R-30, R-20, and R-10 the Standard, and MPDU optional method

Recommendation: support

SECTIONS 4-4.7. THROUGH 4.4.10. OPTIONAL METHOD WORKFORCE HOUSING STANDARD TABLES

In the R-200, R-90, R-60 and R-40 zones, new development standards tables are added to the code for the OMWH development. Unlike the existing optional method standards tables where MPDU and

Cluster options share a table, the OMWH will be presented on its own standards table (starting on line 150).

These development standards tables differ substantially from those of the MPDU and Cluster options within the applicable zones. The intent of the OMWH is to allow a wider range of building types, including Triplex and Apartment, but to retain compatibility with existing detached houses mostly built under the standard method of development. This means the lot/site coverages and setbacks are similar to the standard method of development, and the site and lot areas correspond with the existing lot area requirements of the standard method. Below is a brief analysis of the different sections of the OMWH standards tables.

Within each OMWH table there are seven distinct sections, each are discussed in more detail below.

BUILDING TYPES

While not numbered as a section (like 1-6 below), building types is the first real section of the standards table and serve as the column headings in the table. The OMWH tables allow for the following building types:

- Duplex
- Triplex
- Townhouse
- Apartment

Detached House is not an allowed building type under the OMWH. This makes sense because this method of development does not anticipate reductions in lot/site size or setbacks, therefore development of a Detached House would continue to utilize the standard method of development from the underlying zones.

Recommendation: support

1. SITE

Under the Site portion of the OMWH standards table are one subsection and two standards:

Dimensions (min)

Usable area

Site coverage (max)

Usable area is the minimum amount of area required to utilize the OMWH. In the R-90, R-60, and R-40 zones, the usable area is set as the same area as the minimum lot size for a Detached House under the standard method. In the R-200 zone, the ZTA has a usable area of 16,000 square feet, which is 4,000 square feet less than a minimum lot in the R-200 zone.

The standard for site coverage is the maximum amount of the site associated with a specific building type that may be covered by a building or structure. Site coverage does not include other impervious surfaces such as driveways or patios. The site coverage proposed for the OMWH is equal to the coverage allowed for a Detached House in the underlying zone's standard method. Site coverage values are provided for Townhouse and Apartment building types but not for Duplex or Triplex which instead are restricted by lot coverage. In most zones and methods of development, Detached House and Duplex are bound by lot coverage whereas Townhouse and Apartment are bound by site coverage. Often individual lot(s) for Townhouse or Apartment buildings may be very small, and other associated site area such as open spaces and parking are on separate parcels. Site coverage averages out the coverage between all the lots and parcels associated with a specific building type. Planning Staff supports continuing to rely on site coverage for Townhouse and Apartment.

Planning Staff also recommends site coverage extend to the Triplex and Duplex building types. Having lot coverage limits for Duplex and Triplex could substantially limit how subdivisions occur for these building types, especially since a likely Triplex form would be what is considered a three-unit Townhouse building now, with a small sized, high lot coverage middle lot, and two end units with larger lots and less lot coverage. Duplexes could also be limited in design, as lot coverage would diminish the ability of an applicant to provide a Duplex with two different size units.

Recommendation: support usable area and site coverage, and recommend expanding the applicability of site coverage to all building types.

2. LOT AND DENSITY

Section 2 of the OMWH standards tables are standards that include four subsections and eight development standards as follows:

Lot(min)

- Lot area (per unit)
- Lot width at front building line
- Lot width at front lot line
- Frontage on street or open space

Density (max)

- Density

Coverage (max)

- Lot

Specification for Lot and Density

- Specification

The values across all four zones for lot area (per unit) align with dividing the usable area into two (Duplex), and three (Triplex). There is not a clear pattern for the townhouse lot area value except that it is appreciably smaller than Triplex. Apartment is listed as n/a, not being subjected to a minimum lot area. The values for lot area for duplex has precedent in code, setting it at half the size of a detached

house. The lot area requirements proposed for Townhouse, especially the R-200 OMWH at 2,000 square feet, are concerning because the lot sizes may be impractical. The largest minimum lot size for a Townhouse in code today is 1,250 square feet, in the TLD zone. In many zones it is under 1,000 square feet (see Table 4 below).

Table 4 Minimum Lot Size for Townhouses Across Zones.

Zone	Standard Method	Optional Method(s)	OMWH
RNC	1,100	1,200	
RE-2C		1,200	
RE-1		1,200	
R-200		1,000	2,000
R-90		1,000 or 1,200	1,200
R-60		1,000 or 1,200	1,000
R-40		No min	1,000
TLD	1,250	800	
TMD	1,100	800	
THD	1,000	800	
R-30	1,000	800	
R-20	1,000	800	
R-10	800	800	
CRN	800		
CRT	800		
CR	800		
GR	900		
NR	900		
LSC	900		
EOF	900		

Middle unit Townhouses are on lots as wide as the Townhouse unit itself. To achieve a 2,000 square foot lot would force a 20-foot-wide townhouse on a 100-foot-deep lot. There is no precedent for Triplex, but Planning Staff assume many Triplex buildings will take the form of a three-unit Townhouse with a middle unit. Planning Staff also note that other zones and methods of development standards tables for Duplex and Townhouse building types refer to this standard as ‘lot area’ and not ‘lot area (per unit)’ as the OMWH tables do. It is not clear why these tables added the ‘per unit’ qualifier to lot area, but believe with additional tweaks it could be used to the OMWH’s advantage. In addition to reducing the minimum lot size for Townhouse in the R-200 zone, Planning Staff recommend one of two possible amendments to this standard for both flexibility and clarity.

- **Option 1** would amend the standard to say, “lot area (per unit average)”. Adding the word average would provide an applicant flexibility to create a variety of lot sizes as part of a Duplex, Triplex, or Townhouse building, without increasing the overall number of units allowed on any given site. As stated before, this flexibility is particularly helpful if as part of a Duplex an applicant wants to create unequal sized units, and with a Triplex or Townhouse

where any middle units would want to be on smaller lots than the end units.

- **Option 2** would remove the lot area requirement and instead add a “Site area per unit” development standard, located in the Section 1. Site portion of the standards table. This approach would mirror how Apartment buildings are treated. This would provide even more flexibility for an applicant to best determine how to subdivide a site, without increasing the overall number of units allowed on the site.

Lot width at front building line is to be determined at site plan, as is the lot width at front lot line for all building types except the Duplex. Lot width at front building line is a measure of how wide a lot is across the front facing wall of a building. Lot width at front lot line is a measure of how wide the lot frontage is abutting the adjacent right-of-way. Having flexibility in both standards is important for providing flexibility in designing the buildings and lot layouts. Frontage on a street or open space is a requirement of any lot from Chapter 50, and remains required with OMWH developments.

Density for the OMWH developments is represented as a FAR, which is different from the other optional methods of development in the residential zones. However, Planning Staff is supportive of this change, because it provides an incentive for an applicant to consider smaller dwellings since the limiting factor is the square footage of the structure, rather than how many units are within the structure. Since unit size is a major factor in price attainability encouraging smaller units should also encourage more affordable units. As Planning Staff discussed previously (page 16 of this staff report), the FAR density has been set as a consistent 1.25 FAR across all four applicable zones, but the Council should consider lowering that density in the R-200 and R-90 zones to be more consistent with the actual development potential of these zones.

The last standard in section 2 is for lot coverage, which applies to the Duplex and Triplex building types. As discussed in section 1 for site standards, Planning Staff recommends removing lot coverage and instead only using site coverage as a standard.

Recommendations

- Reduce the minimum lot size for Townhouse to 1,200 square feet.
- Modify lot area (per unit) to either reflect per unit ‘average,’ or delete entirely and utilize a site area per unit standard. Support the two lot width standards, support using FAR for density and right-size the allowed FAR to the zone’s development potential, and replace lot coverage standards with site coverage standards.

3. PLACEMENT

Section 3. Placement, has four subsections and a total of 14 development standards as follows:

Principal Building Setbacks (min)

Front setback.

Side street setback, abutting lot fronts on the side street and is in a Residential Detached Zone.

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone.

Side setback, including end unit.

Rear setback.

Specification for Principal Building Setbacks

Specification.

Accessory Structure Setbacks (min)

Front setback.

Side street setback, abutting lot fronts on the side street and is in a Residential Detached Zone.

Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone.

Side setback.

Rear setback on a corner lot where abutting lot fronts on the side street and is in a Residential Detached Zone.

Rear setback, if not otherwise addressed.

Specification for Accessory Structure Setbacks

Specification a.

Specification b.

The standards proposed by the ZTA largely mirror those required for a detached house and accessory structures in the underlying zones standard method. This is a departure from the relaxed standards allowed by other optional methods of development; however, the other methods of development require much larger usable areas and were written for greenfield development where landscaping and open space areas can be placed to screen adjacent development. Keeping the standards matching with the standard method development is one of the major ways the ZTA keeps the OMWH compatible with existing residential detached development.

Recommendation: support

4. HEIGHT

Section 4 of the development standards tables is for building height, and contains one subsection and two development standards:

Height (max)

Principal building, measured to the highest point of any roof.

Accessory structure.

The height for the principal building is set at 40 feet across all four zones, which is equal to the building height currently allowed in the R-200 zone for a building on a lot that is 15,000 – 25,000

square feet in size. In the R-90, R-60 and R-40 zones, standard method building height is limited to 35 feet. The accessory structure height limit for each of the four standards tables matches the same heights allowed by the underlying zone's standard method of development. Planning Staff support the OMWH height of 40 feet considering its identical to, or a modest five-foot increase over standard method. The height should provide enough flexibility for applicants when designing multi-unit stacked structures such as Triplexes or small Apartments.

Recommendation: support

5. FORM

The section on Form includes one subsection and three development standards as follows:

Allowed Building Elements

- Gallery/Awning
- Porch/Stoop
- Balcony

This section is typical in development standards tables, and the proposed standards match those allowed by the standard method of development in the underlying zones.

Recommendation: support

6. BUILDINGS USED FOR AGRICULTURE ASSOCIATED WITH FARMING

This development standard around agricultural buildings, with its single specification may seem unusual but is present in every development standard table for every Rural Residential, and Residential Detached zone, including the other optional methods of development. The only difference in the OMWH is the structure height is limited to 40 feet, rather than 50 feet which is more common in the existing code. Planning Staff finds the 40-foot building height reasonable, and in line with the building height proposed for the principal structures.

Recommendation: support

Division 59-4.5. Commercial/Residential Zones and Division 59-4.6. Employment Zones.

Like the modifications proposed for the existing development standards tables in the Residential zones, the standard method development standards tables for all of the Commercial/Residential, and Employment zones are shown adding the Triplex building type. These are all zones where Duplex and Townhouse buildings are already allowed, making Triplex a logical addition.

Recommendation: support

SECTION 4 – ZTA 25-03 – EXPEDITED APPROVALS – COMMERCIAL TO RESIDENTIAL RECONSTRUCTION

ZTA 25-03, Expedited Approvals – Commercial to Residential Reconstruction (Attachment B) is intended to incentivize residential development in older, underutilized commercial areas. The ZTA does this through three major changes:

1. Creating a new use called Commercial to Residential Reconstruction,
2. Allowing applicants to convert commercial FAR to residential FAR in certain Employment Zones, and
3. Consolidating the existing regulatory plan types of Signature Business Headquarters, Biohealth Priority Campus, and Mixed Income Community, into a new single plan type called Expedited Approval Plan. Additionally, Commercial to Residential Reconstruction is added to the list of uses eligible for the Expedited Approval Plan.

Division 59-1.4. Defined Terms

There are a few text amendments within the Defined Terms section of the code proposed by this ZTA. First, the use Commercial to Residential Reconstruction (CRR) is added to the list of defined terms (line 6), although the proposed definition directs readers to the use standards under Division 3 for the actual definition. Because CRR is added as a new sub-use of Group Living, the other Group Living uses also have their definitions and associated Division 3 section references updated accordingly.

Recommendation: support

Division 59-3.1. Use Table

The Use Table under Section 59.3.1.6. is updated to add the Commercial to Residential Reconstruct use as a new use under the Group Living category (line 23). Keeping the uses listed in alphabetical order necessitates updating the section references for the other Group Living uses in the Use Table. The Use Table allows CRR as a limited use in the CRN, CRT, CR, NR, and EOF zones. Notably absent from the list of applicable zones are the Employment Zones of GR and LSC.

To understand why these two zones were excluded from allowing a CRR, Planning Staff looked at the distribution of all four Employment Zones across the county (Attachment H). The LSC zone is the least widely distributed Employment Zone and the majority of the LSC zoned land is included within the recently adopted Great Seneca Plan and covered by the Great Seneca Science Center (GSSC) Overlay zone. The remaining two LSC zone areas are part of Montgomery College Germantown and the Adventist Hospital in White Oak. Because the GSSC Overlay Zone already incentivizes additional residential development on the LSC zoned properties in a way that implements the visions of the Great Seneca Master Plan and the other LSC zones are existing hospital sites, excluding the LSC zone from a CRR makes sense.

The GR zone is the least common of the four Employment Zones but is more widely distributed across the county, similar to the NR and EOF Zones. The two biggest GR zone areas are Westfield Wheaton and Westfield Montgomery Malls, in addition, there is a scattering of GR properties in unincorporated areas of Gaithersburg and Germantown. Most of the GR zoned development is single-story commercial uses that would not be eligible for a CRR, which requires redevelopment of a property at least 2 stories or more in height. As such, omitting the GR zone from allowing a CRR is also practical. The NR and EOF zones are both more common and more widely distributed throughout the county and have more practical opportunities for redevelopment under a CRR.

Recommendation: support

Division 59-3.3. Residential Uses

SECTION 59-3.3.2.B. GROUP LIVING – COMMERCIAL TO RESIDENTIAL RECONSTRUCTION

The next set of updates with ZTA 25-03 are within the Residential Uses Division, Group Living Section. This is where the use of Commercial to Residential Reconstruction is defined and the use and review standards are presented.

DEFINED

This ZTA defines a Commercial to Residential Reconstruction (lines 34-41) as a vacant office or retail building that is at least 2 stores high and is converted to or demolished and rebuilt as a residential building that qualifies as Townhouse Living, or Multi-Unit Living. The commercial building must have no tenants in 50% of the building at the time of application. Planning Staff has one minor concern with the definition – the requirement of no tenants in 50% of the building at the time of application. Because the intent of the CRR use and the expedited review is to incentivize the reconstruction of vacant commercial spaces, Planning Staff recommends a look-back period to ensure the commercial space has a history of struggling with vacancy, rather than an applicant potentially evicting or not renewing the lease on tenants just before submitting an application. Planning Staff suggest a two-year look-back period, similar to that required by ZTA 25-01 that was also recently introduced by the Council.

Recommendation: support, and amend line 40 to include a look-back period of vacancy to read “that has no tenants in 50% of the building [[at the]] for the two-year period prior to the time of application.”

EXEMPTIONS

The Exemptions section, starting on line 42, exempts a CRR from sketch and site plan, and instead allows the use to be reviewed under the expedited approval plan under Section 7.3.5. The code further

requires any necessary reviews by Chapter 50, and specifies that any amendment to an expedited approval plan for a CRR should be processed as an amendment to an expedited approval plan.

Planning Staff recommend one technical correction. Line 52 of the ZTA refers to approval of a Commercial to Residential Reconstruction plan, however there is no such plan type. Rather, Section 7.3.5 creates a new Expedited Approval Plan, which includes four uses: Signature Business Headquarters, Biohealth Priority Campus, Mixed-Income Housing Community and Commercial to Residential Reconstruction.

Recommendation: support, and amend line 52 to read “after approval of an Expedited approval Plan for a Commercial to Residential Reconstruction [[plan]] is approved...”

USE STANDARDS

The ZTA proposes a couple of additional use standards that apply to a CRR, starting on line 56. The first allows a property under review by a CRR to reallocate the mapped commercial FAR to residential FAR, allowing for a 100% residential project, so long as the total FAR and building height are not exceeded. The remaining two standards require CRR in a red policy area to be built as an Apartment Building type, and in other policy areas to be built satisfying Townhouse Living or Multi-Unit Living.

Planning Staff note that the standard for red policy areas specifies the applicable building type, whereas for non-red policy areas specifies household living types. Planning Staff recommend consistency between these two statutes.

Recommendation: support, but amend 3.3.2.B.3.c. (Lines 65-68) to state “If not in a red policy area, Commercial to Residential Construction must be in a ~~building type that satisfies~~ Townhouse building Living under Section ~~3.3.1.D. 4.1.3.C~~ or ~~Multi-Unit Living~~ Apartment Building under Section ~~3.3.1.E. 4.1.3.D.~~” Planning Staff also note the section references for building types may be different than shown above, if ZTA 25-02 is approved concurrently or before this ZTA, as it modifies the building type section references slightly.

SECTION 59-3 OTHER USES

The next sections of the ZTA only contain minor technical updates, including:

- **Section 3.3.2 Group Living** - updating the section references for the remaining uses as each use shifted down a letter in the alphabet.
- **Section 3.4.2. Charitable, Philanthropic Institution** – removing a hyphen from line 138, and updating the section reference for Residential Care Facilities on lines 157 and 159.
- **Section 3.4.6. Hospital** – updating the section reference for Residential Care Facilities on lines 168-169.

Recommendation: support

Division 59-4.5. Commercial/Residential Zones

SECTION 59-4.5.2. DENSITY AND HEIGHT ALLOCATION

There are several minor technical edits in the ZTA to Section 59-4.5.2. This code section provides special provisions and exemptions for density and height in C/R zones that must be approved through a regulatory approval plan. There are multiple references throughout this section to Signature Business Headquarters plan, Biohealth Priority Campus plan, and Mixed-Income Housing Community plan that are deleted and replaced with the new consolidated term expedited approval plan.

Recommendation: support

SECTION 59-4.5.4. OPTIONAL METHOD DEVELOPMENT

Section 59-4.5.4. Optional Method Development, is another technical update. This section requires optional method developments to receive an approved sketch plan, unless approved by a Signature Business Headquarters or a Biohealth Priority Campus. Those two plan types are removed from the code and replaced with an expedited approval plan.

Recommendation: support

Division 59-4.6. Employment Zones

SECTION 59-4.6.2. DENSITY AND HEIGHT ALLOCATION

There are two sections within Density and Height Allocation with amendments, Density and Height Limits under Section 4.6.2.A., and FAR Averaging under Section 4.6.2.B.

DENSITY AND HEIGHT LIMITS

Starting on line 245, the ZTA adds a new provision under the Density and Height Limits section for Employment Zones. This new section allows properties in the NR and EOF zones to reallocate commercial FAR to residential FAR, so long as the total mapped FAR and height are not exceeded.

This is a major policy shift for the Employment Zones, as residential uses are currently limited to no more than 30% of any total development, regardless of how much FAR is being utilized. This change would allow up to 100% residential developments in these zones. To demonstrate how big of a policy shift this is, below are some general policy and intent statements from Section 4.6.1. for the Employment Zones:

- Permitting nonresidential uses including office, technology, and general commercial with limited residential use
- Promote economic diversity and job creation in development patterns where people can work, learn, and recreate.

- Appropriate for targeting jobs and services to co-locate near housing.
- Residential uses are generally limited to 30% of the total gross floor area on the subject site.

Planning Staff understand the housing shortage the county is facing, and opening up employment areas, especially those with high vacancy to increased residential use is a major step in addressing that shortage. This, however, does not align with the existing policies and goals stated for the Employment Zones. A revisit of the goals for the Employment Zones to emphasize them as more mixed-use or housing-focused, along with a revisit to the Employment Zones in their entirety, should be considered in the future.

As with the Commercial to Residential Reconstruction use, this code section also only provides commercial to residential flexibility for the NR and EOF zones, but not for the GR and LSC zones. However, this provision to reallocate commercial FAR to residential FAR is not predicated on needing an existing two or more-story tall development or a certain level of tenant vacancy. Excluding the LSC zone still has merit since the bulk of that zone is covered by an overlay zone that already allows for more residential development. The GR zone however should be considered for inclusion in this commercial to residential policy change, as it is not limited to properties with at least two existing stories. The largest GR zone properties are two existing shopping malls, and the remaining properties are mostly comprised of restaurants, car washes, and other commercial uses, similar to the NR zone. These GR sites could provide valuable additional space to construct residential uses.

Recommendation: support the policy direction but revisit the goal statements for the Employment Zones and add GR to the list of eligible zones for converting commercial FAR to residential FAR on line 245.

“In the NR, GR and EOF zones, commercial FAR limits on the subject property may be reallocated...”

FAR AVERAGING

The changes proposed by the ZTA under Section 59-4.6.2.B. FAR averaging start on line 250 and are straightforward technical updates, to remove any text for Biohealth Priority Campus plans and replace it with an expedited approval plan.

Recommendation: support

SECTION 59-4.6.3. STANDARD METHOD DEVELOPMENT

ZTA 25-03 does not propose any amendments to Section 59-4.6.3. Standard Method Development for the Employment Zones. Planning Staff recommends this section be added to the ZTA to amend the development standards tables under 4.6.3.C. GR and NR Zones, and E. EOF Zone. Both tables contain a standard called Specification for Density within the Lot and Density section. The specification states “Gross floor area of all House Living uses is limited to 30% of the gross floor area on the subject site.” Removing this specification from the development standards tables would need to be made to allow

the conversion of commercial FAR to residential FAR discussed in the Density and Height Allocation analysis above. If the Council does not agree to allow the commercial to residential conversion for the GR zone, then the specification under 4.6.3.C. would remain, but should be reworded to add “In the GR Zone, gross floor area of all...”

Recommendation: Modify the ZTA to remove the Specification for Density sections in tables 4.6.3.C and 4.6.3.E., or retain the specification but add “In the GR Zone” to exclude the other zones.

SECTION 59-4.6.4. OPTIONAL METHOD DEVELOPMENT

Only one change is made to the Employment Zones Optional Method Development, under the Procedures for Approval, also replacing Biohealth Priority Campus plan with an expedited approval plan.

Recommendation: support

Division 59-7.3. Regulatory Approvals

The last Division of code amended by ZTA 25-03 is Division 59-7.3, Regulatory Approvals. There is amended text in multiple sections including technical updates to the Sketch Plan applicability, the addition of a new plan type called the expedited approval plan, and the removal of existing plans including Signature Business Headquarters plan, Biohealth Priority Campus plan, and Mixed Income Housing Community plan.

SECTION 59-7.3.3. SKETCH PLAN

The proposed amendment to the Sketch Plan section is another technical update to the list of plan types that are exempt from submitting a sketch plan under the optional method of development. This would remove the Signature Business Headquarters plan, Biohealth Priority Campus plan, and Mixed-Income Housing Community plan and replace it with the Expedited Approval Plan.

Recommendation: support

SECTION 59-7.3.5. EXPEDITED APPROVAL PLAN

Section 59-7.3.5. Expedited Approval Plan, starting on line 313, is a new regulatory plan type added to the zoning code with this ZTA. This plan type however is not new in practice, because it is based on the existing Signature Business Headquarters, Biohealth Priority Campus, and Mixed-Income Housing Community plans. These three plan types have been added over the past few years through various

ZTAs to expedite the regulatory review process for targeted uses that are county priorities. With minor exceptions, all three plan types are identical including sharing the following sections:

- **Applicability and Description** – modified to add the uses of Signature Business Headquarters, Biohealth Priority Campus, Mixed-Income Housing Community, and Commercial to Residential Reconstruction as eligible uses.
- **Application Requirements** – Ownership and submittal requirements similar to those of a site plan, except the intake process is expedited.
- **Hearing Date** – Requires the Planning Board hearing no later than 65 days after acceptance of the plan.
- **Review and Recommendation** – Sets an expedited timeframe for agencies and the applicant to respond to Development Review Committee Comments and revised plan submittals.
- **Necessary Findings** – Also similar to the findings of a site plan, except the compatibility findings are removed.
- **Decision** – Requires an expedited timeline for the Planning Board to adopt a resolution of the decision, and sets forth the ability for an aggrieved party to file a petition for judicial review.
- **Conforming Permits** – DPS may not issue a permit for the subject property until the expedited review plan and associated bond is approved.
- **Duration of Approval** – sets forth that the expedited review plans must be certified within 24 months of the resolution date, and that applicants have 2 years from the resolution date to apply for a building permit, and an additional 2 years to obtain the building permit.
- **Recording Procedures** – Requires the Planning Department to maintain a copy of the approved plan and resolution.
- **Amendments** – Allows any project approved by an expedited approval plan to file an amendment to the plan, and sets forth the criteria for a Major or Minor amendment.
- **Compliance and Enforcement** – This section allows the Planning Board to find, after holding a hearing, that an applicant may be out of compliance with their approved plan and to levy certain civil penalties.

Most of these sections and their requirements closely align with the requirements of site plans, with the expedited application, review, and post-approval permit requirements being the main difference. ZTA 25-03 adds CRR as another priority use that would have expedited reviews. Rather than create a fourth, identical plan type, this ZTA consolidates all the existing expedited plan types into one new process.

Recommendation: support

SECTION 59-7.3.#. OTHER APPROVAL PLANS

Much of the remaining volume of the ZTA, from lines 583 – 1263, is the removal of the Signature Business Headquarters plan, Biohealth Priority Campus plan, and Mixed-Income Housing Community plan.

Recommendation: support

SECTION 59-7.5.1. NOTICE REQUIRED

The final section of ZTA 25-03 updates the notice required table. This table shows each notice type as a column labeled across the top, and each plan type as rows labeled on the left. The ZTA removes the three plans and their associated amendments being removed by the ZTA from the table, and adds the expedited approval plan and its amendments.

Recommendation: support

SECTION 5 – SRA 25-01 ADMINISTRATIVE SUBDIVISION – EXPEDITED APPROVAL PLAN

Division 50.6. Administrative Subdivision Plan

SRA 25-01 is introduced (Attachment C) as a companion to ZTA 25-03 to establish a new administrative subdivision plan type for CRR uses, which is required to be heard by the Planning Board within 90 days of submission.

The new administrative subdivision will be located in Section 50-6.1.H. The proposed text starts on line 10 of the SRA and explicitly applies to properties that will be used as a CRR. Like other administrative subdivision plans, many of the findings of a preliminary plan such as adequate public facilities, stormwater management, and forest conservation are still required but do not need to be satisfied until approval of the record plat. The language for this new administrative subdivision is identical to the administrative subdivision plan types for the other expedited approval uses in Chapter 59; Section 6.1.E. Signature Business Headquarters, Section 6.1.F. Biohealth Priority Campus, and Section 6.1.G. Mixed-Income Housing Community.

As part of ZTA 25-03, the existing regulatory plans for Signature Business Headquarters, Biohealth Priority Campus, and Mixed-Income Housing were consolidated into a single new expedited approvals plan. SRA 25-01 however does not propose a similar consolidation of the administrative subdivision plan types under Sections 6.1.E. – 6.1.G.

Recommendation: support adding an administrative plan type to cover CRRs, but consolidate Signature Business Headquarters, Biohealth Priority Campus, Mixed-Income Housing, and Commercial to Residential Reconstruct into one expedited approval plan administrative plan by amending the language of Section 6.1.E. as follows:

E. Subdivision application for property to be used as Signature Business Headquarters under Section 3.5.8.D, a Biohealth Priority Campus under Section 3.5.8.E, a Mixed-Income Housing Community under Section 3.3.4. or a Commercial to Residential Reconstruction under section 3.3.2. of the Zoning Ordinance. A lot or lots created for a Signature Business Headquarters may be approved if:

1. the Planning Board approves a ~~Signature Business Headquarters~~ an Expedited Approval plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;

The remainder of the existing text under Section 6.1.E. would remain and is identical to the text on lines 17-24 of the SRA. Sections 6.1.F and 6.1.G. of Chapter 50 would be deleted, and there would be no need to create a new Section 6.2.H.

Alternative Recommendation: If consolidation of the administrative subdivision plan types is not pursued, the plan type and section references located in Sections 6.1.E.1, F.1., and G.1. need to be updated as follows:

6.1.E.1. the Planning Board approves [a Signature Business Headquarters] an Expedited Approval plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;

6.1.F.1. the Planning Board approves [a Biohealth Priority Campus] an Expedited Approval plan under Section ~~59-7.3.6~~ 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;

6.1.G.1. the Planning Board approves [a Mixed-Income Housing Community] an expedited approval plan under Section ~~59-7.3.7~~ 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;

SECTION 6 – BILL 2-25 TAXATION – PAYMENTS IN LIEU OF TAXES – AFFORDABLE HOUSING - AMENDMENTS

Section 52-24 Payments in Lieu of Taxes for Certain Housing Developments

Bill 2-25 amends Chapter 52 - Taxation, Section 24 - Payments in lieu of taxes for certain housing developments. A Payment In Lieu of Taxes (PILOT) program is essentially a tax abatement that is used to support the construction and preservation of housing in the county.

Currently, the County Code authorizes three ways by which an owner may receive a PILOT.

- The **Standard PILOT** program provides a real property tax abatement in exchange for providing affordable units to low-income residents. The amount of the tax abatement and its terms are negotiated based on the number of affordable units and the duration of their affordability.
- The **“by right” PILOT** abates all County real property taxes for a term of at least 15 years for a rental property owned or controlled by a non-profit if at least 50% of the units are leased to households with incomes no greater than 60% of the area median income (AMI).
- The **Washington Metropolitan Area Transit Authority (WMATA) PILOT** applies to new construction, high-rise residential developments that include at least 50% rental housing and are built on property leased from WMATA in the County. For qualified projects, the WMATA PILOT exempts 100% of the real property tax for 15 years.

Expedited Bill 2-25 expands upon the by-right PILOT and would require the Director of Finance to offer a PILOT for a residential development resulting from the conversion of a property that was designated for commercial use but had at least a 50% vacancy rate at the time of the development application to the Planning Department or Department of Permitting Services. The bill would require a PILOT that would exempt 100% of the real property tax that would otherwise be levied for 25 years.

To be eligible for the PILOT, the project must also rent at least 15% of units to households earning 60% or less of the area median income for 25 years, and the project must meet all the requirements of an expedited approval plan under Section 7.3.5 of Chapter 59. Planning Staff recommends this language be modified slightly to include sales price. Many of the county’s notable existing office-to-residential conversions are condominiums (The Octave, and The Elan, both in Downtown Silver Spring).

Planning Staff recommends the language in lines 41-46 be modified to say “at least 15 percent of the dwelling units located on the property are built under a government regulation or binding agreement with the County limiting the rent or sales price charged for the unit for at least 25 years to make the unit affordable to households earning 60 percent or less of the area median income.”

Recommendation: support, and broaden the affordability language to include for-sale units too.

SECTION 7 – OTHER CONSIDERATIONS

Workforce Housing Program

As mentioned in Section 1, many of the elements of the More Housing N.O.W. package involve the use of the county’s [Workforce Housing](#) program. The Workforce Housing program has seen limited application and success compared to the MPDU program, largely due to the fact it is not mandatory and there have been notable challenges with implementation. These challenges are largely because the rents/sales price often approach unaffordability or close to market rents/sales price quickly.

Recommendation: support, however, while outside the context of this package, and in the future, Chapter 25B’s regulations related to Workforce Housing should be looked at to potentially address challenges and ensure the program is operating efficiently.

SECTION 8 – CLIMATE ASSESSMENTS

Bill 3-22, passed by the County Council on July 12, 2022, requires the Planning Board to prepare a climate assessment for each zoning text amendment, master plan, and master plan amendment, effective March 1, 2023. Each climate assessment must include the potential positive or negative effects a ZTA may have on climate change (including greenhouse gas emissions) and upon community resilience and adaptive capacity.

The Planning Board heard Planning Staff's recommendations on the climate assessments for ZTA 25-02 and ZTA 25-03 at its hearing on February 27 as agenda item 10 and has transmitted those recommendations to the District Council. A copy of the two climate assessments is provided as attachments to this report for reference (Attachments D and E)

SECTION 9 – CONCLUSION

Planning Staff recommends the Planning Board support ZTA 25-02, ZTA 25-03, and SRA 25-01 with the revisions recommended by Planning Staff. These proposed code changes will provide additional options for creating more housing, while also helping adaptively reuse our aging commercial areas.

SECTION 10 – ATTACHMENTS

Attachment A: ZTA 25-02 Intro Packet

Attachment B: ZTA 25-03 Intro Packet

Attachment C: SRA 25-01 Intro Packet

Attachment D: Climate Assessment 25-02

Attachment E: Climate Assessment 25-03

Attachment F: Complete Streets Design Guide for Controlled Major Highway

Attachment G: OMWF Parking

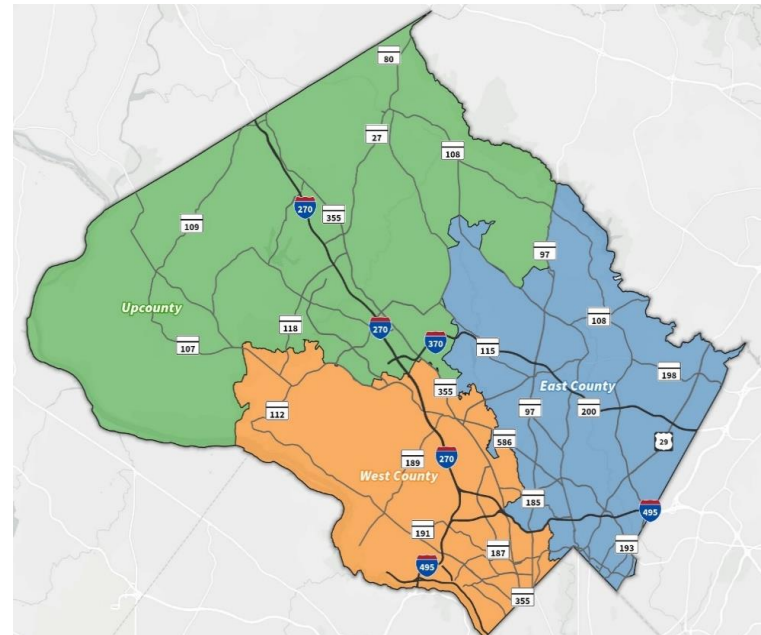
Attachment H: Employment Zone Distribution

Sales Comparison of ZTA 25-02 Applicable SFD Parcels (2022-2025 YTD Sales)					
	Count	Average	Median	Average SFD Lot Size	Average SFD GFA
Owner-Occupied Sales	138	\$821,496	\$701,750	11,292 sf	1,821 sf
Non Owner-Occupied Sales	40	\$721,911	\$551,000	14,497 sf	1,696 sf
Difference		-\$99,584	-\$150,750		
Percent Difference		-12.12%	-21.48%		
All Sales of Applicable SFD Parcels	178	\$799,117	\$662,500		
All Applicable SFD Parcels	2,079			11,955 sf	1,795 sf

Percentage of SFD Units Sold Last Year (2024)			
	SFD Sold Count	Total SFD Parcels	Percent Sold
Owner-Occupied			
ZTA 25-02 Applicable Parcels	37	1,649	2.2%
Countywide	4,862	168,453	2.9%
Non Owner-Occupied			
ZTA 25-02 Applicable Parcels	11	430	2.6%
Countywide	745	16,078	4.6%
All SFD Parcels			
ZTA 25-02 Applicable Parcels	48	2,079	2.3%
Countywide	5,607	184,531	3.0%

Sales Comparison of ZTA 25-02 Applicable SFD Parcels (2022-2025 YTD Sales)			
	Count	Average	Median
East County Planning Area			
Sales of Non-Applicable SFD Parcels	7,876	\$704,111	\$650,000
Sales of Applicable Parcels	127	\$631,912	\$550,000
Difference		-\$72,199	-\$100,000
Percent Difference		-10.25%	-15.38%
West County Planning Area			
Non-Applicable Parcel Sales	6,942	\$1,379,796	\$1,224,000
Applicable Parcel Sales	50	\$1,224,800	\$1,162,500
Difference		-\$154,996	-\$61,500
Percent Difference		-11.23%	-5.02%
Upcounty Planning Area			
Non-Applicable Parcel Sales	3,851	\$899,311	\$679,000
Applicable Parcel Sales	1	Too few	Too few

Source: Montgomery Planning analysis of SDAT data



More Housing N.O.W. Workforce Housing ZTA

Consolidated Lot Development Scenarios for R-60, R-90, and R-200 zones.

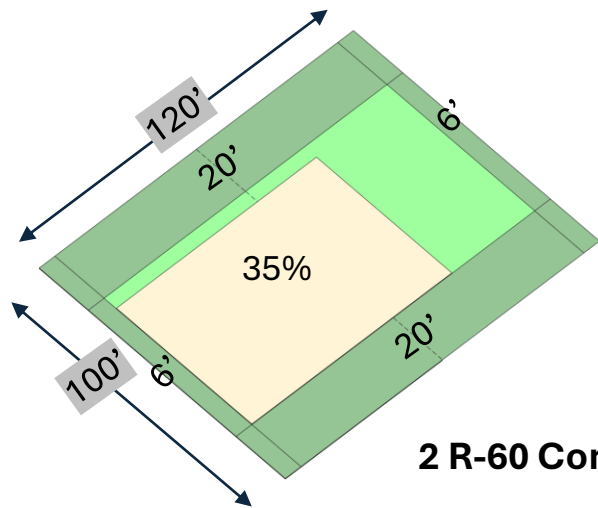
Note: Separate R-40 zone development scenarios are not shown since the R-40 zone development standards are almost identical to the R-60 development standards per the ZTA and a limited number of properties with R-40 zoning are impacted by the ZTA.

Key Takeaways

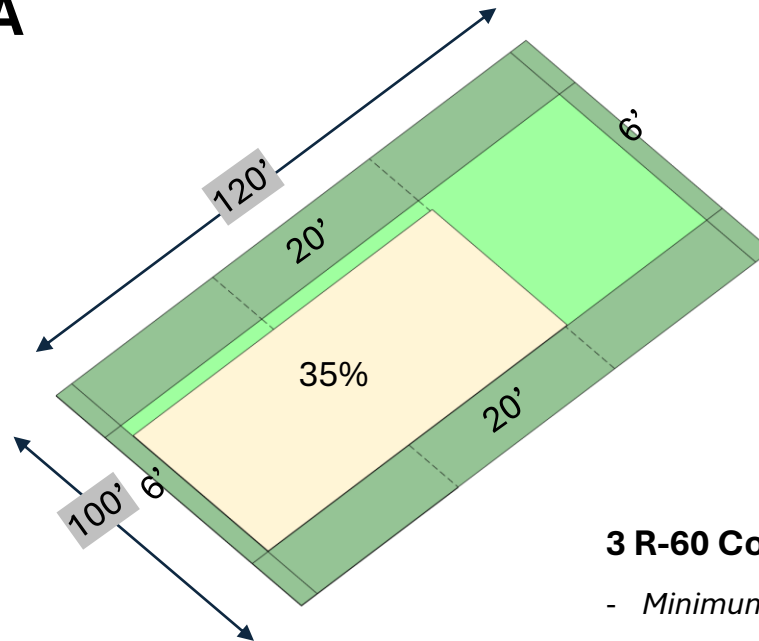
- Lot consolidation provides flexibility for layout of developments, but it does not guarantee higher density outcomes as compared to single lot development.
- Most development scenarios tested did not achieve the maximum permitted FAR of 1.25
- Lot consolidation enables a project to build a broader range of building types including duplexes, triplexes, townhouses and small apartment buildings. However, the combination of controls such as setbacks, lot coverage, height limit, and onsite parking limit the scale of development. The resulting development is not as dense as zoning would allow but it does maintain a reasonable sense of scale for development that sits between large corridors and smaller single-family neighborhoods behind the corridors.
- The provision of the required number of onsite parking spaces and maximum lot coverage thresholds are key factors in development scenarios not being able to achieve the maximum permitted FAR.
- Apartment buildings that used underground or podium parking achieved the highest FAR, a scenario that is unlikely to be realized given the high cost of construction of underground or podium parking spaces for small developments.

Lot Consolidation Development Scenarios For R-60 Zone

R-60 Development Standards per ZTA



- 2 R-60 Consolidated Lots**
- Minimum site area 12,000 sq ft
 - Maximum lot coverage 35%
 - Maximum permitted F.A.R. 1.25
 - Minimum setbacks shown for triplex, townhouse and apartment building types



- 3 R-60 Consolidated Lots**
- Minimum site area 18,000 sq ft
 - Maximum lot coverage 35%
 - Maximum permitted F.A.R. 1.25
 - Minimum setbacks shown for triplex, townhouse and apartment building types

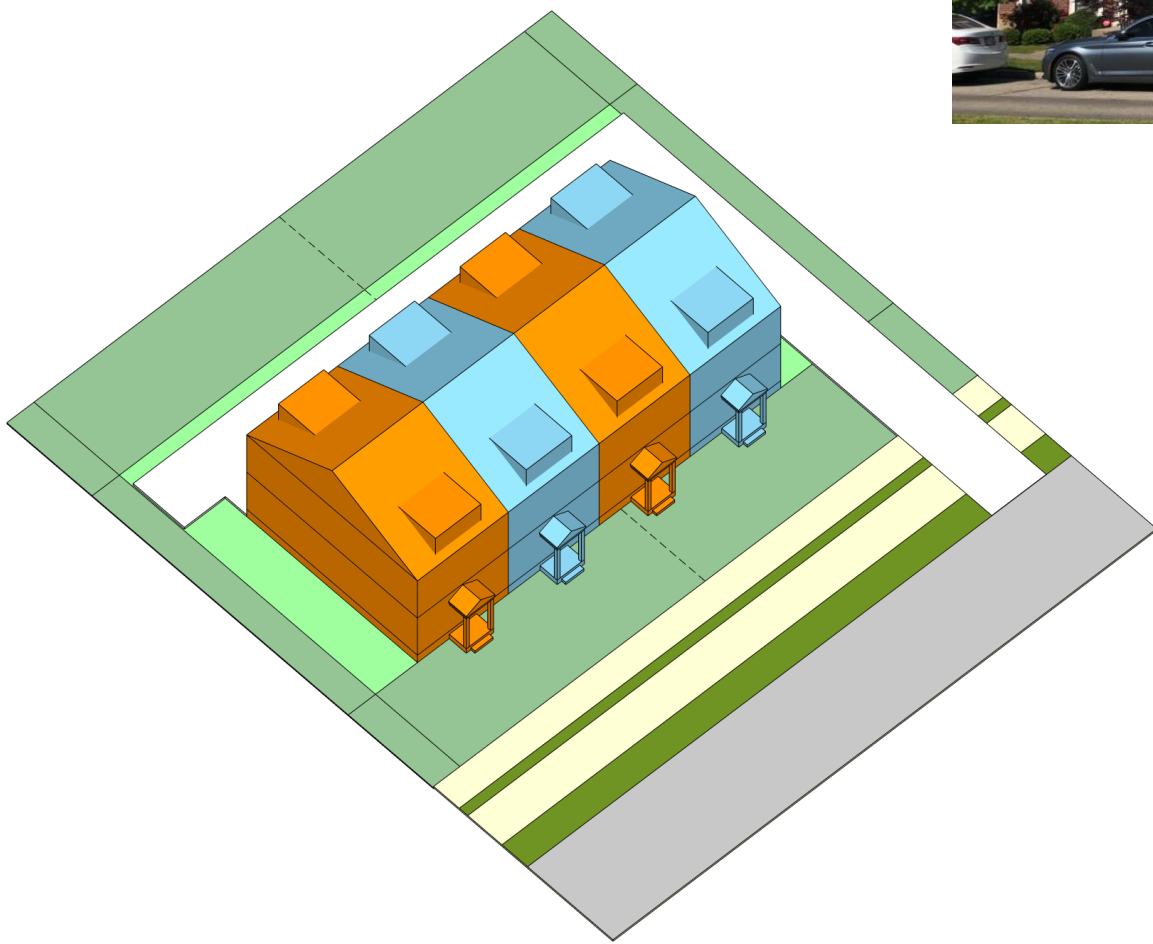
Table 6.2.4B, Article 59-6, Montgomery County Zoning Ordinance Parking Requirements

Use Group	Metric	Baseline Minimum Parking Requirement
Single-Unit Living	Dwelling Unit	2.00
Two-Unit Living		
Townhouse Living		
Multi-Unit Living	Efficiency Dwelling Unit	1.00
	1 Bedroom Dwelling Unit	1.25
	2 Bedroom Dwelling Unit	1.50
	3+ Bedroom Dwelling Unit	2.00

R-60:Development Scenario 01

2 Lot Consolidation

Townhouses
With Integral Parking

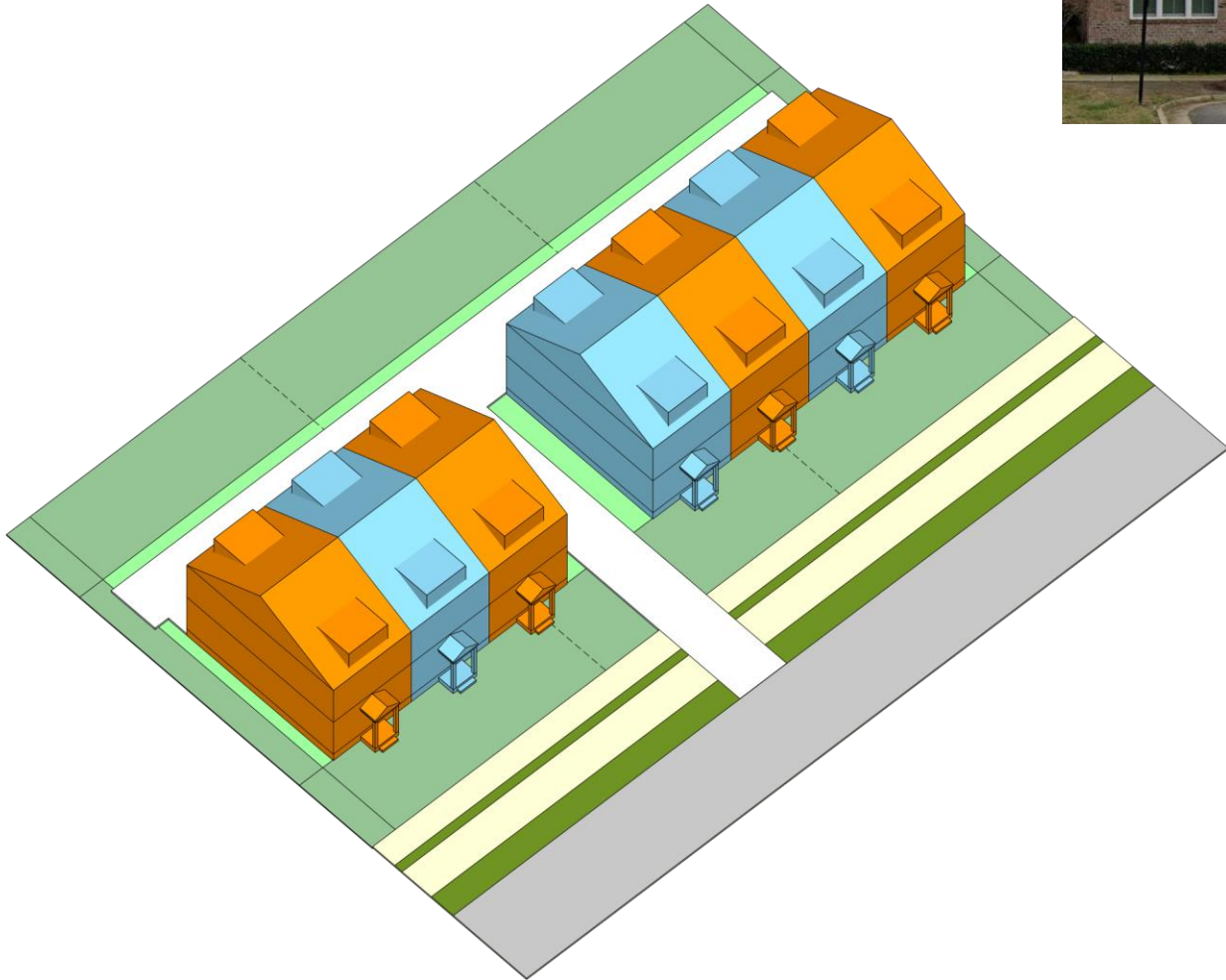


2 R-60 Consolidated Lots	
Total site area	12,000 s.f.
Achieved F.A.R.	0.60
Achieved lot coverage	27%
Number of dwelling units	4
Size of dwelling units	1,600 – 2,000 s.f.
On-site parking spaces provided per ZTA requirements	8

R-60: Development Scenario 02

3 Lot Consolidation

Townhouses
With Integral Parking



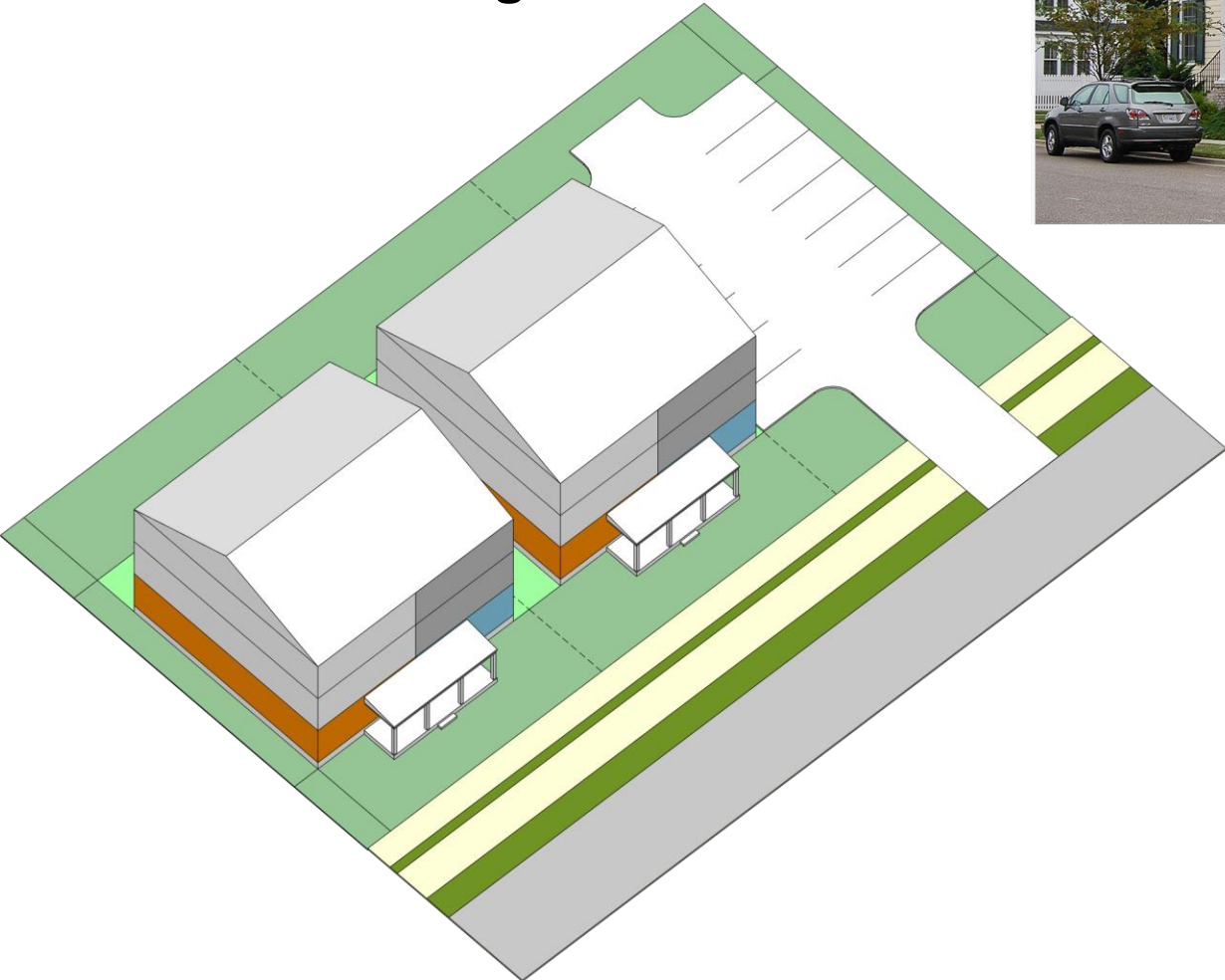
3 R-60 Consolidated Lots

Total site area	18,000 s.f.
Achieved F.A.R.	0.70
Achieved lot coverage	31%
Number of dwelling units	7
Size of dwelling units	1,600 – 2,000 s.f.
On-site parking spaces provided per ZTA requirements	14

R-60: Development Scenario 03

3 Lot Consolidation

Multi-unit Apartments
With Surface Parking

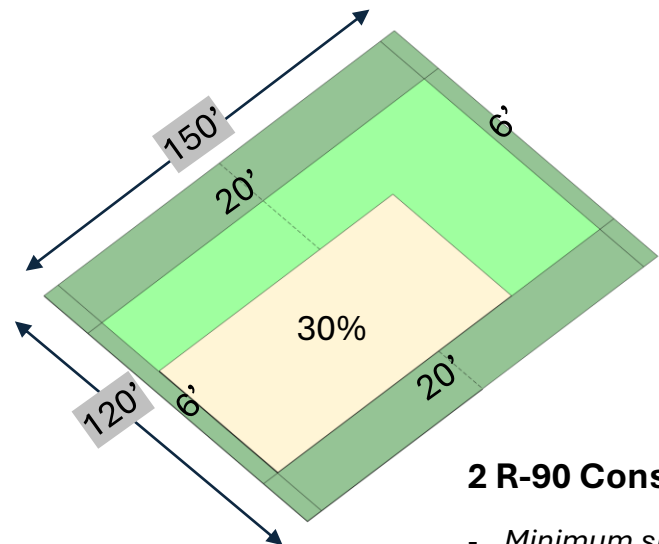


3 R-60 Consolidated Lots

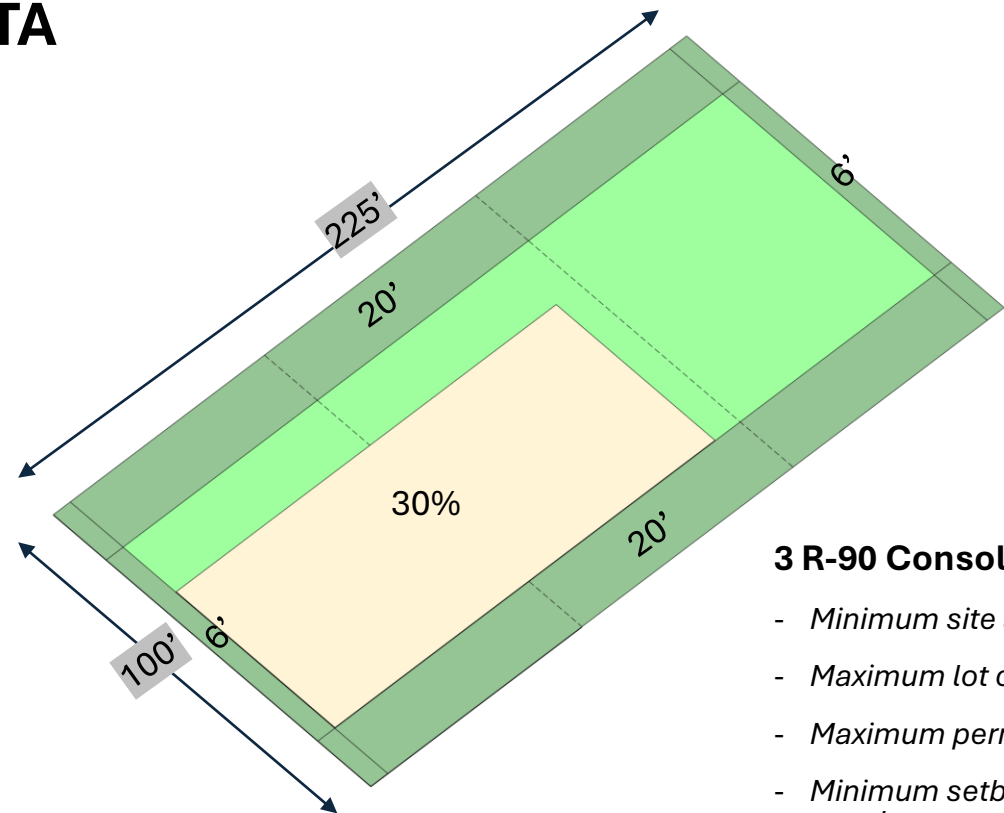
Total site area	18,000 s.f.
Achieved F.A.R.	0.83
Achieved lot coverage	28%
Number of dwelling units	8
Size of dwelling units	1,200 – 2,400 s.f.
On-site parking spaces provided per ZTA requirements	14

Lot Consolidation Development Scenarios For R-90 Zone

R-90 Development Standards per ZTA



- 2 R-90 Consolidated Lots**
- Minimum site area 18,000 sq ft
 - Maximum lot coverage 30%
 - Maximum permitted F.A.R. 1.25
 - Minimum setbacks shown for triplex, townhouse and apartment building types



- 3 R-90 Consolidated Lots**
- Minimum site area 27,000 sq ft
 - Maximum lot coverage 30%
 - Maximum permitted F.A.R. 1.25
 - Minimum setbacks shown for triplex, townhouse and apartment building types

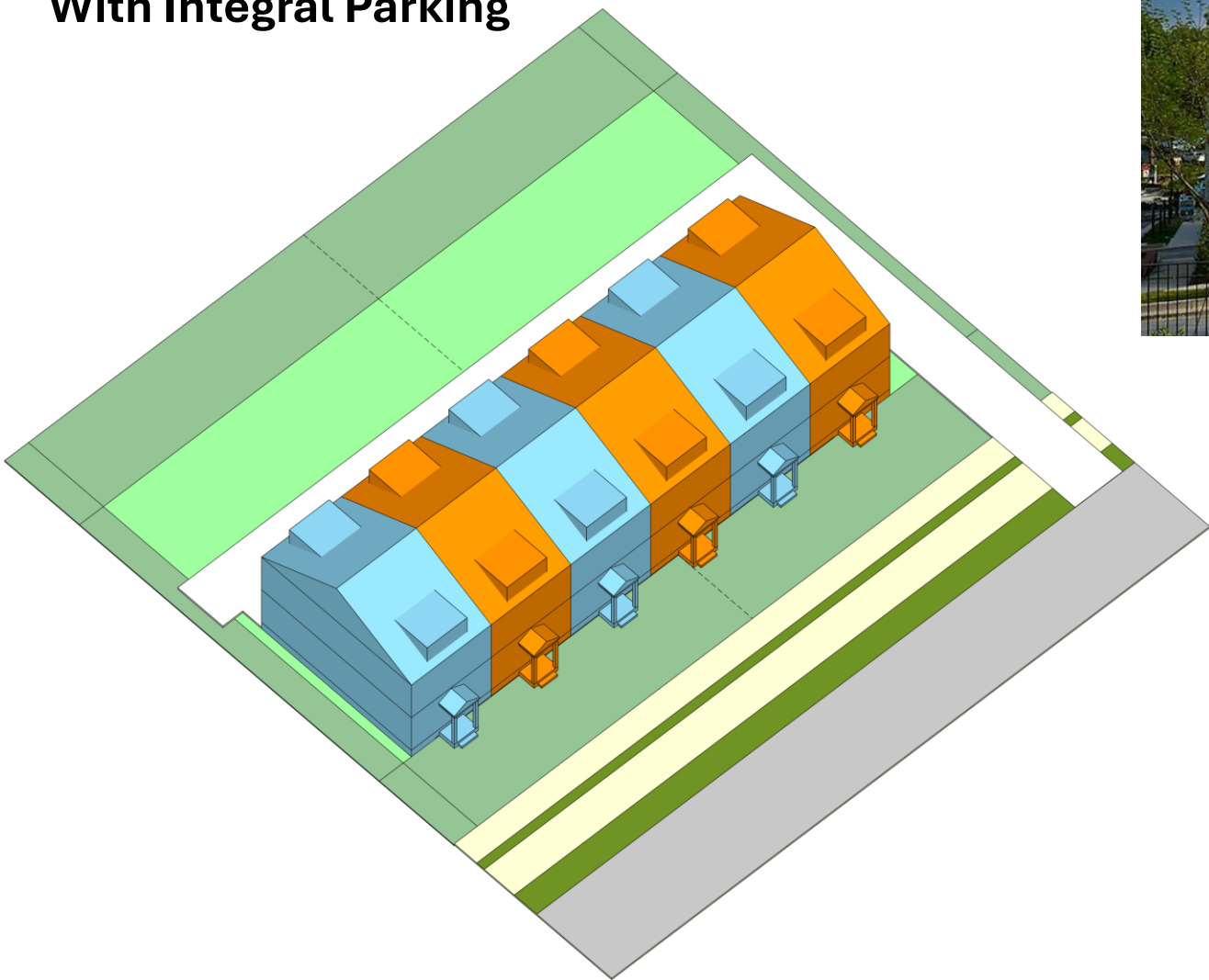
Table 6.2.4B, Article 59-6, Montgomery County Zoning Ordinance Parking Requirements

Use Group	Metric	Baseline Minimum Parking Requirement
Single-Unit Living	Dwelling Unit	2.00
Two-Unit Living		
Townhouse Living		
Multi-Unit Living	Efficiency Dwelling Unit	1.00
	1 Bedroom Dwelling Unit	1.25
	2 Bedroom Dwelling Unit	1.50
	3+ Bedroom Dwelling Unit	2.00

R-90: Development Scenario 01

2 Lot Consolidation

Townhouses
With Integral Parking



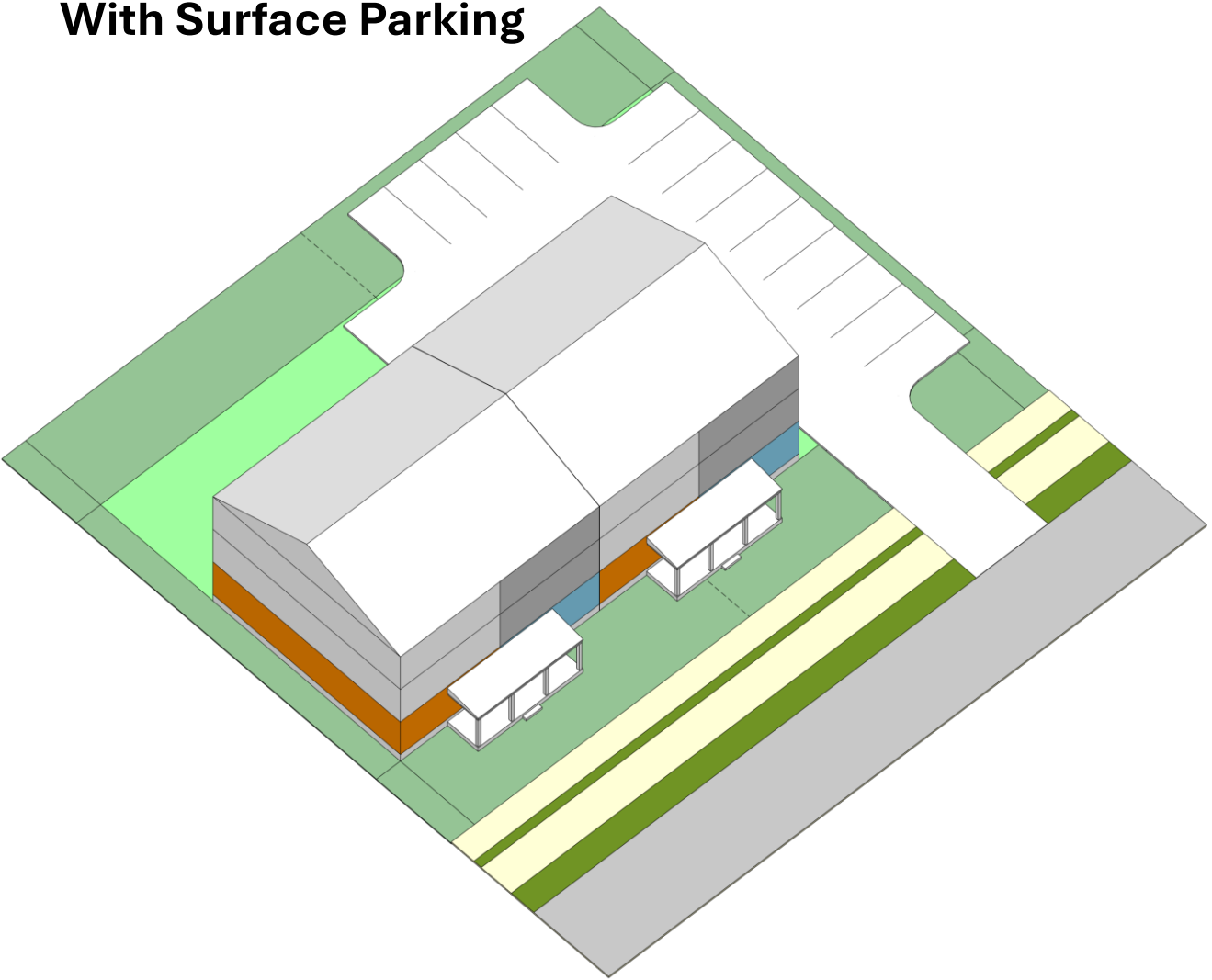
2 R-90 Consolidated Lots

Total site area	18,000 s.f.
Achieved F.A.R.	0.60
Achieved lot coverage	27%
Number of dwelling units	6
Size of dwelling units	1,600 – 2,000 s.f.
On-site parking spaces provided per ZTA requirements	12

R-90: Development Scenario 02

2 Lot Consolidation

Multi-unit Apartments
With Surface Parking

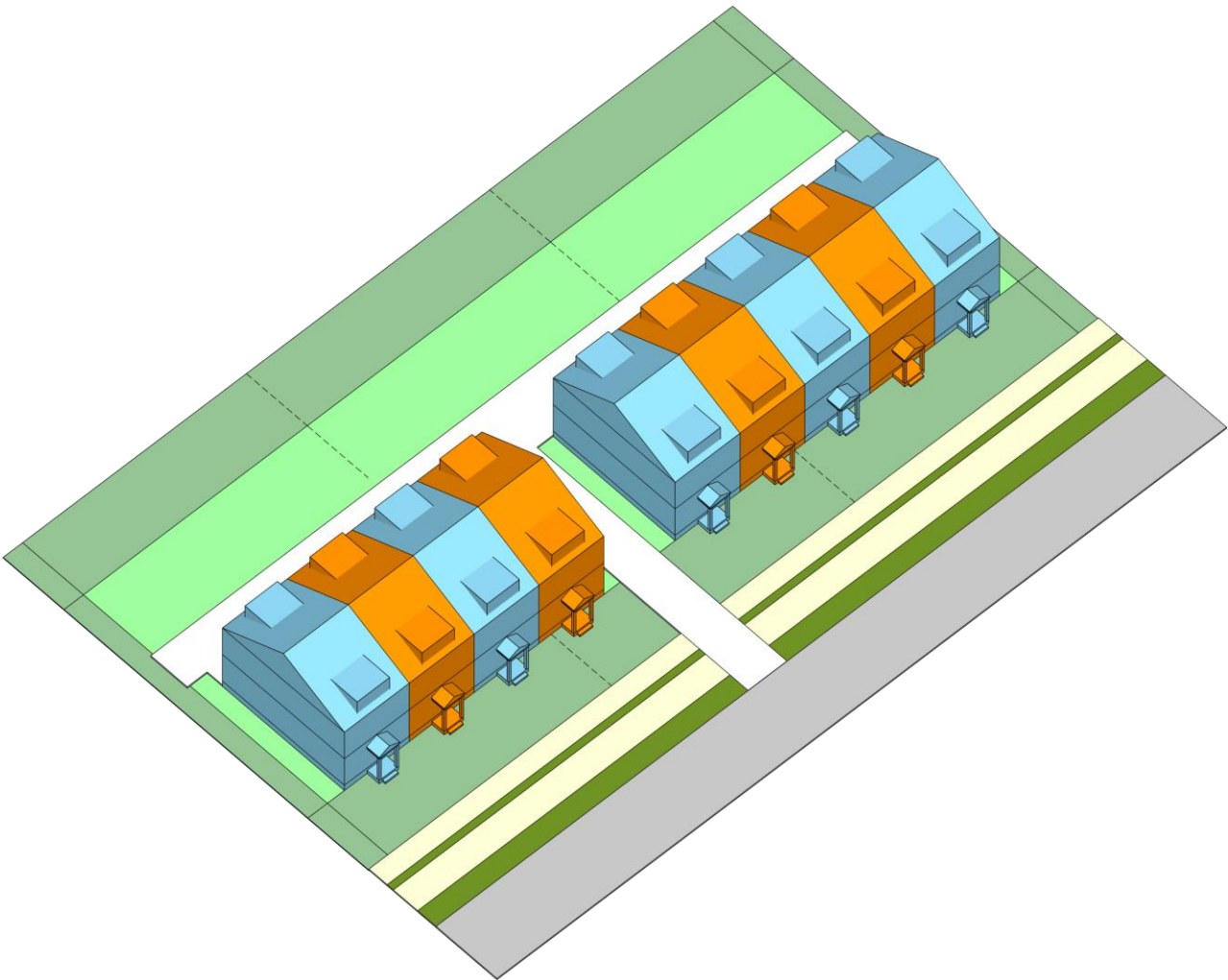


2 R-90 Consolidated Lots	
Total site area	18,000 s.f.
Achieved F.A.R.	0.83
Achieved lot coverage	28%
Number of dwelling units	8
Size of dwelling units	1,200 – 2,400 s.f.
On-site parking spaces provided per ZTA requirements	14

R-90: Development Scenario 03

3 Lot Consolidation

Townhouses
With Integral Parking



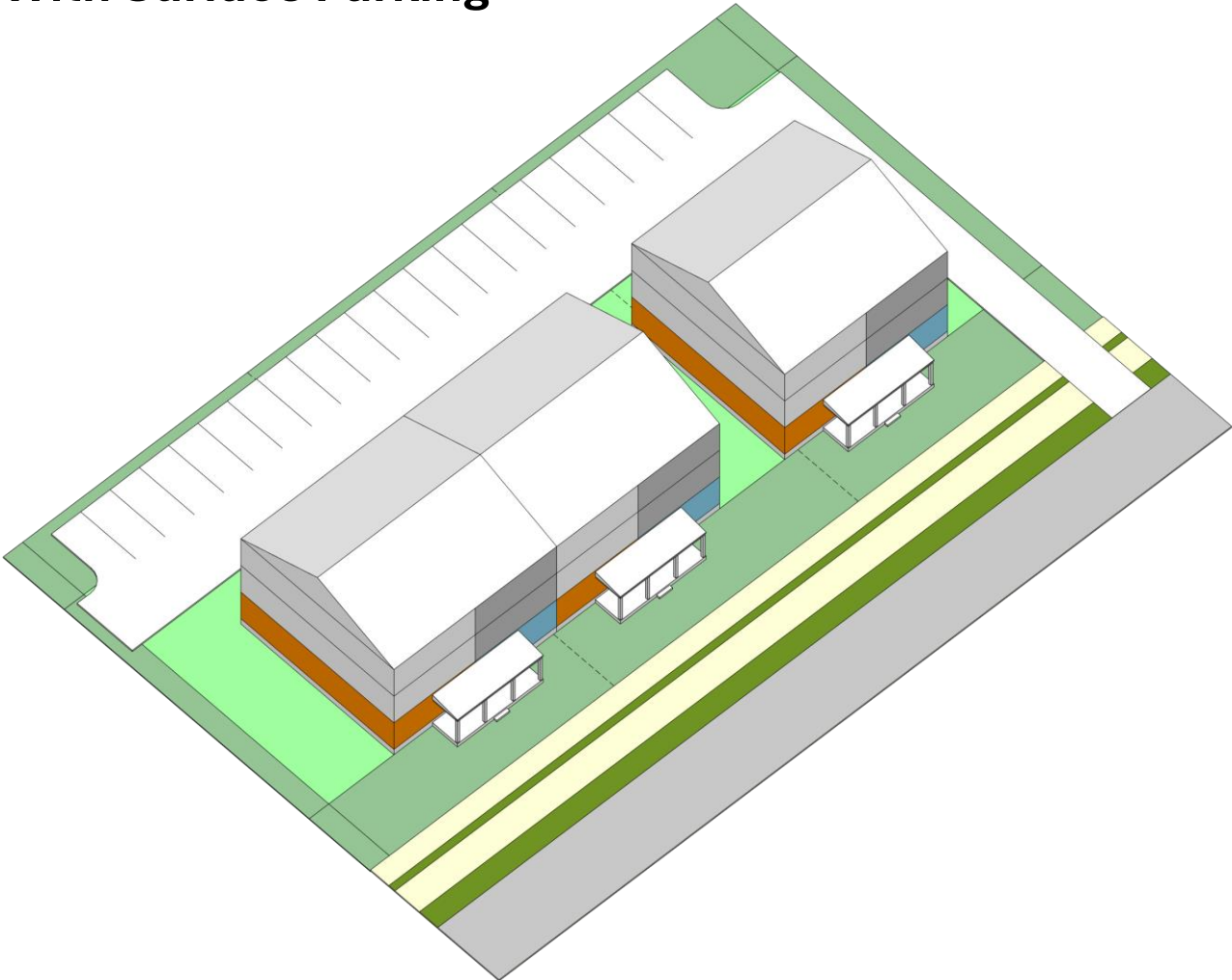
3 R-90 Consolidated Lots

Total site area	27,000 s.f.
Achieved F.A.R.	0.60
Achieved lot coverage	27%
Number of dwelling units	9
Size of dwelling units	1,600 -2,000 s.f.
On-site parking spaces provided per ZTA requirements	18

R-90: Development Scenario 04

3 Lot Consolidation

Multi-unit Apartments
With Surface Parking



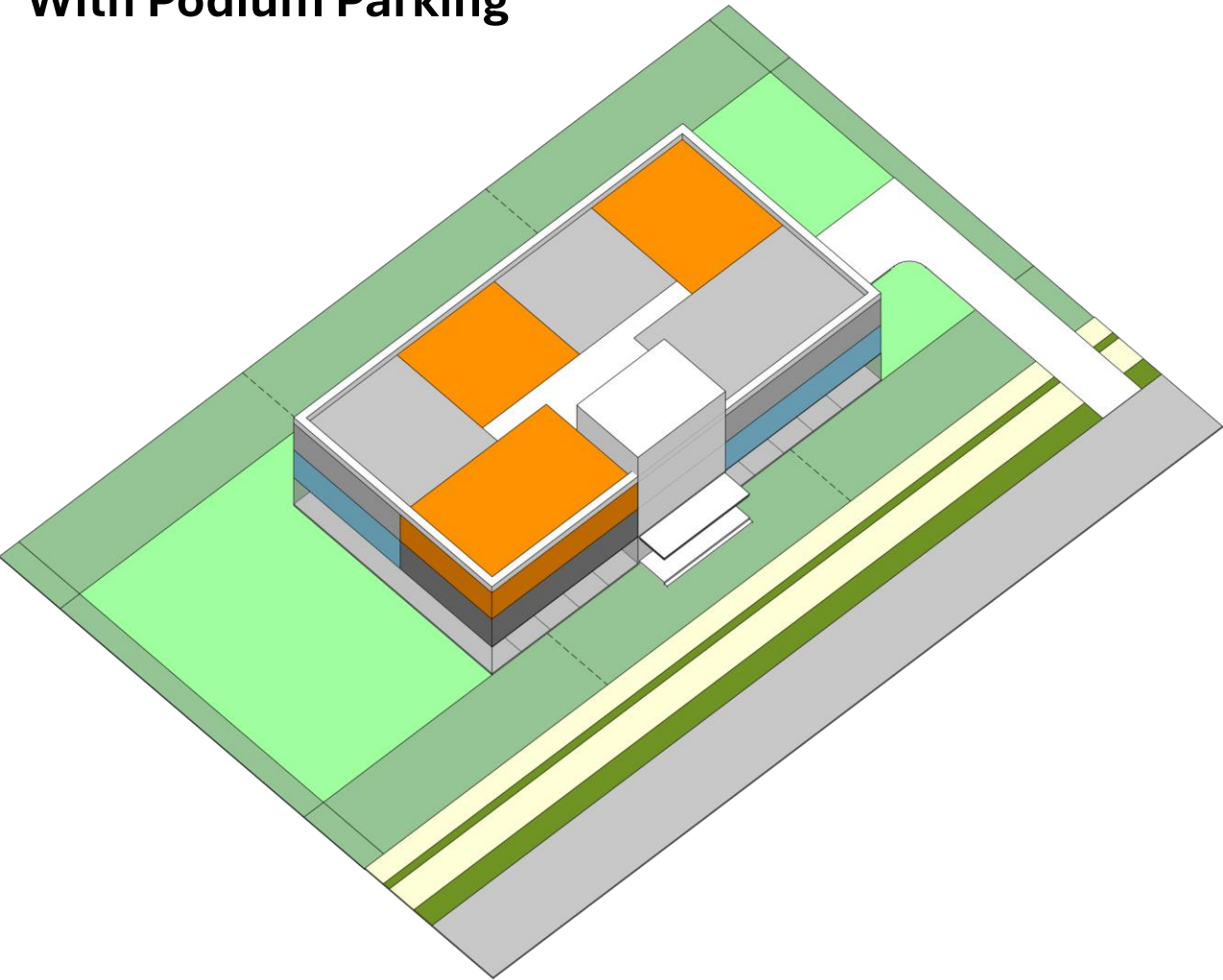
3 R-90 Consolidated Lots	
Total site area	27,000 s.f.
Achieved F.A.R.	0.83
Achieved lot coverage	28%
Number of dwelling units	12
Size of dwelling units	1,200 – 2,400 s.f.
On-site parking spaces provided per ZTA requirements	21

(111)

R-90: Development Scenario 05

3 Lot Consolidation

Multi-unit Apartments
With Podium Parking



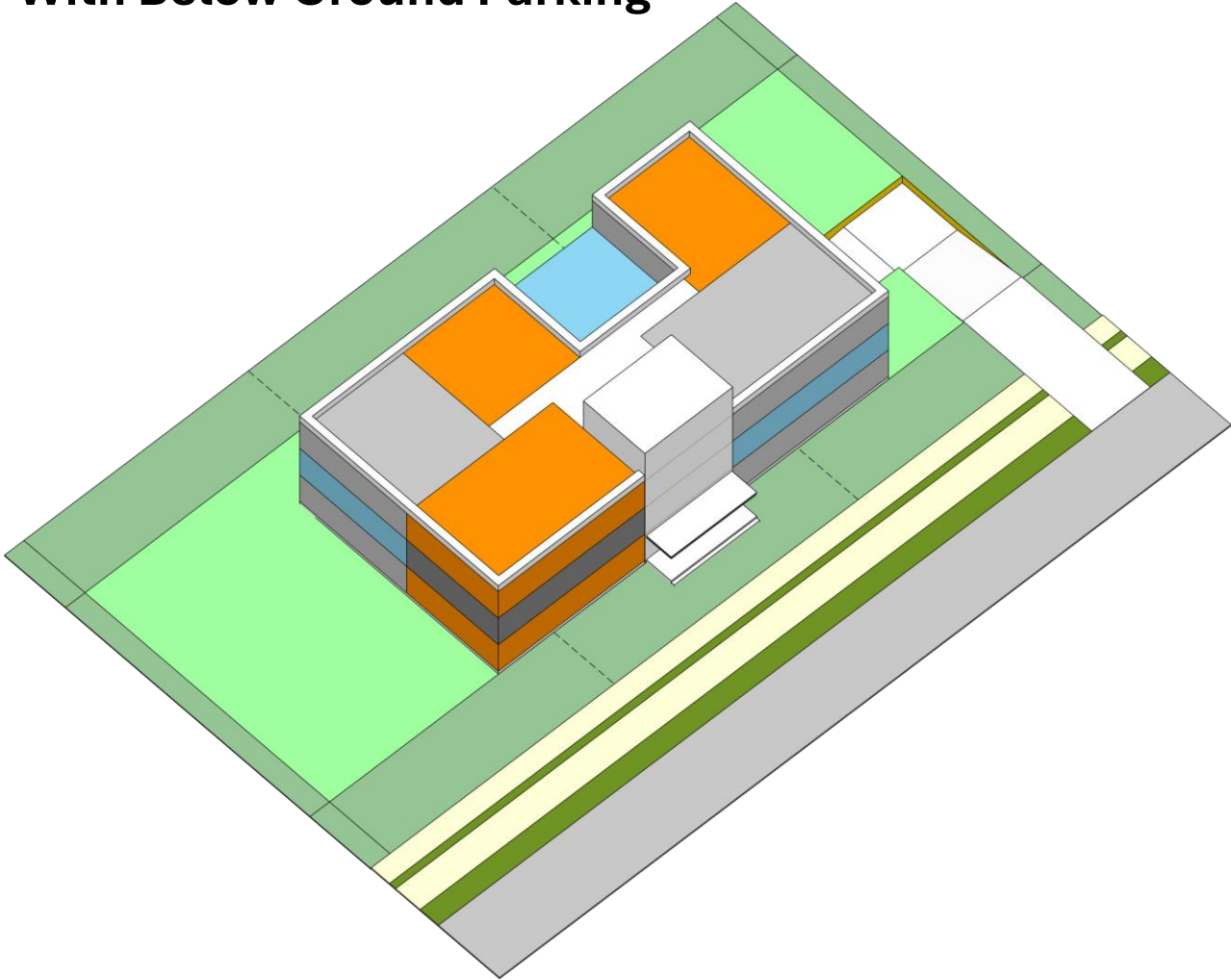
3 R-90 Consolidated Lots

Total site area	27,000 s.f.
Achieved F.A.R.	0.58
Achieved lot coverage	29%
Number of dwelling units	12
Size of dwelling units	900– 1,400 s.f.
On-site parking spaces provided per ZTA requirements	20

R-90: Development Scenario 06

3 Lot Consolidation

Multi-unit Apartments
With Below Ground Parking

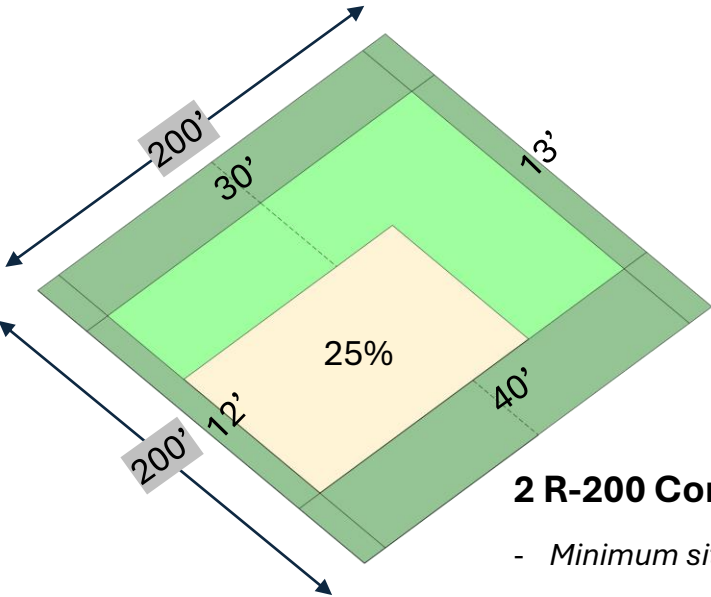


3 R-90 Consolidated Lots

Total site area	27,000 s.f.
Achieved F.A.R.	0.83
Achieved lot coverage	29%
Number of dwelling units	17
Size of dwelling units	900 – 1,400 s.f.
On-site parking spaces provided per ZTA requirements	30

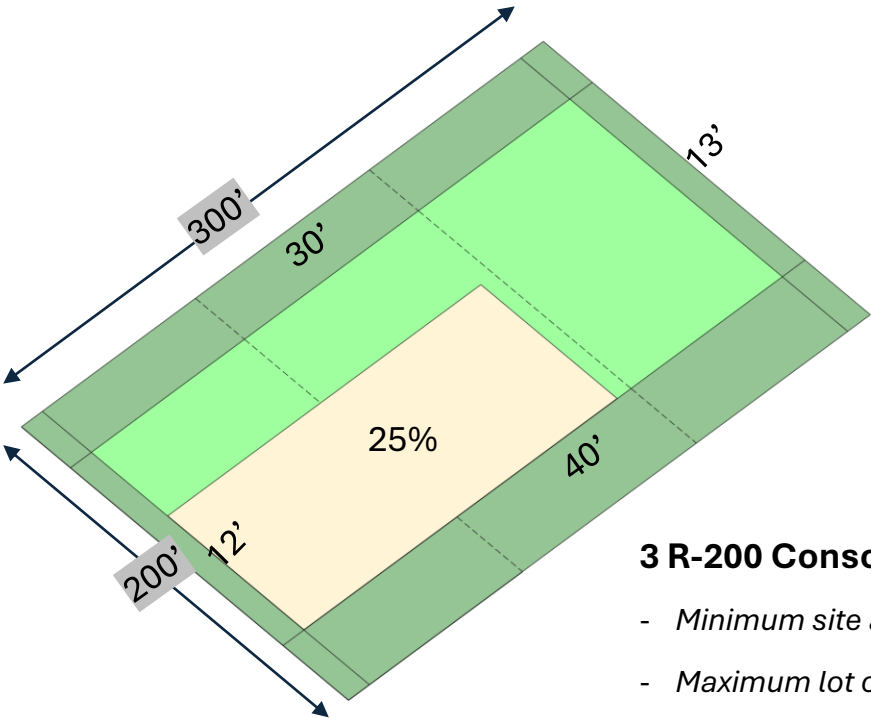
Lot Consolidation Development Scenarios For R-200 Zone

R-200 Development Standards per ZTA



2 R-200 Consolidated Lots

- Minimum site area 40,000 sq ft
- Maximum lot coverage 25%
- Maximum permitted F.A.R. 1.25
- Minimum setbacks shown for triplex, townhouse and apartment building types



3 R-200 Consolidated Lots

- Minimum site area 60,000 sq ft
- Maximum lot coverage 25%
- Maximum permitted F.A.R. 1.25
- Minimum setbacks shown for triplex, townhouse and apartment building types

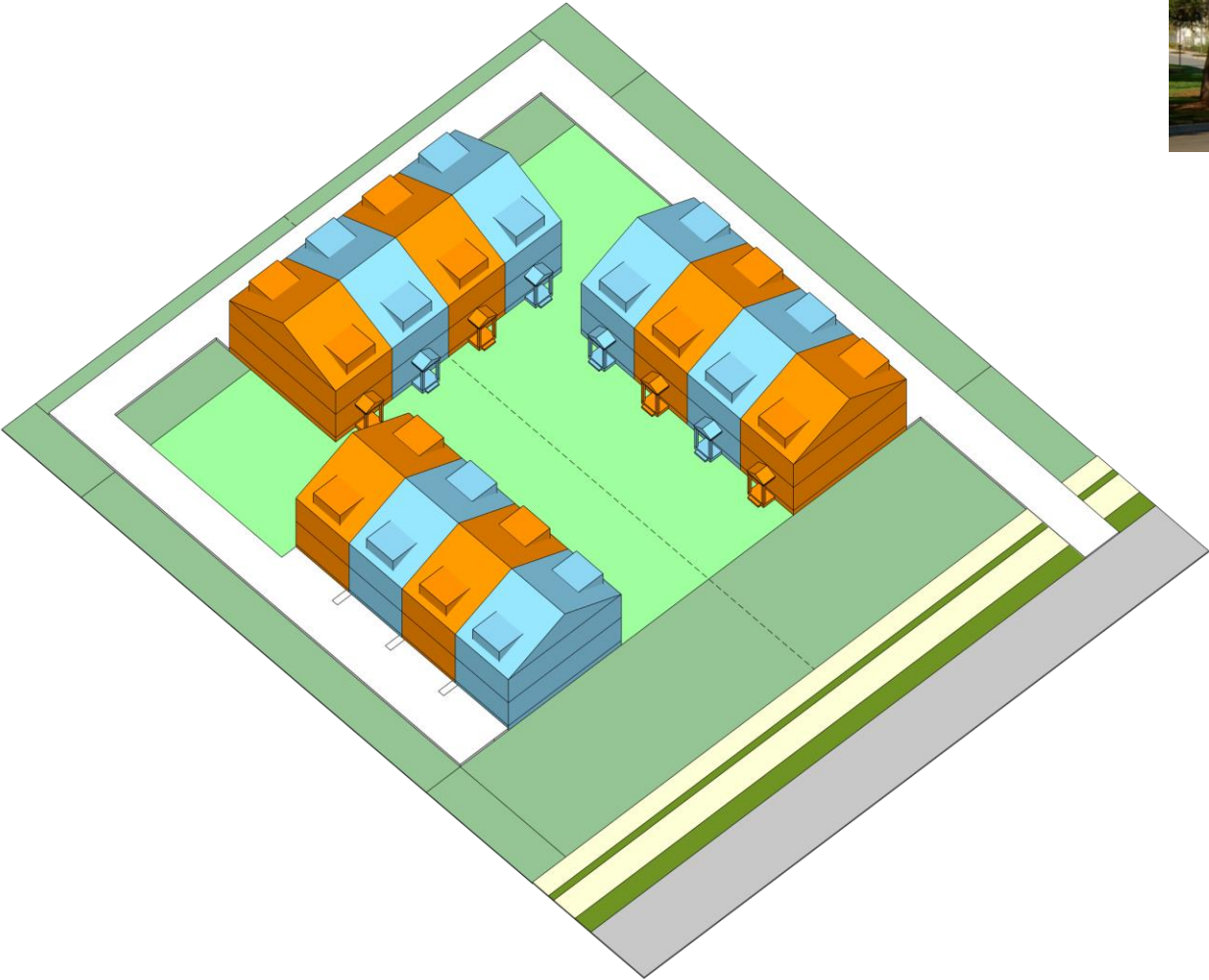
Table 6.2.4B, Article 59-6, Montgomery County Zoning Ordinance Parking Requirements

Use Group	Metric	Baseline Minimum Parking Requirement
Single-Unit Living	Dwelling Unit	2.00
Two-Unit Living		
Townhouse Living		
Multi-Unit Living	Efficiency Dwelling Unit	1.00
	1 Bedroom Dwelling Unit	1.25
	2 Bedroom Dwelling Unit	1.50
	3+ Bedroom Dwelling Unit	2.00

R-200: Development Scenario 01

2 Lot Consolidation

Townhouses
With Integral Parking



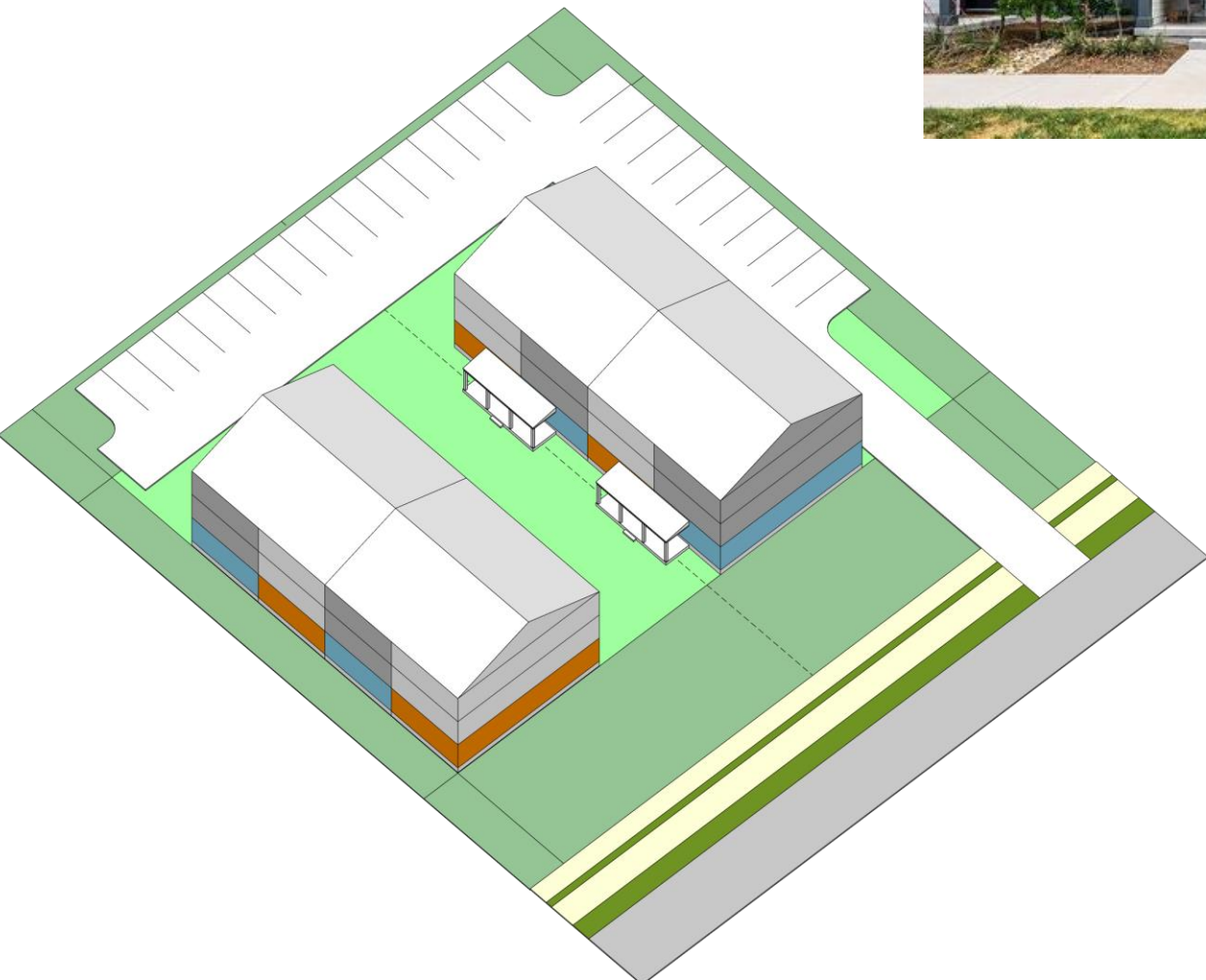
2 R-200 Consolidated Lots

Total site area	40,000 s.f.
Achieved F.A.R.	0.54
Achieved lot coverage	24%
Number of dwelling units	12
Size of dwelling units	1,600 -2,000 s.f.
On-site parking spaces provided per ZTA requirements	24

R-200: Development Scenario 02

2 Lot Consolidation

Multi-unit Apartments
With Surface Parking

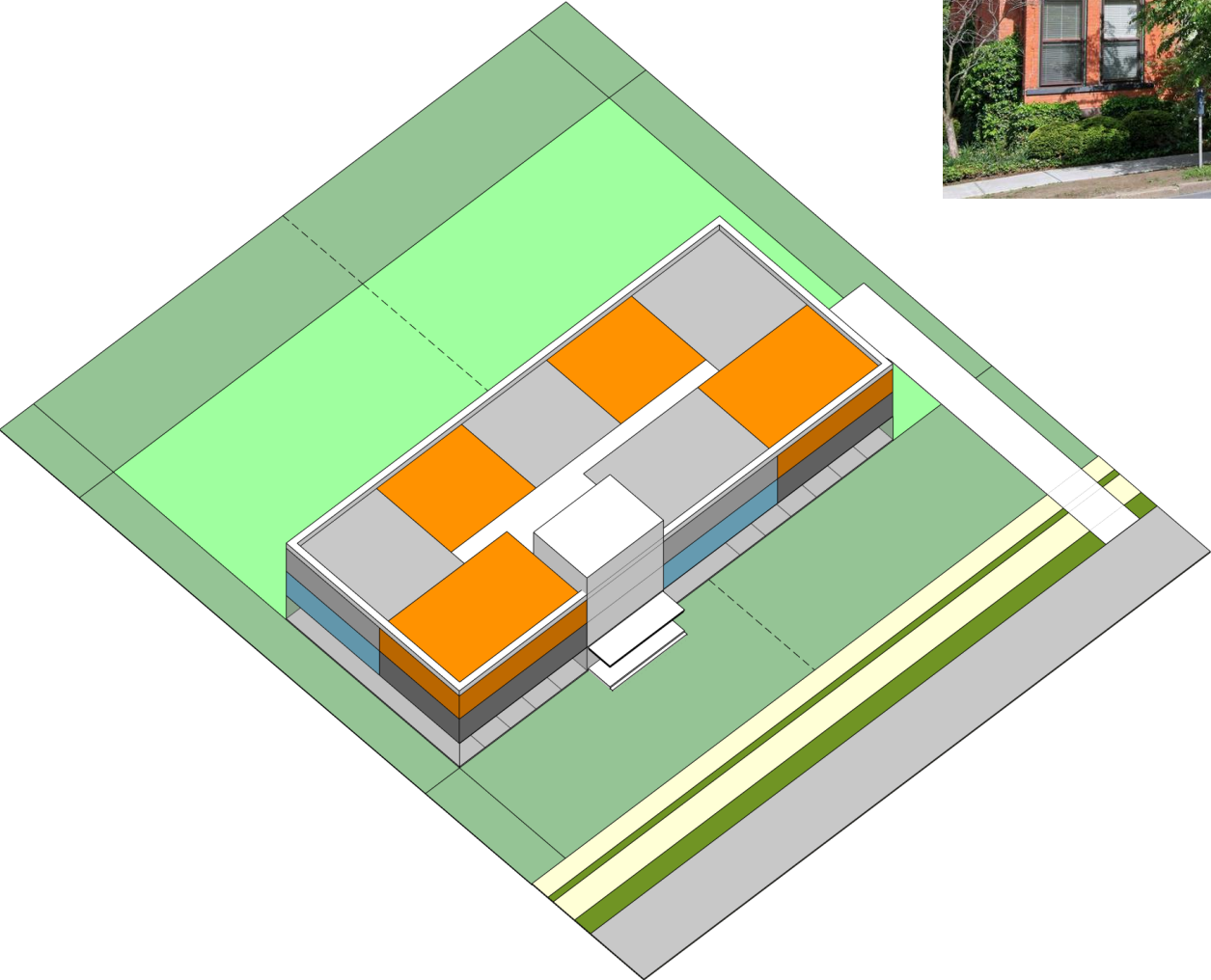


2 R-200 Consolidated Lots	
Total site area	40,000 s.f.
Achieved F.A.R.	0.75
Achieved lot coverage	25%
Number of dwelling units	16
Size of dwelling units	1,200 – 2,400 s.f.
On-site parking spaces provided per ZTA requirements	28

R-200: Development Scenario 03

2 Lot Consolidation

Multi-unit Apartments
With Podium Parking



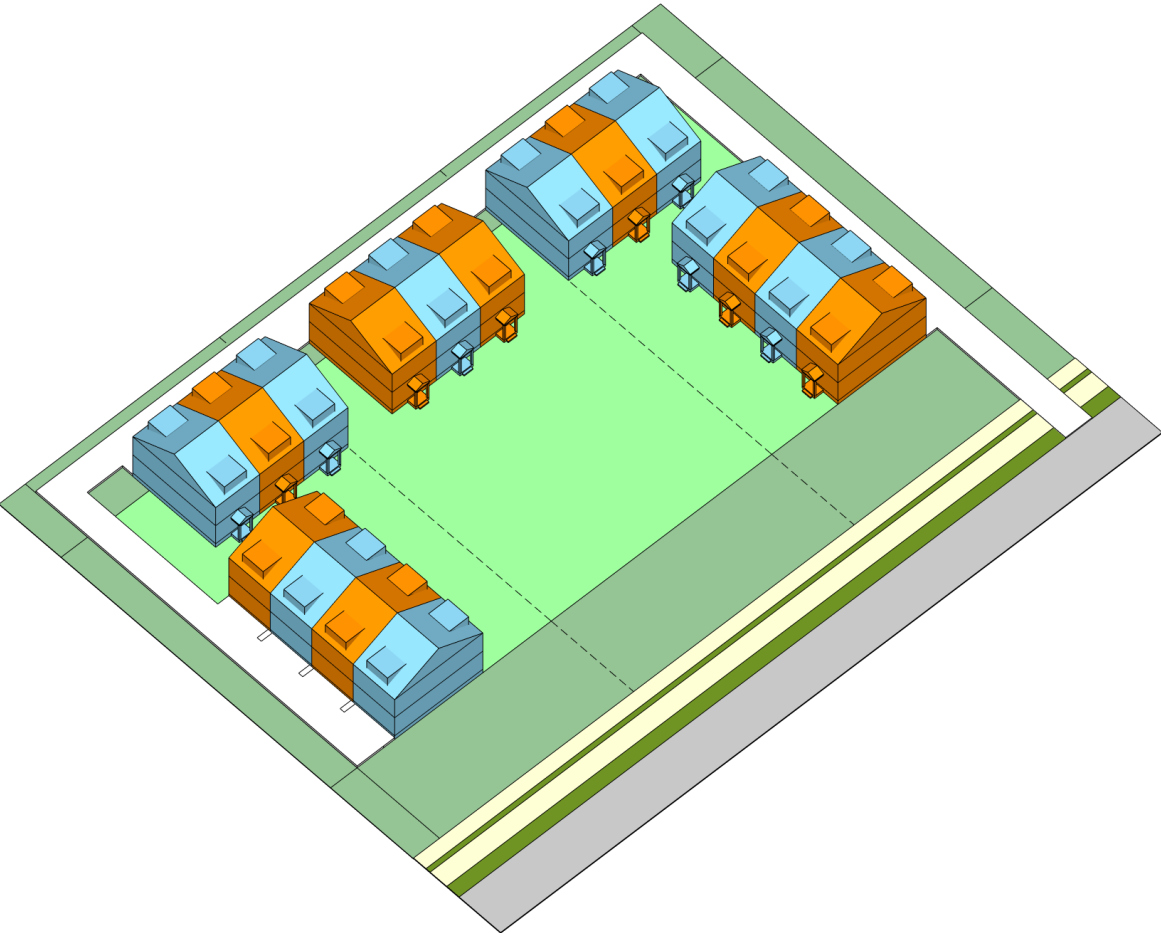
2 R-200 Consolidated Lots

Total site area	40,000 s.f.
Achieved F.A.R.	0.50
Achieved lot coverage	24.9%
Number of dwelling units	16
Size of dwelling units	900 – 1,400 s.f.
On-site parking spaces provided per ZTA requirements	26

R-200: Development Scenario 04

3 Lot Consolidation

Townhouses
With Integral Parking



3 R-200 Consolidated Lots

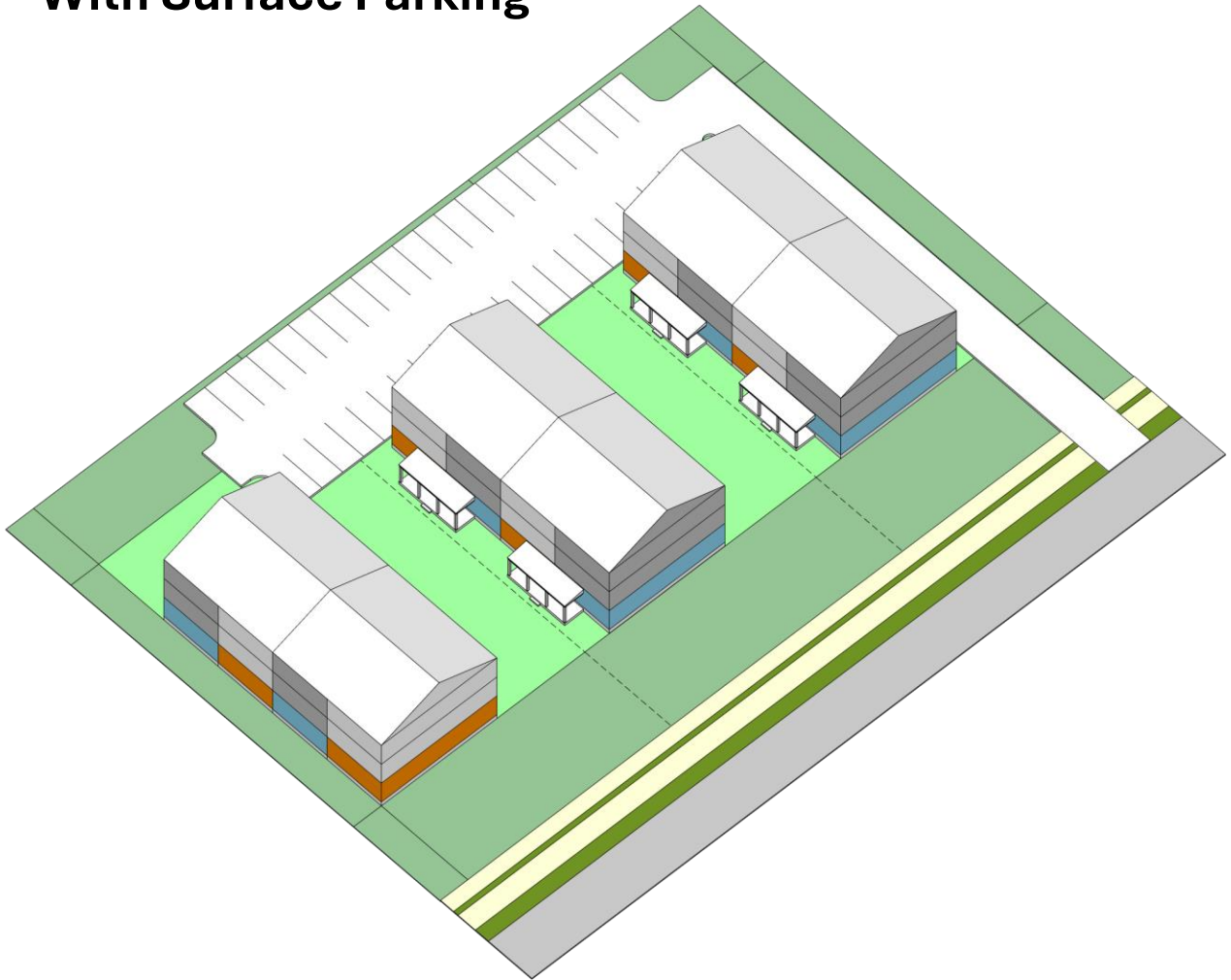
Total site area	60,000 s.f.
Achieved F.A.R.	0.51
Achieved lot coverage	22.6%
Number of dwelling units	17
Size of dwelling units	1,600 -2,000 s.f.
On-site parking spaces provided per ZTA requirements	34

(119)

R-200: Development Scenario 05

3 Lot Consolidation

Multi-unit Apartments
With Surface Parking



3 R-200 Consolidated Lots

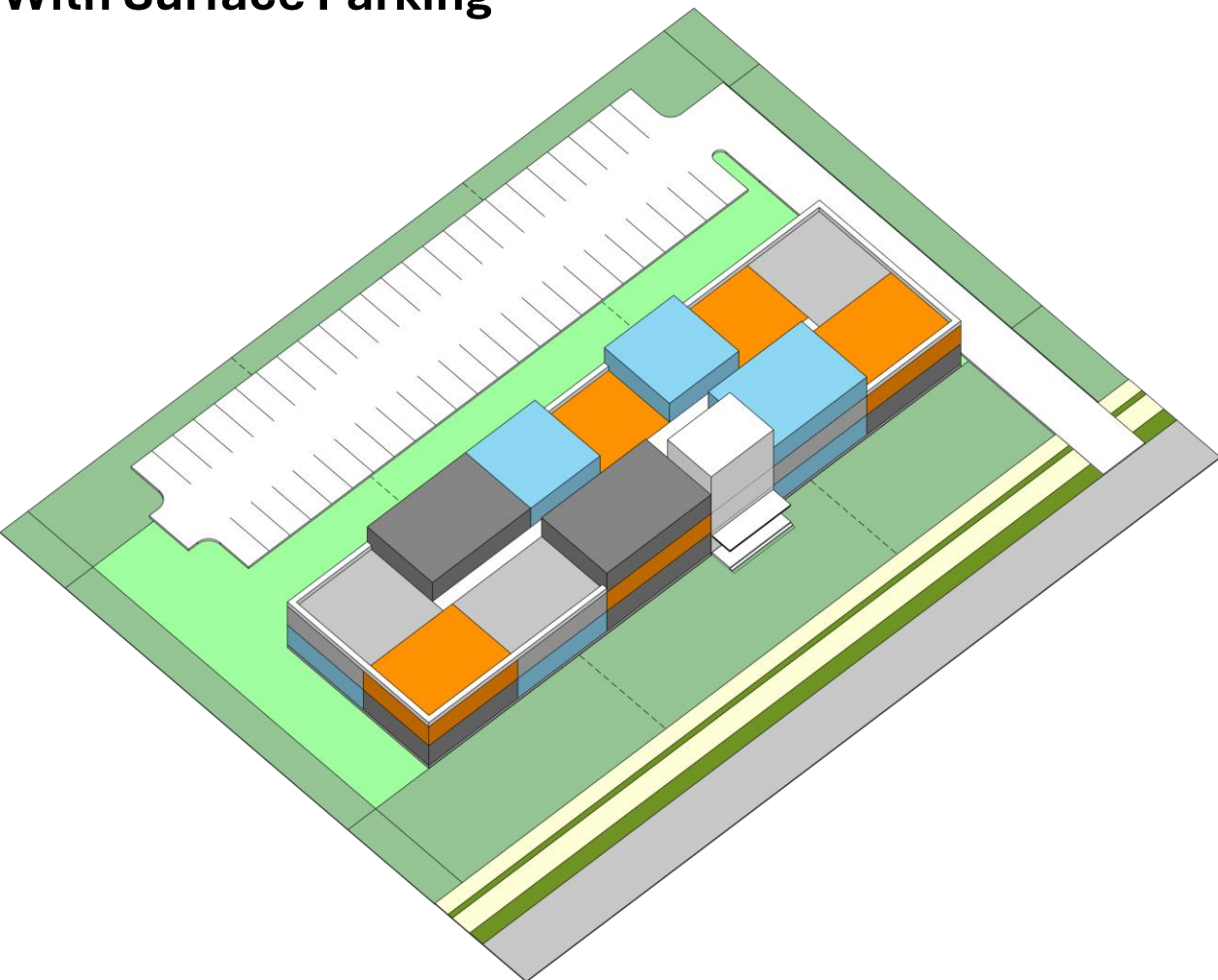
Total site area	60,000 s.f.
Achieved F.A.R.	0.75
Achieved lot coverage	25%
Number of dwelling units	24
Size of dwelling units	1,200 – 2,400 s.f.
On-site parking spaces provided per ZTA requirements	42

(120)

R-200: Development Scenario 06

3 Lot Consolidation

Multi-unit Apartments
With Surface Parking



3 R-200 Consolidated Lots

Total site area	60,000 s.f.
Achieved F.A.R.	0.59
Achieved lot coverage	24.9%
Number of dwelling units	29
Size of dwelling units	900 – 1,400 s.f.
On-site parking spaces provided per ZTA requirements	48



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND


ANDREW FRIEDSON
COUNCILMEMBER, DISTRICT 1

CHAIR, PLANNING, HOUSING AND PARKS COMMITTEE
GOVERNMENT OPERATIONS AND FISCAL POLICY COMMITTEE

MEMORANDUM

June 18, 2025

TO: Livhu Ndou
Senior Legislative Attorney, Montgomery County Council

FROM: Andrew Friedson 
Chair, Planning, Housing, and Parks Committee
Councilmember, District 1

SUBJECT: Request for Subdivision Regulation Amendment

Zoning Text Amendment 25-02 Workforce Housing, which was introduced in February 2025, has solicited a number of technical questions from residents. Many of these questions can and will be resolved in our Planning, Housing, and Parks Committee work session on Monday, but according to your counsel, other issues could benefit from additional clarity via a Subdivision Regulation Amendment (SRA). In order to provide more clarity on provisions in ZTA 25-02, I am formally requesting a Subdivision Regulation Amendment to address the following points:

Through lots and flag lots

There has been significant confusion as to whether through lots and flag lots qualify under ZTA 25-02. As I have shared numerous times with residents, inclusion of such lots was not the legislative intent of ZTA 25-02 as introduced and should be prohibited. We need to make this clear to the public and to property owners who may be interested in redeveloping.

Combining or chaining lots for subdivision

We have received many questions about the rules surrounding the consolidation of lots for redevelopment under ZTA 25-02, which is silent on this matter as drafted, thus allowing unlimited chaining of eligible adjacent parcels. After listening to members of the community, visiting a number of neighborhoods, and

giving this issue further thought, I have come to the conclusion that putting a limit on consolidations is a reasonable step to balance realistic opportunities for redevelopment with potential impacts to neighboring properties. I believe that limit should be no more than three consecutive eligible parcels.

Please draft subdivision regulation amendments to address these issues as outlined above. I intend to introduce this SRA later this month.

Thank you for your assistance.

cc: Natali Fani-Gonzalez
 Will Jawando



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

June 20, 2025

TO: Kate Stewart, President
Montgomery County Council

FROM: Marc Elrich, County Executive

SUBJECT: ZTA 25-02, Workforce Housing- Development Standards

I write regarding ZTA 25-02, Workforce Housing- Development Standards. I appreciate the goal of this legislation as part of the “More Housing N.O.W.” package, which was described as “...help[ing] build more homes that are affordable to teachers, firefighters, police officers, biotech and healthcare workers, and everyone in, or striving to be in, the middle class.”¹ The sponsors of the package explain that homes are too expensive in Montgomery County, and one of the proposed solutions is ZTA 25-02, which designates numerous corridors (more than 25) around the county where single-family residential detached zones (R-40, R-60, R-90 and R-200) would be changed to allow multi-family attached units--duplexes, triplexes, townhouses, and apartment buildings through an optional method of development.² **This is a major change in what is allowed in these areas.**

This ZTA seems to be based on an underlying assumption that there has been no planning for the future, which is incorrect. It ignores the planning that has been done over many years that have resulted in a zoning capacity for more than 85,000 housing units³ in addition to 30,000+ units that are already in the development pipeline.

The master planning process is the path to successful planning that includes residents.

As explained by Montgomery Planning:

“Each community within Montgomery County has a master plan that creates a comprehensive view of land use trends and future development. Plans recommend land

¹ PHP Committee March 31, 2025, pg. (35). [MetaViewer.php](#)

² In all other areas of the County, the R-40, R-60, R-90, and R-200 zones would remain unchanged, and single-family.

³ This includes municipalities. [Residential Development Capacity 2020](#)

uses, zoning, transportation, schools, parks, libraries, and fire and police stations, as well as address housing, historic preservation, pedestrian and trail systems, and environmental issues. Planners create new master plans every 15 or 20 years.” (Source: [Master Plan List - Comprehensive Planning Resources](#))

These plans guide development and foster stability and predictability in the County's housing market. Residents, businesses, and property owners have input into the development of the plans, and individuals know what the plans are for their communities and their homes.

The master plans provide the zoning for additional units; it is never envisioned that all the units will be built in a short time. More than 14,000 units have been built in the last five years alone (and that time period includes a worldwide pandemic). Currently, the existing development pipeline and the approved zoning in master plans could accommodate more than 100,000 new units.⁴ In other words, the zoning is not the problem.

Sometimes master plan recommendations take a while to be realized, as shown by Geico Insurance Company's recent decision to move forward with redeveloping its headquarters in Friendship Heights, using plans that were approved by the Planning Board in the 1990s, following the County Council's approval of the Friendship Heights Sector Plan.

The master plan process has also resulted in unused zoned capacity throughout the County, as recorded by Planning staff. **Review of the existing, unused zoned capacity should happen first to then determine whether and what type of changes are needed. This review should be done master plan by master plan, beginning with the master plans that have the most unused capacity.**

The first question in the staff packet of the March 31st PHP committee session asked: **How much new housing supply is needed and based on what data?**⁵ This question assumes that more zoning is needed to create additional supply and ignores that existing master plans have sufficient zoning - as the Metropolitan Washington Council of Governments has explained.⁶ The question as worded also assumes that increased supply will help with affordability, but there is no convincing evidence that this is true. **Affordability**, both for-sale and rental, is the major issue in housing. ZTA 25-02 does little to address affordability and/or home ownership.

⁴ Development pipeline, [Jan2025Pipeline_Summary.pdf](#), pgs 3 and 4 have summaries of the number of approved but unbuilt residential dwelling units. Approved means the projects have gone all the way through the Planning Board process and the property owner can apply for the building permit to begin construction.

Residential development capacity, [Residential Development Capacity 2020](#), shows the sum of the units approved in all the master plans. These units are in addition to the ones in the development pipeline.

⁵ [MetaViewer.php](#), pg. 4

⁶ “During the February 2019 COG Board of Directors meeting, the COG Planning Directors Technical Advisory Committee and Housing Directors Committee confirmed on behalf of the region’s housing and planning directors that existing local comprehensive plans could indeed accommodate this additional necessary capacity.” THE FUTURE OF HOUSING IN GREATER WASHINGTON A Regional Initiative to Create Housing Opportunities, Improve Transportation, and Support Economic Growth September 2019, pg. 12

While it is certainly true that housing costs are high in Montgomery County, there is no evidence to suggest that ZTA 25-02 would help solve that problem. In fact, it risks making it worse in some areas where property owners would be incentivized to demolish existing affordable single-family houses. Planning's market study shows that the replacement homes are more expensive than the existing homes.⁷

Zoning changes are not the solution we need at this time to address our housing affordability issues.

Together, we have been taking steps to address housing affordability – both for rental and for-sale. We have put record funding toward preservation and production of affordable housing. Additionally, the rent stabilization passed by the Council, which I supported, institutes some predictability for many tenants. We have also increased down payment assistance for qualifying first-time home buyers.⁸ We have also partnered with organizations that don't need to produce a high yield for investors so that the cost of affordable housing projects is lower. In combination, these are the types of solutions that are needed and can make a difference in housing affordability.

ZTA 25-02 violates the master plan process, including the new General Plan, Thrive Montgomery 2050. ZTA 25-02 has more than 25 new corridors while Thrive has fewer than 10.⁹ ZTA 25-02 offers no land use plan for its new corridors. While Thrive provide little detail regarding the Corridors (they are actually not named in Thrive), at least Thrive acknowledges that a master plan must include a discussion of Complete Communities, Transportation Networks, Environmental Health and Resilience, and Racial Equity and Social Justice.¹⁰ The new ZTA 25-02 corridors lack a frame of analysis, other than the complicated development standards. Further, it draws development away from our activity centers, which have been identified through the careful work of the master plan process. This is the opposite of smart growth.

Past master plan processes included months, and sometimes years, of conversations with the community about how development would occur; this ZTA would remove community

⁷ Missing Middle Market Study, Montgomery Planning, [PowerPoint Presentation](#), slide 34

⁸ **Downpayment assistance:** The County currently has three programs to assist with downpayment assistance for first-time home buyers: the Montgomery Homeownership Program, the Montgomery Employee Down Payment Assistance Loan (MEDPAL), and the Housing Opportunities Commission's Single Family Mortgage Purchase Program (MPP). The transition from being a tenant to being a homeowner works best when a household can put together a downpayment that makes their monthly mortgage payments and other housing costs less than 30% of their income. As has been noted above, homeownership is one of the most important paths to wealth building, and lower-income families have greater difficulty accumulating enough cash for downpayment assistance. In Montgomery County, the average income for black and Latino households is significantly lower than for white and Asian households.

⁹ Thrive includes very little discussion of the Corridors. In fact, there is no list of which roads they are. Thrive only includes a map with lines and no road names.

¹⁰ Please note the word "acknowledge." Soon before the previous Council passed Thrive 2050, they commissioned an external racial equity and social justice review, which made some important recommendations that have not been used since Thrive was passed; those recommendations if implemented through the master planning process could be helpful in transparency and engagement. The review is available here: [Thrive Final Report.pdf](#)

involvement and wipe out the master planning process; it is disrespectful of residents and sends the message that they can't count on the master plan process.

At the same time that the Council is considering ZTA 25-02, the Planning Board is reviewing the University Boulevard Corridor Plan. The two are colliding, and neither is following the master plan process. ZTA 25-02 and the University Boulevard Corridor Plan have made recommendations for the same sections of University Boulevard, and the recommendations are not the same. No wonder that residents are confused and angered. What is the interplay between ZTA 25-02 and the University Boulevard Corridor Plan¹¹? Which takes precedence? How can residents understand what these changes mean for their neighborhood and provide meaningful input?

I would urge you to return to planning via the master plan process rather than changing residential zones in many parts of the county outside of that process. Without the master plan process, the residents' comments, concerns, and insights into their neighborhoods are missing. Zoning text amendments historically have been used to make minor changes or correct errors in the underlying zoning code, not to change the zoning across a large number of parcels across the county.

While I ask that you not proceed with ZTA 25-02, below I offer more detailed comments about the problems with this ZTA:

The Workforce Housing program needs major changes.

ZTA 25-02 would expand the Workforce Housing (WFH) program that is defined in Section 25B of the county code. The Workforce Housing statute has been seldom used and needs significant revision if it is to be used. Even in its limited use, WFH has had multiple problems, unlike our nationally recognized Moderately Priced Dwelling Unit (MPDU) program.

For-sale WFH units: Since the creation of the WFH program in 2006, only 110 for-sale units have been created—a mix of condos, townhouses, and single-family homes. Of that total, at least 47 units have either been “released” from affordability or will be at the time of sale. Released means that they no longer have to be sold at a price that is WFH affordable; they switch to the market rate, and the affordability component is lost.

For-rent WFH units: There are four buildings with 85 WFH rentals currently in the county. (They are a mix of one- and two-bedroom units.) Because of the rent increase process for rental WFH units, those rents generally do not stay much lower than the general market rate (except in Bethesda, where there are 24 rental WFH units, and downtown Silver Spring, where there are 10 rental WFH units).

¹¹ The University Boulevard Plan is the first of the Thrive corridor plans.

As you can see from the above, neither the for-sale nor rental aspects of WFH are serving their intended purpose. **Before we expand the Workforce Housing program, we need to fix the known problems with it.**

The Department of Housing and Community Affairs (DHCA) is completing a proposal that would expand our MPDU program to include workforce housing income levels (defined as up to 120% of Area Median Income). They are working with outside housing experts to present a proposal that they believe will work. Because DHCA is working with outside groups to develop recommendations, their proposal will not be available before the fall. **I ask that you delay any final considerations of ZTA 25-02 tied to WFH until after reviewing the upcoming changes to the WFH program.**

ZTA 25-02 does not foster Homeownership:¹²

Many of the public comments supporting ZTA 25-02 (and other portions of More Housing Now) have focused on affordability for purchasing homes. Homeownership is one of the most important paths to wealth accumulation, and, historically, people of color and low-income individuals have much lower levels of homeownership. Homeownership generally helps provide stability in housing costs and results in an asset that can be passed on within a family.

ZTA 25-02 does not have any specific language regarding the production of rental or homeownership units, so it is not possible to evaluate how many of each type are likely to be incentivized and produced if these zoning changes are implemented. Additionally, one of the major sources of federal funding for affordable housing production—the Low Income Housing Tax Credit (LIHTC) program—effectively is limited to the preservation and production of *rental* housing.¹³

The staff packet prepared for the March 31, 2025, session of the Planning, Housing and Parks Committee compared Workforce Housing and the MPDU ownership programs; however, there is no requirement that units allowed under ZTA 25-02 be ownership units.¹⁴ Furthermore, if duplexes are the primary ownership units, there are no affordability requirements.

ZTA 25-02 would promote mostly market-rate units.

For building developments with fewer than 20 units, 15% of units would have to be WFH units, whether rental or for-sale units. For building developments with 20 units or greater, both 15%

¹² The FY26 operating budget includes \$2.0 million for homeownership assistance programs, which provide downpayment assistance and counseling services for first-time homebuyers. Additionally, staff is currently reviewing options to improve the homeownership assistance programs so that more County employees are aware of them and more residents' needs are effectively met.

¹³ The federal HOME and Community Development Block Grants (CDBG) programs can be used to support homeownership units but they are much less used.

¹⁴ [MetaViewer.php](#), pp 15-16

WFH and 12.5 to 15% MPDUs would be required, but Council staff deems it unlikely that most structures would be more than 19 units.¹⁵

In the case of duplexes, neither would have to be affordable at any level.¹⁶

In any case, the vast majority of the new units would be market rate, not affordable. Somewhere between 85% to 100% would be market rate.

Public input is needed at every stage of the process, and the process needs to be more deliberative.

Many community members are bewildered by the numerous different housing/zoning proposals that have been circulating in the last year: attainable housing, corridor plans, and More Housing NOW. All of them would effectively replace the master plan process, which allows a community to engage fully with the future plans for their area.

Additionally, the Planning Board has recommended that instead of the optional method process for “very small” developments, they either be exempt or subject to an administrative site plan, either of which would remove at least part of the public process.¹⁷ Generally, using a ZTA to change the zone shifts the public input process to a project-by-project basis, which requires residents to be ever vigilant and engage in many more processes. There is no good reason for this change; there is no urgency to change the zones, and I would urge you to return to the master plan process.

Master Plans are the way to ensure that adequate infrastructure accompanies increased development, including stormwater, water and sewer, tree protection and transportation.

Increased density can supply additional housing, but it also brings challenges that must be addressed. These challenges include water, sewer, stormwater management, tree canopy, parking, increased traffic, increased need for public amenities like parks and increased school enrollment. The adequate public facilities ordinance exists and is implemented via the Growth and Infrastructure Policy (GIP), but the GIP generally addresses only transportation and school issues, and many of the requirements in those categories have either been reduced or eliminated.

On-site mitigation of stormwater should be a priority.

The lack of ability to mitigate increased stormwater must be dealt with before this ZTA is considered. Planning's Climate Assessment Report for ZTA 25-02 said it well:

¹⁵ [MetaViewer.php](#) pg. 16

¹⁶ https://montgomeryplanningboard.org/wp-content/uploads/2025/02/SR-ZTA-25-02_03-SRA-25-01-Bill-2-25-NOW.pdf, pg. 17

¹⁷ Their recommendation: “consider an exemption of very small (single lot) OMWH applications or consider a follow-up ZTA to establish an administrative site plan approval process for smaller developments.” [More Housing N.O.W. \(New Options for Workers\)](#), Montgomery Planning, pg. 15

“Planning Staff recommends code changes, ZTA changes, or other enforceable mechanisms as appropriate to require control of water runoff from small building sites including detached, duplex, and multiplex building types at least consistent with current redevelopment standards, and possibly more stringent standards to support CAP Climate Adaptation Action A-11: Climate Adapted Development Standards (see relationship to the CAP section). **Planning Staff also recommend assessing the potential need for code changes, ZTA changes, or other enforceable mechanisms as appropriate to develop new standards** regarding stormwater management waivers for this type of development **to support the rationale underlying CAP Climate Adaptation Action A-13 Ban Stormwater Management Waivers** (see relationship to the CAP section). Doing so would mitigate stormwater quantity, flooding, and water quality negative impacts that could otherwise result from ZTA 25-02.” [Emphasis added.] (Source: [More Housing N.O.W. \(New Options for Workers Climate Assessment\)](#), Montgomery Planning, pg. 5)

Regarding stormwater management, it is often difficult to mitigate all the stormwater onsite, and so the developer/owner must obtain a waiver. Historically, the Department of Permitting Services has often issued at least partial waivers because they do not want to be the obstacle to housing additions and construction. While the assessment for stormwater standards is made based on water quality, the quality is tied to the quantity of the water – too much water coming off a site overwhelms the storm drains, which then do not adequately filter the water.

While stormwater assessment is separate from flooding concerns, increased impervious surface and decreased areas for water retention on site will contribute to the potential for flooding. This is of greater concern in some areas of the county than others (which is yet another reason to enact changes through the master plan process.) The Department of Environmental Protection (DEP) continues its work with outside consultants as well as staff in the executive branch and at Planning to understand the increased flooding risks in the County. Given all of the existing zoning in approved master plans, these additional zoning changes could accelerate the amount of impervious surface and reduce tree cover. While increased flooding risks are due to a variety of factors, increasing impervious surfaces and reducing tree cover do contribute to the problem.

Water and sewer capacity should be analyzed

For other infrastructure, such as water, the language in the GIP reads:

“In accordance with the Adequate Public Facilities Ordinance, applications must be considered adequately served by water and sewerage if the subdivision is located in an area in which water and sewer service is presently available, is under construction, is designated by the County Council for extension of service within the first two years of a current approved Comprehensive Water Supply and Sewerage Systems Plan (i.e., categories 1-3), or if the applicant either provides a community water and/or sewerage system or meets Department of Permitting Services requirements for septic and/or well systems, as outlined in the Adequate Public Facilities Ordinance. These requirements are determined either by reference to the Water and Sewerage Plan, adopted by the Council, or by obtaining a satisfactory percolation test from the Department of Permitting Services.” (Council Resolution No.: 20-651, pg. 20)

In other words, the GIP does not address whether the WSSC main pipes are small, old, and/or insufficient to support increased development. While WSSC does review development projects, in these types of situations, it is on a project-by-project basis. For the types of changes envisioned by this ZTA – individual changes to single-family lots – it is a piecemeal approach that does not assess the overall water and sewer capacity. Hydraulic Planning Analysis (HPA) may be helpful; in any case, the Council should consult carefully with WSSC about the cumulative impact before moving forward with these possible major changes to what is allowed in these areas.

Tree canopy loss should be prevented

Loss of trees and tree canopy is also not regulated in situations where there is less than 5,000 square feet of disturbance.¹⁸ Consequently, multiple small lots can be redeveloped with larger structures replacing the existing structures and increases in impervious surfaces for parking and other uses. Even when tree canopy is regulated, replacement is not necessarily required: a fee can be paid instead.¹⁹ The climate assessment by Montgomery Planning states that “Minor to moderate decreases in tree canopy would be expected to result from this ZTA.”²⁰ Trees are not simply a “nice-to-have”; they are important in counteracting climate change.

Some have argued that many of these same problems exist with “mansionization”—when a small single-family home is reconstructed to use much more of the lot and is still only a single-family home. Concern about those issues should be addressed directly, perhaps by adopting new reduced development standards for the new homes. This concern should not be used to justify additional imperviousness. (In other words, two wrongs don’t make a right.)

Parking availability and requirements need to be considered as part of transportation review of a master plan even as transit work continues.

ZTA 23-10 eliminated the requirement for parking at properties that are ½ mile or closer to a Metro or Purple Line station and a ¼ mile from a Bus Rapid Transit (BRT) station that exists or is funded for construction in the CIP. **While many aspire to leave cars behind and take a bus, a bike, or walk to get around, it is often not possible or realistic for a variety of reasons, including insufficient availability and frequency of transit, too long distances for biking, or physical challenges for walking or biking.** County priority projects, including safe pedestrian infrastructure and a robust BRT network supported by local bus, are in progress but limited by available funding. Many of these projects will make walking, biking, and transit more feasible, but many corridors remain unfunded.

While we should continue to encourage and fund alternate forms of transportation, our policies should not ignore the reality that most of our residents and business owners currently rely on cars, and, in many parts of the County, are likely to have to do so for the foreseeable future,

¹⁸ The forest conservation requirements and Tree Canopy law only apply to properties where there’s more than 5000 square feet of disturbance. With less than 5000 square feet of disturbance, neither law applies.

¹⁹ [MetaViewer.php](#) pg. 24

²⁰ <https://montgomeryplanningboard.org/wp-content/uploads/2025/02/Attachment-A-Climate-Assessment-for-ZTA-25-02.pdf> pg. 4

especially given the long timeframe to plan, design, fund, and/or construct necessary infrastructure and transit service. Consequently, increased housing brings an increase in the number of cars that must be parked. If they are not parked on-site, then they must be parked on adjacent roads. The County does not have the resources to adequately enforce street parking across the County outside of the parking lot districts (PLDs), leading to scarcity and conflicts. Some neighborhoods may have sufficient on-street parking to accommodate the increase, but others may not, which is another reason why these changes must be done via the master plan process with robust community involvement.

Comments from residents need to be carefully considered and incorporated.

Civic and other organizations and individual residents have raised some important issues and questions in their testimony and letters. I hope you will take as much time as needed to carefully consider and engage with them on all of their well-researched, knowledgeable, and thoughtful comments.

Conclusion:

I appreciate and share the desire to find solutions to affordability for both homeownership and rents in Montgomery County. I believe there are actions that we could take together to improve the situation, including improving the MPDU and WFH programs, increasing homeownership support, and accelerating development of the true BRT system.

Consideration of zoning and land use changes that may make sense for the future of our county should happen within the master planning process. It is in the context of individual master plans where the specifics of a neighborhood community (not just a corridor) are carefully reviewed, where property owners are consulted and listened to, and where residents have meaningful engagement and a right to help determine the future of their communities.

My staff and I look forward to working with you on our shared goals of improving this diverse and beautiful county.

cc: Cecily Thorne, Chief of Staff to the Council President, Montgomery County Council
Craig Howard, Executive Director, Montgomery County Council
Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive
Fariba Kassiri, Deputy Chief Administrative Officer, Office of the County Executive
Ken Hartman Espada, Assistant Chief Administrative Officer, Office of the County Executive
Tricia Swanson, Director of Strategic Partnerships, Office of the County Executive
Debbie Spielberg, Special Assistant, Office of the County Executive
Scott Bruton, Director, Department of Housing and Community Affairs

ACCT	NEW_LANDUSECODE	LU_CATEGORY	PREMISE_ADDR_HOUSENO	PREMISE_ADDR_DIRECTION	PREMISE_ADDR_STREET	PREMISE_ADDR_STREET_TYPE	PREMISE_ADDR_CITY	PREMISE_ADDR_ZIP
03155114	113	Multi-Family	10720		GEORGIA	AVE	SILVER SPRING	20902
00436072	460	Parking and Transportation	0		RIVER	RD		0
01354717	111	Single Family Detached	410	E	UNIVERSITY	BLV	SILVER SPRING	20901
00400581	111	Single Family Detached	1002		QUINCE ORCHARD	RD	GAITHERSBURG	20878
02833025	691	Institutional/Community Facility	11900		DARNESTOWN	RD	GAITHERSBURG	20878
03743658	681	Institutional/Community Facility	7303		RIVER	RD	BETHESDA	20817
00533692	111	Single Family Detached	8910		OLD GEORGETOWN	RD	BETHESDA	20814
00592224	111	Single Family Detached	6504		DEMOCRACY	BLV	BETHESDA	20817
00641655	111	Single Family Detached	6516		DEMOCRACY	BLV	BETHESDA	20817
00423081	111	Single Family Detached	6611		RIVER	RD	BETHESDA	20817
00431217	691	Institutional/Community Facility	10100		OLD GEORGETOWN	RD	BETHESDA	20814
00614504	111	Single Family Detached	5710		MASSACHUSETTS	AVE	BETHESDA	20816
00673321	111	Single Family Detached	9919		OLD GEORGETOWN	RD	BETHESDA	20814
00690360	111	Single Family Detached	5715		MASSACHUSETTS	AVE	BETHESDA	20816
00689598	111	Single Family Detached	5809		MASSACHUSETTS	AVE	BETHESDA	20816
01584390	111	Single Family Detached	5906		RIVER	RD	BETHESDA	20816
00750794	111	Single Family Detached	5505		NORBECK	RD	ROCKVILLE	20853
00752053	111	Single Family Detached	5509		NORBECK	RD	ROCKVILLE	20853
00576257	111	Single Family Detached	9514		OLD GEORGETOWN	RD	BETHESDA	20814
00575242	111	Single Family Detached	9520		OLD GEORGETOWN	RD	BETHESDA	20814
00661505	111	Single Family Detached	5325		MASSACHUSETTS	AVE	BETHESDA	20816
00660955	111	Single Family Detached	5327		MASSACHUSETTS	AVE	BETHESDA	20816
00661243	111	Single Family Detached	5323		MASSACHUSETTS	AVE	BETHESDA	20816
00557208	111	Single Family Detached	9110		OLD GEORGETOWN	RD	BETHESDA	20814
02232605	111	Single Family Detached	9309		OLD GEORGETOWN	RD	BETHESDA	20814
03275518	691	Institutional/Community Facility	8300		OLD GEORGETOWN	RD	BETHESDA	20814
00495082	111	Single Family Detached	8208		OLD GEORGETOWN	RD	BETHESDA	20814
00495071	111	Single Family Detached	8210		OLD GEORGETOWN	RD	BETHESDA	20814
00556988	111	Single Family Detached	9400		OLD GEORGETOWN	RD	BETHESDA	20814
00557802	742	Open Space/Recreation	9401		OLD GEORGETOWN	RD	BETHESDA	20814
01818970	651	Office	9200		OLD GEORGETOWN	RD	BETHESDA	20814
00664474	111	Single Family Detached	5147		MASSACHUSETTS	AVE	BETHESDA	20816
00432611	111	Single Family Detached	5215		MASSACHUSETTS	AVE	BETHESDA	20816
01441633	111	Single Family Detached	5116		NORBECK	RD	ROCKVILLE	20853
01443255	111	Single Family Detached	5112		NORBECK	RD	ROCKVILLE	20853
00751058	111	Single Family Detached	5301		NORBECK	RD	ROCKVILLE	20853
00416495	111	Single Family Detached	5209		MASSACHUSETTS	AVE	BETHESDA	20816
00547858	111	Single Family Detached	5206		MASSACHUSETTS	AVE	BETHESDA	20816
01640383	111	Single Family Detached	5235		MASSACHUSETTS	AVE	BETHESDA	20816
00664521	111	Single Family Detached	5145		MASSACHUSETTS	AVE	BETHESDA	20816
00750384	111	Single Family Detached	5321		NORBECK	RD	ROCKVILLE	20853
00751641	111	Single Family Detached	5329		NORBECK	RD	ROCKVILLE	20853
00677523	111	Single Family Detached	4805		BRADLEY	BLV	CHEVY CHASE	20815
00677410	111	Single Family Detached	4809		BRADLEY	BLV	CHEVY CHASE	20815
00750373	111	Single Family Detached	5025		NORBECK	RD	ROCKVILLE	20853
00677660	111	Single Family Detached	4773		BRADLEY	BLV	CHEVY CHASE	20815
01448337	111	Single Family Detached	5000		NORBECK	RD	ROCKVILLE	20853
01446486	111	Single Family Detached	5100		NORBECK	RD	ROCKVILLE	20853
00420830	681	Institutional/Community Facility	9101		ROCKVILLE	PIK	BETHESDA	20814
01122705	111	Single Family Detached	4412		NORBECK	RD	ROCKVILLE	20853
01122795	111	Single Family Detached	4600		NORBECK	RD	ROCKVILLE	20853
01170803	111	Single Family Detached	12132		VEIRS MILL	RD	SILVER SPRING	20906
00566613	111	Single Family Detached	4233		EAST WEST	HWY	BETHESDA	20814
01175064	111	Single Family Detached	4406		RANDOLPH	RD	SILVER SPRING	20906
01165794	111	Single Family Detached	4507		RANDOLPH	RD	SILVER SPRING	20906
01166903	111	Single Family Detached	12246		VEIRS MILL	RD	SILVER SPRING	20906
01165008	111	Single Family Detached	4506		RANDOLPH	RD	SILVER SPRING	20906
01169520	111	Single Family Detached	4526		RANDOLPH	RD	SILVER SPRING	20906
01170621	111	Single Family Detached	12234		VEIRS MILL	RD	SILVER SPRING	20906
01166253	111	Single Family Detached	4500		RANDOLPH	RD	SILVER SPRING	20906
01405750	111	Single Family Detached	9705		CONNECTICUT	AVE	KENSINGTON	20895
01878288	111	Single Family Detached	6700		CONNECTICUT	AVE	CHEVY CHASE	20815
00458945	111	Single Family Detached	7007		CONNECTICUT	AVE	CHEVY CHASE	20815
01174823	111	Single Family Detached	12310		VEIRS MILL	RD	SILVER SPRING	20906
01405522	111	Single Family Detached	9725		CONNECTICUT	AVE	KENSINGTON	20895
00416440	111	Single Family Detached	4011		EAST WEST	HWY	CHEVY CHASE	20815
00743071	111	Single Family Detached	4209		OLNEY LAYTONSVILLE	RD	OLNEY	20832
00742178	111	Single Family Detached	4109		OLNEY LAYTONSVILLE	RD	OLNEY	20832
00741664	111	Single Family Detached	4201		OLNEY LAYTONSVILLE	RD	OLNEY	20832
00467313	111	Single Family Detached	4008		EAST WEST	HWY	CHEVY CHASE	20815
00467563	111	Single Family Detached	4004		EAST WEST	HWY	CHEVY CHASE	20815
00467825	111	Single Family Detached	4002		EAST WEST	HWY	CHEVY CHASE	20815
00670921	111	Single Family Detached	8810		CONNECTICUT	AVE	CHEVY CHASE	20815
00458980	111	Single Family Detached	6813		CONNECTICUT	AVE	CHEVY CHASE	20815
00464855	111	Single Family Detached	7500		CONNECTICUT	AVE	CHEVY CHASE	20815
00998858	111	Single Family Detached	9915		CONNECTICUT	AVE	KENSINGTON	20895
00567025	111	Single Family Detached	4218		EAST WEST	HWY	CHEVY CHASE	20815
00577263	111	Single Family Detached	3804		EAST WEST	HWY	CHEVY CHASE	20815
01171498	111	Single Family Detached	12136		VEIRS MILL	RD	SILVER SPRING	20906
01285380	111	Single Family Detached	11606		CONNECTICUT	AVE	SILVER SPRING	20902
01165351	111	Single Family Detached	4304		RANDOLPH	RD	SILVER SPRING	20906
01169690	111	Single Family Detached	12142		VEIRS MILL	RD	SILVER SPRING	20906
01227900	111	Single Family Detached	12203		CONNECTICUT	AVE	SILVER SPRING	20902
01240336	111	Single Family Detached	3808		RANDOLPH	RD	SILVER SPRING	20902
01285937	111	Single Family Detached	11609		CONNECTICUT	AVE	SILVER SPRING	20902
01285904	111	Single Family Detached	11601		CONNECTICUT	AVE	SILVER SPRING	20902
01289525	111	Single Family Detached	12105		VEIRS MILL	RD	SILVER SPRING	20906
01122215	111	Single Family Detached	14712		GEORGIA	AVE	ROCKVILLE	20853
01121916	111	Single Family Detached	14720		GEORGIA	AVE	ROCKVILLE	20853
00457121	111	Single Family Detached	5900		CONNECTICUT	AVE	CHEVY CHASE	20815

00720935	599 Retail	17336	GEORGIA	AVE	OLNEY	20832
01165475	111 Single Family Detached	12026	VEIRS MILL	RD	SILVER SPRING	20906
01229624	111 Single Family Detached	12718	CONNECTICUT	AVE	SILVER SPRING	20906
01241581	111 Single Family Detached	3603	RANDOLPH	RD	SILVER SPRING	20902
01230997	111 Single Family Detached	3604	RANDOLPH	RD	SILVER SPRING	20902
00705280	111 Single Family Detached	16608	GEORGIA	AVE	OLNEY	20832
01242563	111 Single Family Detached	12400	CONNECTICUT	AVE	SILVER SPRING	20906
00704968	111 Single Family Detached	17028	GEORGIA	AVE	OLNEY	20832
00708443	111 Single Family Detached	17220	GEORGIA	AVE	OLNEY	20832
01238548	111 Single Family Detached	12807	CONNECTICUT	AVE	SILVER SPRING	20906
01247348	111 Single Family Detached	3801	RANDOLPH	RD	SILVER SPRING	20902
01316620	111 Single Family Detached	13318	GEORGIA	AVE	SILVER SPRING	20906
01226825	111 Single Family Detached	12412	CONNECTICUT	AVE	SILVER SPRING	20906
01321080	111 Single Family Detached	13614	GEORGIA	AVE	SILVER SPRING	20906
01482952	111 Single Family Detached	17609	GEORGIA	AVE	OLNEY	20832
01321227	111 Single Family Detached	13612	GEORGIA	AVE	SILVER SPRING	20906
01320702	111 Single Family Detached	13616	GEORGIA	AVE	SILVER SPRING	20906
01321078	111 Single Family Detached	13620	GEORGIA	AVE	SILVER SPRING	20906
01235055	111 Single Family Detached	12816	CONNECTICUT	AVE	SILVER SPRING	20906
01239177	111 Single Family Detached	12209	CONNECTICUT	AVE	WHEATON	20902
01232872	111 Single Family Detached	12504	CONNECTICUT	AVE	SILVER SPRING	20906
01235977	111 Single Family Detached	12818	CONNECTICUT	AVE	SILVER SPRING	20906
01235443	111 Single Family Detached	3705	RANDOLPH	RD	SILVER SPRING	20902
01243283	111 Single Family Detached	12414	CONNECTICUT	AVE	SILVER SPRING	20906
01226871	111 Single Family Detached	12602	CONNECTICUT	AVE	SILVER SPRING	20906
01315990	111 Single Family Detached	13204	GEORGIA	AVE	SILVER SPRING	20906
00713314	111 Single Family Detached	17504	GEORGIA	AVE	OLNEY	20832
00704536	111 Single Family Detached	17512	GEORGIA	AVE	OLNEY	20832
00730397	111 Single Family Detached	17708	GEORGIA	AVE	OLNEY	20832
01403578	111 Single Family Detached	13215	GEORGIA	AVE	SILVER SPRING	20906
01027323	910 Vacant	2919 W	UNIVERSITY	BLV	KENSINGTON	20895
01178238	111 Single Family Detached	11505	VEIRS MILL	RD	SILVER SPRING	20902
01132134	111 Single Family Detached	3406 W	UNIVERSITY	BLV	KENSINGTON	20895
01316755	111 Single Family Detached	13016	GEORGIA	AVE	SILVER SPRING	20906
00577811	111 Single Family Detached	3503	EAST WEST	HWY	CHEVY CHASE	20815
01129238	111 Single Family Detached	3500 W	UNIVERSITY	BLV	KENSINGTON	20895
01027618	111 Single Family Detached	2915 W	UNIVERSITY	BLV	KENSINGTON	20895
01027128	111 Single Family Detached	2917 W	UNIVERSITY	BLV	KENSINGTON	20895
01253260	111 Single Family Detached	2905	RANDOLPH	RD	SILVER SPRING	20902
01194887	111 Single Family Detached	12906	GEORGIA	AVE	SILVER SPRING	20906
01192274	111 Single Family Detached	13004	GEORGIA	AVE	SILVER SPRING	20906
01252210	111 Single Family Detached	2903	RANDOLPH	RD	SILVER SPRING	20902
01193597	111 Single Family Detached	12902	GEORGIA	AVE	SILVER SPRING	20906
01195552	111 Single Family Detached	13000	GEORGIA	AVE	SILVER SPRING	20906
01193518	111 Single Family Detached	12914	GEORGIA	AVE	SILVER SPRING	20906
01237010	111 Single Family Detached	3308	RANDOLPH	RD	SILVER SPRING	20902
00718783	111 Single Family Detached	2719	OLNEY SANDY SPRING	RD	OLNEY	20832
01398697	111 Single Family Detached	11510	VEIRS MILL	RD	SILVER SPRING	20902
01228345	111 Single Family Detached	3406	RANDOLPH	RD	SILVER SPRING	20902
01232520	111 Single Family Detached	3410	RANDOLPH	RD	SILVER SPRING	20902
01398994	111 Single Family Detached	11508	VEIRS MILL	RD	SILVER SPRING	20902
00715118	127 Institutional/Community Facility	2805	OLNEY SANDY SPRING	RD	OLNEY	20832
01318127	111 Single Family Detached	13018	GEORGIA	AVE	WHEATON	20906
01293551	111 Single Family Detached	2821	EAST WEST	HWY	CHEVY CHASE	20815
01160484	111 Single Family Detached	2702	EAST WEST	HWY	CHEVY CHASE	20815
01156471	111 Single Family Detached	2804	EAST WEST	HWY	CHEVY CHASE	20815
01251523	111 Single Family Detached	2805	RANDOLPH	RD	SILVER SPRING	20902
01251795	111 Single Family Detached	2813	RANDOLPH	RD	SILVER SPRING	20902
01251330	111 Single Family Detached	2708	RANDOLPH	RD	SILVER SPRING	20902
01179860	111 Single Family Detached	11309	VEIRS MILL	RD	SILVER SPRING	20902
01181373	111 Single Family Detached	11610	GEORGIA	AVE	SILVER SPRING	20902
01183598	111 Single Family Detached	11602	GEORGIA	AVE	SILVER SPRING	20902
01149112	111 Single Family Detached	2025	EAST WEST	HWY	SILVER SPRING	20910
01181395	111 Single Family Detached	11718	GEORGIA	AVE	SILVER SPRING	20902
00968134	111 Single Family Detached	12018	GEORGIA	AVE	SILVER SPRING	20902
00977947	111 Single Family Detached	1606 W	UNIVERSITY	BLVD	SILVER SPRING	20902
01120080	111 Single Family Detached	10601	GEORGIA	AVE	SILVER SPRING	20902
03275688	691 Institutional/Community Facility	14500	LAYHILL	RD	SILVER SPRING	20906
01410095	111 Single Family Detached	1931	EAST WEST	HWY	SILVER SPRING	20910
00979913	910 Vacant	0	EAST WEST	HWY		0
00962833	111 Single Family Detached	14601	LAYHILL	RD	SILVER SPRING	20906
02768607	111 Single Family Detached	14511	LAYHILL	RD	SILVER SPRING	20906
00964171	691 Institutional/Community Facility	0	GEORGIA	AVE		0
01089336	111 Single Family Detached	9000	16TH	ST	SILVER SPRING	20910
01119640	111 Single Family Detached	10717	GEORGIA	AVE	SILVER SPRING	20902
01120546	111 Single Family Detached	10701	GEORGIA	AVE	SILVER SPRING	20902
00964160	691 Institutional/Community Facility	10700	GEORGIA	AVE	SILVER SPRING	20902
01295025	111 Single Family Detached	9921	GEORGIA	AVE	SILVER SPRING	20902
01294522	111 Single Family Detached	9925	GEORGIA	AVE	SILVER SPRING	20902
01417096	111 Single Family Detached	13003	LAYHILL	RD	SILVER SPRING	20906
01099120	111 Single Family Detached	10310	GEORGIA	AVE	SILVER SPRING	20902
01107254	111 Single Family Detached	10403	GEORGIA	AVE	SILVER SPRING	20902
01415097	111 Single Family Detached	12905	LAYHILL	RD	SILVER SPRING	20906
01414891	111 Single Family Detached	12925	LAYHILL	RD	SILVER SPRING	20906
00974374	111 Single Family Detached	13114	LAYHILL	RD	SILVER SPRING	20906
01100435	111 Single Family Detached	10302	GEORGIA	AVE	SILVER SPRING	20902
02723198	910 Vacant	0	LAYHILL	RD	SILVER SPRING	20902
01435984	111 Single Family Detached	8905	GEORGIA	AVE	SILVER SPRING	20910
01435290	111 Single Family Detached	9014	COLESVILLE	RD	SILVER SPRING	20910
01348237	111 Single Family Detached	819 W	UNIVERSITY	BLV	SILVER SPRING	20901
00956411	111 Single Family Detached	720 W	UNIVERSITY	BLV	SILVER SPRING	20901

01212943	111 Single Family Detached	513 W	UNIVERSITY	BLV	SILVER SPRING	20901
01036098	111 Single Family Detached	9421	COLESVILLE	RD	SILVER SPRING	20901
01211265	111 Single Family Detached	705 W	UNIVERSITY	BLV	SILVER SPRING	20901
01036134	111 Single Family Detached	9415	COLESVILLE	RD	SILVER SPRING	20901
01361575	111 Single Family Detached	616 W	UNIVERSITY	BLV	SILVER SPRING	20901
02814476	111 Single Family Detached	611 W	UNIVERSITY	BLV	SILVER SPRING	20901
01361586	111 Single Family Detached	602 W	UNIVERSITY	BLV	SILVER SPRING	20901
03293186	691 Institutional/Community Facility	9525	COLESVILLE	RD	SILVER SPRING	20901
01212668	111 Single Family Detached	601 W	UNIVERSITY	BLVD	SILVER SPRING	20901
01360571	470 Utility	518 W	UNIVERSITY	BLV	SILVER SPRING	20901
00344325	111 Single Family Detached	240	RANDOLPH	RD	SILVER SPRING	20904
01524022	691 Institutional/Community Facility	0 E	UNIVERSITY	BLV		0
01036657	111 Single Family Detached	9515	COLESVILLE	RD	SILVER SPRING	20901
01032023	111 Single Family Detached	9414	COLESVILLE	RD	SILVER SPRING	20901
01038623	111 Single Family Detached	9309	COLESVILLE	RD	SILVER SPRING	20901
01035208	111 Single Family Detached	10302	COLESVILLE	RD	SILVER SPRING	20901
01110070	111 Single Family Detached	202 W	UNIVERSITY	BLV	SILVER SPRING	20901
01035232	111 Single Family Detached	205 W	UNIVERSITY	BLV	SILVER SPRING	20901
00962605	111 Single Family Detached	322 W	UNIVERSITY	BLV	SILVER SPRING	20901
01399316	651 Office	344 W	UNIVERSITY	BLV	SILVER SPRING	20901
01212032	111 Single Family Detached	713 W	UNIVERSITY	BLV	SILVER SPRING	20901
01086300	111 Single Family Detached	10215	COLESVILLE	RD	SILVER SPRING	20901
01218483	111 Single Family Detached	120 E	UNIVERSITY	BLV	SILVER SPRING	20901
00973905	910 Vacant	0	COLESVILLE	RD		0
01216473	111 Single Family Detached	10216	COLESVILLE	RD	SILVER SPRING	20901
01013020	111 Single Family Detached	329 E	UNIVERSITY	BLV	SILVER SPRING	20901
00255354	691 Institutional/Community Facility	12608	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01215902	111 Single Family Detached	213 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013907	111 Single Family Detached	301 E	UNIVERSITY	BLV	SILVER SPRING	20901
01355734	111 Single Family Detached	210 E	UNIVERSITY	BLV	SILVER SPRING	20901
00256677	111 Single Family Detached	14428	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00292915	111 Single Family Detached	12918	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00292881	111 Single Family Detached	12910	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00964535	111 Single Family Detached	727 E	UNIVERSITY	BLV	SILVER SPRING	20903
01451951	111 Single Family Detached	623 E	UNIVERSITY	BLV	SILVER SPRING	20901
01128770	111 Single Family Detached	604 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254003	111 Single Family Detached	445 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451973	111 Single Family Detached	609 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451676	111 Single Family Detached	619 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254218	111 Single Family Detached	409 E	UNIVERSITY	BLV	SILVER SPRING	20901
01162814	111 Single Family Detached	821 E	UNIVERSITY	BLV	SILVER SPRING	20903
01354400	111 Single Family Detached	400 E	UNIVERSITY	BLV	SILVER SPRING	20901
01251501	111 Single Family Detached	2513	RANDOLPH	RD	SILVER SPRING	20902
00970935	111 Single Family Detached	585 E	UNIVERSITY	BLV	SILVER SPRING	20901
00250955	111 Single Family Detached	12312	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01254402	111 Single Family Detached	407 E	UNIVERSITY	BLV	SILVER SPRING	20901
00290131	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00306204	111 Single Family Detached	10924	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
02013594	111 Single Family Detached	12503	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02013504	111 Single Family Detached	12413	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00290120	910 Vacant	12621	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01355222	111 Single Family Detached	404 E	UNIVERSITY	BLVD	SILVER SPRING	20901
00348425	111 Single Family Detached	11827	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00289198	111 Single Family Detached	10300	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00287565	111 Single Family Detached	10600	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00347875	111 Single Family Detached	11815	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00330465	111 Single Family Detached	9307	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330784	111 Single Family Detached	9315	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330818	111 Single Family Detached	9301	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00306647	111 Single Family Detached	10906	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00285156	111 Single Family Detached	10215	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03411477	910 Vacant	10238	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330591	691 Institutional/Community Facility	9701	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01434810	111 Single Family Detached	8906	COLESVILLE	RD	SILVER SPRING	20910
00330523	111 Single Family Detached	9601	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00296046	111 Single Family Detached	9800	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00385371	111 Single Family Detached	12815	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00275363	691 Institutional/Community Facility	0	NEW HAMPSHIRE	AVE		0
00577924	111 Single Family Detached	3504	EAST WEST	HWY	CHEVY CHASE	20815
03033735	681 Institutional/Community Facility	10900	ROCKVILLE	PIK	ROCKVILLE	20852
03307067	111 Single Family Detached	9014	OLD GEORGETOWN	RD	BETHESDA	20814
01435494	111 Single Family Detached	8910	COLESVILLE	RD	SILVER SPRING	20910
01124998	111 Single Family Detached	15120	GEORGIA	AVE	ROCKVILLE	20853
00281160	111 Single Family Detached	4609	SANDY SPRING	RD	BURTONSVILLE	20866
00447064	111 Single Family Detached	5105	BRADLEY	BLV	BETHESDA	20815
00283248	111 Single Family Detached	4415	SANDY SPRING	RD	BURTONSVILLE	20866
01405613	111 Single Family Detached	9699	CONNECTICUT	AVE	KENSINGTON	20895
03714257	691 Institutional/Community Facility	0	COLESVILLE	RD	SILVER SPRING	
00741210	111 Single Family Detached	4013	OLNEY LAYTONSVILLE	RD	OLNEY	20832
03714510	111 Single Family Detached	14504	GEORGIA	AVE	ROCKVILLE	20853
01252447	111 Single Family Detached	2413	RANDOLPH	RD	SILVER SPRING	20902
00999261	111 Single Family Detached	9819	CONNECTICUT	AVE	KENSINGTON	20895
00953292	111 Single Family Detached	214 W	UNIVERSITY	BLV	SILVER SPRING	20901
00441320	111 Single Family Detached	8108	OLD GEORGETOWN	RD	BETHESDA	20814
01056028	111 Single Family Detached	9013	COLESVILLE	RD	SILVER SPRING	20910
01354832	111 Single Family Detached	326 E	UNIVERSITY	BLV	SILVER SPRING	20901
01239097	111 Single Family Detached	12721	CONNECTICUT	AVE	SILVER SPRING	20906
01239268	111 Single Family Detached	12719	CONNECTICUT	AVE	SILVER SPRING	20906
00614947	111 Single Family Detached	5616	MASSACHUSETTS	AVE	BETHESDA	20816
03176058	111 Single Family Detached	7404	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01200991	111 Single Family Detached	3206 W	UNIVERSITY	BLV	KENSINGTON	20895

01351725	111 Single Family Detached	330 E	UNIVERSITY	BLV	SILVER SPRING	20901
00350771	111 Single Family Detached	12017	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01237191	111 Single Family Detached	12219	CONNECTICUT	AVE	SILVER SPRING	20902
00615292	111 Single Family Detached	5606	MASSACHUSETTS	AVE	BETHESDA	20816
00280815	691 Institutional/Community Facility	14720	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00543304	111 Single Family Detached	5313	MASSACHUSETTS	AVE	BETHESDA	20816
01235693	111 Single Family Detached	13007	CONNECTICUT	AVE	SILVER SPRING	20906
00343968	111 Single Family Detached	200	RANDOLPH	RD	SILVER SPRING	20904
03714268	691 Institutional/Community Facility	9601	COLESVILLE	RD	SILVER SPRING	20901
01230645	691 Institutional/Community Facility	12907	CONNECTICUT	AVE	SILVER SPRING	20906
00534630	691 Institutional/Community Facility	8908	OLD GEORGETOWN	RD	BETHESDA	20814
03247761	681 Institutional/Community Facility	3427	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00464150	111 Single Family Detached	7202	CONNECTICUT	AVE	CHEVY CHASE	20815
02108711	111 Single Family Detached	7138	RIVER	RD	BETHESDA	20817
00018653	910 Vacant	0	STRINGTOWN	RD		0
03714235	111 Single Family Detached	6102	RIVER	RD	BETHESDA	20817
00435591	111 Single Family Detached	6108	RIVER	RD	BETHESDA	20817
00612106	111 Single Family Detached	7012	RIVER	RD	BETHESDA	20817
00686505	111 Single Family Detached	6620	RIVER	RD	BETHESDA	20817
01171897	111 Single Family Detached	12410	VEIRS MILL	RD	SILVER SPRING	20906
00999705	691 Institutional/Community Facility	10100	CONNECTICUT	AVE	KENSINGTON	20895
01001088	111 Single Family Detached	10009	CONNECTICUT	AVE	KENSINGTON	20895
00423560	111 Single Family Detached	9300	OLD GEORGETOWN	RD	BETHESDA	20814
01531803	111 Single Family Detached	3601	EAST WEST	HWY	CHEVY CHASE	20815
01037195	581 Retail	9201	COLESVILLE	RD	SILVER SPRING	20910
01037207	111 Single Family Detached	9207	COLESVILLE	RD	SILVER SPRING	20910
01037300	111 Single Family Detached	9215	COLESVILLE	RD	SILVER SPRING	20910
01698315	400 Parking and Transportation	6001	WISCONSIN	AVE	BETHESDA	20814
01083443	910 Vacant	0	COLESVILLE	RD		0
03190870	910 Vacant	0	RIVER	RD		0
00536412	111 Single Family Detached	5914	WISCONSIN	AVE	CHEVY CHASE	20815
02851503	681 Institutional/Community Facility	2900	OLNEY SANDY SPRING	RD	OLNEY	20832
00388410	599 Retail	12024	DARNESTOWN	RD	GAITHERSBURG	20878
01226665	111 Single Family Detached	3616	RANDOLPH	RD	SILVER SPRING	20902
03299296	681 Institutional/Community Facility	10550	DARNESTOWN	RD	ROCKVILLE	20850
03432138	599 Retail	7405	RIVER	RD	BETHESDA	20817
00459062	691 Institutional/Community Facility	7001	CONNECTICUT	AVE	CHEVY CHASE	20815
00686356	111 Single Family Detached	6624	RIVER	RD	BETHESDA	20817
03444581	111 Single Family Detached	14201	LAYHILL	RD	SILVER SPRING	20906
00561017	111 Single Family Detached	5718	MASSACHUSETTS	AVE	BETHESDA	20816
00689645	111 Single Family Detached	5807	MASSACHUSETTS	AVE	BETHESDA	20816
00084577	111 Single Family Detached	11406	OLD GEORGETOWN	RD	ROCKVILLE	20852
00678788	111 Single Family Detached	9913	OLD GEORGETOWN	RD	BETHESDA	20814
00418461	111 Single Family Detached	9517	OLD GEORGETOWN	RD	BETHESDA	20814
00571803	111 Single Family Detached	9424	OLD GEORGETOWN	RD	BETHESDA	20814
00576623	111 Single Family Detached	9600	OLD GEORGETOWN	RD	BETHESDA	20814
00574954	111 Single Family Detached	9508	OLD GEORGETOWN	RD	BETHESDA	20814
00425375	111 Single Family Detached	9515	OLD GEORGETOWN	RD	BETHESDA	20814
00556831	111 Single Family Detached	9509	OLD GEORGETOWN	RD	BETHESDA	20814
00661301	111 Single Family Detached	5401	MASSACHUSETTS	AVE	BETHESDA	20816
00542572	111 Single Family Detached	5307	MASSACHUSETTS	AVE	BETHESDA	20816
00543133	111 Single Family Detached	5309	MASSACHUSETTS	AVE	BETHESDA	20816
00664417	111 Single Family Detached	5203	MASSACHUSETTS	AVE	BETHESDA	20816
00514450	910 Vacant	0	OLD GEORGETOWN	RD	BETHESDA	20814
00564820	111 Single Family Detached	8409	OLD GEORGETOWN	RD	BETHESDA	20814
00514461	651 Office	8512	OLD GEORGETOWN	RD	BETHESDA	20814
01440308	111 Single Family Detached	5128	NORBECK	RD	ROCKVILLE	20853
00546034	111 Single Family Detached	5131	MASSACHUSETTS	AVE	BETHESDA	20816
00542845	111 Single Family Detached	5303	MASSACHUSETTS	AVE	BETHESDA	20816
00550184	111 Single Family Detached	5141	MASSACHUSETTS	AVE	BETHESDA	20816
00597498	111 Single Family Detached	9309	ROCKVILLE	PIKE	BETHESDA	20814
00598243	111 Single Family Detached	9425	ROCKVILLE	PIK	BETHESDA	20814
02665311	111 Single Family Detached	4308	NORBECK	RD	ROCKVILLE	20853
01123117	111 Single Family Detached	4620	NORBECK	RD	ROCKVILLE	20853
01122250	111 Single Family Detached	4516	NORBECK	RD	ROCKVILLE	20853
01172210	111 Single Family Detached	4300	RANDOLPH	RD	SILVER SPRING	20906
01165613	111 Single Family Detached	4527	RANDOLPH	RD	SILVER SPRING	20906
01166743	111 Single Family Detached	4519	RANDOLPH	RD	SILVER SPRING	20906
01174903	111 Single Family Detached	4504	RANDOLPH	RD	SILVER SPRING	20906
00463521	111 Single Family Detached	6818	CONNECTICUT	AVE	CHEVY CHASE	20815
00466364	111 Single Family Detached	6814	CONNECTICUT	AVE	CHEVY CHASE	20815
00459381	111 Single Family Detached	7009	CONNECTICUT	AVE	CHEVY CHASE	20815
00463691	111 Single Family Detached	6810	CONNECTICUT	AVE	CHEVY CHASE	20815
01167851	111 Single Family Detached	12304	VEIRS MILL	RD	SILVER SPRING	20906
01172276	111 Single Family Detached	4508	RANDOLPH	RD	SILVER SPRING	20906
01405497	111 Single Family Detached	9701	CONNECTICUT	AVE	KENSINGTON	20895
00999113	111 Single Family Detached	9826	CONNECTICUT	AVE	KENSINGTON	20895
01346488	111 Single Family Detached	9728	CONNECTICUT	AVE	KENSINGTON	20895
00567184	111 Single Family Detached	4204	EAST WEST	HWY	CHEVY CHASE	20815
00457462	111 Single Family Detached	5800	CONNECTICUT	AVE	CHEVY CHASE	20815
00466001	111 Single Family Detached	7616	CONNECTICUT	AVE	CHEVY CHASE	20815
00578974	723 Cultural	0	CONNECTICUT	AVE		0
00524915	111 Single Family Detached	8921	CONNECTICUT	AVE	CHEVY CHASE	20815
00671116	111 Single Family Detached	8804	CONNECTICUT	AVE	CHEVY CHASE	20815
00468751	111 Single Family Detached	7301	CONNECTICUT	AVE	CHEVY CHASE	20815
00578201	111 Single Family Detached	7605	CONNECTICUT	AVE	CHEVY CHASE	20815
00463474	111 Single Family Detached	7400	CONNECTICUT	AVE	CHEVY CHASE	20815
01238801	111 Single Family Detached	12215	CONNECTICUT	AVE	SILVER SPRING	20902
01174606	111 Single Family Detached	4402	RANDOLPH	RD	SILVER SPRING	20906
01167862	111 Single Family Detached	4400	RANDOLPH	RD	SILVER SPRING	20906
01285926	111 Single Family Detached	11607	CONNECTICUT	AVE	SILVER SPRING	20902

01167760	111 Single Family Detached	4404	RANDOLPH	RD	SILVER SPRING	20906
01172037	111 Single Family Detached	12134	VEIRS MILL	RD	SILVER SPRING	20906
01124602	111 Single Family Detached	14604	GEORGIA	AVE	ROCKVILLE	20853
01240132	111 Single Family Detached	3706	RANDOLPH	RD	SILVER SPRING	20902
01020630	111 Single Family Detached	10209	CONNECTICUT	AVE	KENSINGTON	20895
01245258	111 Single Family Detached	12216	CONNECTICUT	AVE	SILVER SPRING	20902
01236265	111 Single Family Detached	12102	CONNECTICUT	AVE	SILVER SPRING	20902
01233273	111 Single Family Detached	12103	CONNECTICUT	AVE	SILVER SPRING	20902
01285276	111 Single Family Detached	11603	CONNECTICUT	AVE	SILVER SPRING	20902
01123926	111 Single Family Detached	14708	GEORGIA	AVE	ROCKVILLE	20853
01169085	111 Single Family Detached	12110	VEIRS MILL	RD	SILVER SPRING	20906
00701351	691 Institutional/Community Facility	17320	GEORGIA	AVE	OLNEY	20832
01124236	111 Single Family Detached	14404	GEORGIA	AVE	ROCKVILLE	20853
01998650	111 Single Family Detached	12022	VEIRS MILL	RD	SILVER SPRING	20906
01233240	111 Single Family Detached	3613	RANDOLPH	RD	SILVER SPRING	20902
01244185	111 Single Family Detached	3611	RANDOLPH	RD	SILVER SPRING	20902
01245794	111 Single Family Detached	3416	RANDOLPH	RD	SILVER SPRING	20902
01247155	111 Single Family Detached	12218	CONNECTICUT	AVE	SILVER SPRING	20902
01244766	111 Single Family Detached	3602	RANDOLPH	RD	SILVER SPRING	20902
01230235	111 Single Family Detached	3501	RANDOLPH	RD	SILVER SPRING	20902
01226255	111 Single Family Detached	3511	RANDOLPH	RD	SILVER SPRING	20902
01241592	111 Single Family Detached	3601	RANDOLPH	RD	SILVER SPRING	20902
03381506	691 Institutional/Community Facility	17020	GEORGIA	AVE	OLNEY	20832
00702355	910 Vacant	0	GEORGIA	AVE		0
01228436	111 Single Family Detached	12709	CONNECTICUT	AVE	SILVER SPRING	20906
01482930	111 Single Family Detached	17601	GEORGIA	AVE	OLNEY	20832
01482963	111 Single Family Detached	17613	GEORGIA	AVE	OLNEY	20832
03638860	691 Institutional/Community Facility	16620	GEORGIA	AVE	OLNEY	20832
01315591	111 Single Family Detached	13310	GEORGIA	AVE	SILVER SPRING	20906
01227055	111 Single Family Detached	12702	CONNECTICUT	AVE	SILVER SPRING	20906
01225626	111 Single Family Detached	12700	CONNECTICUT	AVE	SILVER SPRING	20906
01243146	111 Single Family Detached	12802	CONNECTICUT	AVE	SILVER SPRING	20906
01229327	111 Single Family Detached	12813	CONNECTICUT	AVE	SILVER SPRING	20906
01236904	111 Single Family Detached	12411	CONNECTICUT	AVE	SILVER SPRING	20906
01237180	111 Single Family Detached	12304	CONNECTICUT	AVE	WHEATON	20906
01242608	111 Single Family Detached	12509	CONNECTICUT	AVE	WHEATON	20906
01229613	111 Single Family Detached	3709	RANDOLPH	RD	SILVER SPRING	20902
01245098	111 Single Family Detached	12604	CONNECTICUT	AVE	SILVER SPRING	20906
01233012	111 Single Family Detached	12611	CONNECTICUT	AVE	SILVER SPRING	20906
01318390	111 Single Family Detached	13316	GEORGIA	AVE	SILVER SPRING	20906
01316072	111 Single Family Detached	13308	GEORGIA	AVE	SILVER SPRING	20906
01483295	671 Institutional/Community Facility	17705	GEORGIA	AVE	OLNEY	20832
01186182	111 Single Family Detached	11405	VEIRS MILL	RD	SILVER SPRING	20902
00639617	910 Vacant	0	EAST WEST	HWY	CHEVY CHASE	20815
01027334	111 Single Family Detached	2921 W	UNIVERSITY	BLV	KENSINGTON	20895
01186342	111 Single Family Detached	11423	VEIRS MILL	RD	SILVER SPRING	20902
01179153	111 Single Family Detached	11407	VEIRS MILL	RD	SILVER SPRING	20902
01181442	111 Single Family Detached	11503	VEIRS MILL	RD	SILVER SPRING	20902
01179381	111 Single Family Detached	11507	VEIRS MILL	RD	SILVER SPRING	20902
01180152	111 Single Family Detached	11509	VEIRS MILL	RD	SILVER SPRING	20902
01196795	111 Single Family Detached	12908	GEORGIA	AVE	SILVER SPRING	20906
00961714	111 Single Family Detached	12911	GEORGIA	AVE	SILVER SPRING	20906
01198442	111 Single Family Detached	3004 W	UNIVERSITY	BLV	KENSINGTON	20895
01233488	111 Single Family Detached	3404	RANDOLPH	RD	SILVER SPRING	20902
01233832	111 Single Family Detached	3312	RANDOLPH	RD	SILVER SPRING	20902
01252733	111 Single Family Detached	2725	RANDOLPH	RD	WHEATON	20902
01253896	111 Single Family Detached	2807	RANDOLPH	RD	SILVER SPRING	20902
01185586	111 Single Family Detached	11802	GEORGIA	AVE	WHEATON	20902
01177666	111 Single Family Detached	11714	GEORGIA	AVE	SILVER SPRING	20902
01178901	111 Single Family Detached	11606	GEORGIA	AVE	SILVER SPRING	20902
01183805	111 Single Family Detached	11604	GEORGIA	AVE	SILVER SPRING	20902
00952377	111 Single Family Detached	2314	EAST WEST	HWY	SILVER SPRING	20910
00958328	111 Single Family Detached	2308	EAST WEST	HWY	SILVER SPRING	20910
01184398	111 Single Family Detached	11303	VEIRS MILL	RD	SILVER SPRING	20902
01409848	111 Single Family Detached	2001	EAST WEST	HWY	SILVER SPRING	20910
02971510	691 Institutional/Community Facility	13440	LAYHILL	RD	SILVER SPRING	20906
01185906	600 Office	11524	GEORGIA	AVE	SILVER SPRING	20902
01253475	111 Single Family Detached	2510	RANDOLPH	RD	SILVER SPRING	20902
00957290	111 Single Family Detached	14611	LAYHILL	RD	SILVER SPRING	20906
01160996	111 Single Family Detached	2623	EAST WEST	HWY	CHEVY CHASE	20815
01160006	111 Single Family Detached	2616	EAST WEST	HWY	CHEVY CHASE	20815
01091102	111 Single Family Detached	9120	GEORGIA	AVE	SILVER SPRING	20910
01148642	126 Multi-Family	2015	EAST WEST	HWY	SILVER SPRING	20910
01175747	111 Single Family Detached	11806	GEORGIA	AVE	SILVER SPRING	20902
01157453	111 Single Family Detached	2630	EAST WEST	HWY	CHEVY CHASE	20815
01089826	111 Single Family Detached	9130	GEORGIA	AVE	SILVER SPRING	20910
00952754	111 Single Family Detached	14525	LAYHILL	RD	SILVER SPRING	20906
01120752	111 Single Family Detached	10705	GEORGIA	AVE	SILVER SPRING	20902
01120876	111 Single Family Detached	10703	GEORGIA	AVE	SILVER SPRING	20902
00964182	691 Institutional/Community Facility	0	GEORGIA	AVE		0
01117297	111 Single Family Detached	12150	GEORGIA	AVE	SILVER SPRING	20902
01376304	111 Single Family Detached	9911	GEORGIA	AVE	SILVER SPRING	20902
01431235	111 Single Family Detached	9033	GEORGIA	AVE	SILVER SPRING	20910
01104546	111 Single Family Detached	10408	GEORGIA	AVE	SILVER SPRING	20902
01102877	111 Single Family Detached	10404	GEORGIA	AVE	SILVER SPRING	20902
00973552	111 Single Family Detached	13619	LAYHILL	RD	SILVER SPRING	20906
01113723	691 Institutional/Community Facility	10103	GEORGIA	AVE	SILVER SPRING	20902
01414812	111 Single Family Detached	12821	LAYHILL	RD	SILVER SPRING	20906
00980158	111 Single Family Detached	13520	LAYHILL	RD	SILVER SPRING	20906
01414377	111 Single Family Detached	12917	LAYHILL	RD	SILVER SPRING	20906
01104570	111 Single Family Detached	10402	GEORGIA	AVE	SILVER SPRING	20902

01107037	111 Single Family Detached	10407	GEORGIA	AVE	SILVER SPRING	20902
01375617	111 Single Family Detached	9913	GEORGIA	AVE	SILVER SPRING	20902
01434854	910 Vacant	9204	COLESVILLE	RD	SILVER SPRING	20910
00579034	111 Single Family Detached	3707	EAST WEST	HWY	CHEVY CHASE	20815
01431100	111 Single Family Detached	9000	COLESVILLE	RD	SILVER SPRING	20910
01349675	691 Institutional/Community Facility	801 W	UNIVERSITY	BLV	SILVER SPRING	20901
01351521	691 Institutional/Community Facility	813 W	UNIVERSITY	BLV	SILVER SPRING	20901
01031507	111 Single Family Detached	9512	COLESVILLE	RD	SILVER SPRING	20901
01379158	111 Single Family Detached	409 W	UNIVERSITY	BLV	SILVER SPRING	20901
02225416	111 Single Family Detached	420 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379615	111 Single Family Detached	405 W	UNIVERSITY	BLV	SILVER SPRING	20901
00356584	111 Single Family Detached	237	RANDOLPH	RD	SILVER SPRING	20904
01034716	111 Single Family Detached	217 W	UNIVERSITY	BLV	SILVER SPRING	20901
02171244	111 Single Family Detached	9900	COLESVILLE	RD	SILVER SPRING	20901
01109765	111 Single Family Detached	9912	COLESVILLE	RD	SILVER SPRING	20901
01032796	111 Single Family Detached	10304	COLESVILLE	RD	SILVER SPRING	20901
01876518	691 Institutional/Community Facility	310	RANDOLPH	RD	SILVER SPRING	20904
01030310	111 Single Family Detached	9420	COLESVILLE	RD	SILVER SPRING	20901
01035243	111 Single Family Detached	211 W	UNIVERSITY	BLV	SILVER SPRING	20901
00975334	111 Single Family Detached	316 W	UNIVERSITY	BLV	SILVER SPRING	20901
01031542	111 Single Family Detached	9314	COLESVILLE	RD	SILVER SPRING	20901
01034022	111 Single Family Detached	10310	COLESVILLE	RD	SILVER SPRING	20901
01217147	111 Single Family Detached	102 E	UNIVERSITY	BLV	SILVER SPRING	20901
01217158	111 Single Family Detached	104 E	UNIVERSITY	BLV	SILVER SPRING	20901
00255764	691 Institutional/Community Facility	52	RANDOLPH	RD	SILVER SPRING	20904
01085657	111 Single Family Detached	10225	COLESVILLE	RD	SILVER SPRING	20901
02686676	111 Single Family Detached	14600	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
01252697	111 Single Family Detached	2609	RANDOLPH	RD	SILVER SPRING	20902
03237740	111 Single Family Detached	14904	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
03174128	111 Single Family Detached	6912	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
03420120	118 Multi-Family	601 E	RANDOLPH	RD	SILVER SPRING	20904
03341671	691 Institutional/Community Facility	580 E	UNIVERSITY	BLV	SILVER SPRING	20901
03169964	111 Single Family Detached	6910	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01255281	111 Single Family Detached	433 E	UNIVERSITY	BLV	SILVER SPRING	20901
00308418	910 Vacant	0	COLUMBIA	PIK		0
01398026	111 Single Family Detached	608 E	UNIVERSITY	BLV	SILVER SPRING	20901
00386967	111 Single Family Detached	13200	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00335310	111 Single Family Detached	12403	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00276926	111 Single Family Detached	12418	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01162426	111 Single Family Detached	823 E	UNIVERSITY	BLV	SILVER SPRING	20903
01013304	111 Single Family Detached	305 E	UNIVERSITY	BLV	SILVER SPRING	20901
01250528	111 Single Family Detached	2507	RANDOLPH	RD	SILVER SPRING	20902
00291647	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02013548	111 Single Family Detached	12421	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00955438	111 Single Family Detached	520 E	UNIVERSITY	BLV	SILVER SPRING	20901
00331196	111 Single Family Detached	11016	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00290142	910 Vacant	0	NEW HAMPSHIRE	AVE		0
01252471	111 Single Family Detached	2511	RANDOLPH	RD	SILVER SPRING	20902
01014445	111 Single Family Detached	331 E	UNIVERSITY	BLV	SILVER SPRING	20901
01856555	111 Single Family Detached	12825	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02013606	111 Single Family Detached	12501	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01254481	111 Single Family Detached	447 E	UNIVERSITY	BLV	SILVER SPRING	20901
00349087	111 Single Family Detached	11813	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01136644	116 Single Family Attached	912 E	UNIVERSITY	BLV	SILVER SPRING	20903
00348094	111 Single Family Detached	11819	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00341663	111 Single Family Detached	11915	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00341891	111 Single Family Detached	11909	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03175065	111 Single Family Detached	7400	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00285681	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00289108	691 Institutional/Community Facility	10309	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01132670	116 Single Family Attached	906 E	UNIVERSITY	BLV	SILVER SPRING	20903
01134452	111 Single Family Detached	924 E	UNIVERSITY	BLV	SILVER SPRING	20903
00288081	111 Single Family Detached	10307	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330534	111 Single Family Detached	9317	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00259762	910 Vacant	0	NEW HAMPSHIRE	AVE		0
00330900	111 Single Family Detached	9605	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00302068	111 Single Family Detached	9810	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01121610	111 Single Family Detached	15104	GEORGIA	AVE	ROCKVILLE	20853
03690218	116 Single Family Attached	11872	SNOWDEN FARM	PKY	CLARKSBURG	20871
00661026	111 Single Family Detached	5333	MASSACHUSETTS	AVE	BETHESDA	20816
00283476	111 Single Family Detached	4605	SANDY SPRING	RD	BURTONSVILLE	20866
00447053	111 Single Family Detached	5103	BRADLEY	BLV	CHEVY CHASE	20815
02854472	111 Single Family Detached	5111	BRADLEY	BLV	CHEVY CHASE	20815
00614264	111 Single Family Detached	5630	MASSACHUSETTS	AVE	BETHESDA	20816
00262372	111 Single Family Detached	4601	SANDY SPRING	RD	BURTONSVILLE	20866
03714521	910 Vacant	14506	GEORGIA	AVE	ROCKVILLE	20853
03741980	111 Single Family Detached	9117	OLD GEORGETOWN	RD	BETHESDA	20814
01002061	111 Single Family Detached	9815	CONNECTICUT	AVE	KENSINGTON	20895
01001944	111 Single Family Detached	9821	CONNECTICUT	AVE	KENSINGTON	20895
00440473	111 Single Family Detached	8104	OLD GEORGETOWN	RD	BETHESDA	20814
00465267	111 Single Family Detached	3916	EAST WEST	HWY	CHEVY CHASE	20815
00441763	111 Single Family Detached	8124	OLD GEORGETOWN	RD	BETHESDA	20814
00440883	910 Vacant	8122	OLD GEORGETOWN	RD	BETHESDA	20814
00267476	111 Single Family Detached	13704	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03264047	126 Multi-Family	11621	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00980978	111 Single Family Detached	725 E	UNIVERSITY	BLV	SILVER SPRING	20903
03743614	111 Single Family Detached	220 W	UNIVERSITY	BLVD	SILVER SPRING	20901
03690138	116 Single Family Attached	11888	SNOWDEN FARM	PKY	CLARKSBURG	20871
03695858	113 Multi-Family	440 E	UNIVERSITY	BLVD	SILVER SPRING	20901
02913105	111 Single Family Detached	3140 W	UNIVERSITY	BLV	KENSINGTON	20895
00445282	111 Single Family Detached	5112	BRADLEY	BLV	CHEVY CHASE	20815

01235660	111 Single Family Detached	13001	CONNECTICUT	AVE	SILVER SPRING	20906
03851372	910 Vacant	0	LAYHILL	RD	SILVER SPRING	20906
03741923	116 Single Family Attached	9127	OLD GEORGETOWN	RD	BETHESDA	20814
00614572	111 Single Family Detached	5602	MASSACHUSETTS	AVE	BETHESDA	20816
00615133	111 Single Family Detached	5604	MASSACHUSETTS	AVE	BETHESDA	20816
00466318	111 Single Family Detached	7702	CONNECTICUT	AVE	CHEVY CHASE	20815
00615281	111 Single Family Detached	5514	MASSACHUSETTS	AVE	BETHESDA	20816
00351035	111 Single Family Detached	12117	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01237497	111 Single Family Detached	12501	CONNECTICUT	AVE	SILVER SPRING	20906
00020920	111 Single Family Detached	13013	SHAWNEE	LN	CLARKSBURG	20871
02290520	111 Single Family Detached	14102	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00024346	910 Vacant	22800	FREDERICK	RD	CLARKSBURG	20871
00312763	111 Single Family Detached	10700	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00250090	111 Single Family Detached	14000	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00611647	111 Single Family Detached	7016	RIVER	RD	BETHESDA	20817
01170973	111 Single Family Detached	12418	VEIRS MILL	RD	SILVER SPRING	20906
03828866	910 Vacant	0	BRADLEY	BLVD		
00444141	111 Single Family Detached	5123	BRADLEY	BLV	CHEVY CHASE	20815
01969761	691 Institutional/Community Facility	19951	FATHER HURLEY	BLV	GERMANTOWN	20874
00774540	111 Single Family Detached	12020	MIDDLEBROOK	RD	GERMANTOWN	20874
01237065	111 Single Family Detached	3608	RANDOLPH	RD	SILVER SPRING	20902
00405903	691 Institutional/Community Facility	0	DARNESTOWN	RD	ROCKVILLE	20850
00858115	111 Single Family Detached	7610	DEMOCRACY	BLV	BETHESDA	20817
00434290	111 Single Family Detached	7309	RIVER	RD	BETHESDA	20817
02676096	111 Single Family Detached	6505	RIVER	RD	BETHESDA	20817
02676110	111 Single Family Detached	6513	RIVER	RD	BETHESDA	20817
00591971	111 Single Family Detached	6502	DEMOCRACY	BLV	BETHESDA	20817
00690041	111 Single Family Detached	5909	MASSACHUSETTS	AVE	BETHESDA	20816
00591958	111 Single Family Detached	6506	DEMOCRACY	BLV	BETHESDA	20817
00689816	111 Single Family Detached	5911	MASSACHUSETTS	AVE	BETHESDA	20816
03375937	910 Vacant	0	OLD GEORGETOWN	RD	BETHESDA	0
00689907	111 Single Family Detached	5913	MASSACHUSETTS	AVE	BETHESDA	20816
00559880	111 Single Family Detached	5716	MASSACHUSETTS	AVE	BETHESDA	20816
00560274	111 Single Family Detached	5714	MASSACHUSETTS	AVE	BETHESDA	20816
00561768	111 Single Family Detached	5720	MASSACHUSETTS	AVE	BETHESDA	20816
03303867	681 Institutional/Community Facility	9701	OLD GEORGETOWN	RD	BETHESDA	20817
00751663	111 Single Family Detached	5521	NORBECK	RD	ROCKVILLE	20853
00751880	111 Single Family Detached	5529	NORBECK	RD	ROCKVILLE	20853
00572580	111 Single Family Detached	9422	OLD GEORGETOWN	RD	BETHESDA	20814
00577046	111 Single Family Detached	9506	OLD GEORGETOWN	RD	BETHESDA	20814
00554661	111 Single Family Detached	9505	OLD GEORGETOWN	RD	BETHESDA	20814
00661130	111 Single Family Detached	5329	MASSACHUSETTS	AVE	BETHESDA	20816
00664554	111 Single Family Detached	5202	MASSACHUSETTS	AVE	BETHESDA	20816
00432600	111 Single Family Detached	5217	MASSACHUSETTS	AVE	BETHESDA	20816
00498347	111 Single Family Detached	8121	OLD GEORGETOWN	RD	BETHESDA	20814
00554843	111 Single Family Detached	9100	OLD GEORGETOWN	RD	BETHESDA	20814
00433193	111 Single Family Detached	8305	OLD GEORGETOWN	RD	BETHESDA	20814
00564501	111 Single Family Detached	8311	OLD GEORGETOWN	RD	BETHESDA	20814
00564306	111 Single Family Detached	8313	OLD GEORGETOWN	RD	BETHESDA	20814
00564410	111 Single Family Detached	8315	OLD GEORGETOWN	RD	BETHESDA	20814
00441400	111 Single Family Detached	8204	OLD GEORGETOWN	RD	BETHESDA	20814
00557185	111 Single Family Detached	9207	OLD GEORGETOWN	RD	BETHESDA	20814
01445972	111 Single Family Detached	5136	NORBECK	RD	ROCKVILLE	20853
00750965	111 Single Family Detached	5209	NORBECK	RD	ROCKVILLE	20853
01121745	111 Single Family Detached	4816	NORBECK	RD	ROCKVILLE	20853
01445766	111 Single Family Detached	5120	NORBECK	RD	ROCKVILLE	20853
01445961	111 Single Family Detached	5200	NORBECK	RD	ROCKVILLE	20853
01442843	111 Single Family Detached	5208	NORBECK	RD	ROCKVILLE	20853
00752587	111 Single Family Detached	5109	NORBECK	RD	ROCKVILLE	20853
01441280	691 Institutional/Community Facility	5300	NORBECK	RD	ROCKVILLE	20853
00750225	111 Single Family Detached	5401	NORBECK	RD	ROCKVILLE	20853
01443062	111 Single Family Detached	5008	NORBECK	RD	ROCKVILLE	20853
00476988	111 Single Family Detached	6510	WISCONSIN	AVE	CHEVY CHASE	20815
00757421	111 Single Family Detached	4243	NORBECK	RD	ROCKVILLE	20853
00757410	111 Single Family Detached	4239	NORBECK	RD	ROCKVILLE	20853
00598265	111 Single Family Detached	9415	ROCKVILLE	PIK	BETHESDA	20814
00598221	111 Single Family Detached	9411	ROCKVILLE	PIK	BETHESDA	20814
00597751	111 Single Family Detached	9419	ROCKVILLE	PIK	BETHESDA	20814
00757396	111 Single Family Detached	4231	NORBECK	RD	ROCKVILLE	20853
01122660	111 Single Family Detached	4604	NORBECK	RD	ROCKVILLE	20853
01121803	111 Single Family Detached	4612	NORBECK	RD	ROCKVILLE	20853
00566657	910 Vacant	4215	EAST WEST	HWY	CHEVY CHASE	20815
01174880	111 Single Family Detached	12244	VEIRS MILL	RD	SILVER SPRING	20906
01165555	111 Single Family Detached	12232	VEIRS MILL	RD	SILVER SPRING	20906
00757465	111 Single Family Detached	4207	NORBECK	RD	ROCKVILLE	20853
01170632	111 Single Family Detached	12230	VEIRS MILL	RD	SILVER SPRING	20906
00459426	111 Single Family Detached	6819	CONNECTICUT	AVE	CHEVY CHASE	20815
00468614	111 Single Family Detached	7303	CONNECTICUT	AVE	CHEVY CHASE	20815
01165602	111 Single Family Detached	4418	RANDOLPH	RD	SILVER SPRING	20906
01405908	111 Single Family Detached	9721	CONNECTICUT	AVE	KENSINGTON	20895
00567435	111 Single Family Detached	4220	EAST WEST	HWY	CHEVY CHASE	20815
00460243	111 Single Family Detached	7011	CONNECTICUT	AVE	CHEVY CHASE	20815
03016718	691 Institutional/Community Facility	4100	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00578688	111 Single Family Detached	7611	CONNECTICUT	AVE	CHEVY CHASE	20815
00577547	111 Single Family Detached	7505	CONNECTICUT	AVE	CHEVY CHASE	20815
02645803	111 Single Family Detached	8800	CONNECTICUT	AVE	CHEVY CHASE	20815
02796593	111 Single Family Detached	8907	CONNECTICUT	AVE	CHEVY CHASE	20815
00997524	111 Single Family Detached	9901	CONNECTICUT	AVE	KENSINGTON	20895
01000415	111 Single Family Detached	9913	CONNECTICUT	AVE	KENSINGTON	20895
00566577	111 Single Family Detached	4208	EAST WEST	HWY	CHEVY CHASE	20815
00578267	111 Single Family Detached	3704	EAST WEST	HWY	CHEVY CHASE	20815

00566885	111 Single Family Detached	4212	EAST WEST	HWY	CHEVY CHASE	20815
00566828	111 Single Family Detached	4216	EAST WEST	HWY	CHEVY CHASE	20815
01244527	111 Single Family Detached	12204	CONNECTICUT	AVE	SILVER SPRING	20902
03349712	111 Single Family Detached	3818	MONTROSE	DRWY	CHEVY CHASE	20815
00577398	111 Single Family Detached	3805	EAST WEST	HWY	CHEVY CHASE	20815
01170676	111 Single Family Detached	12130	VEIRS MILL	RD	SILVER SPRING	20906
01131733	117 Multi-Family	10920	CONNECTICUT	AVE	KENSINGTON	20895
01228824	111 Single Family Detached	3702	RANDOLPH	RD	WHEATON	20902
01227556	111 Single Family Detached	12202	CONNECTICUT	AVE	SILVER SPRING	20902
01236141	111 Single Family Detached	12214	CONNECTICUT	AVE	SILVER SPRING	20902
01227716	111 Single Family Detached	3802	RANDOLPH	RD	SILVER SPRING	20902
01819028	651 Office	12000	VEIRS MILL	RD	SILVER SPRING	20906
01228083	470 Utility	12003	CONNECTICUT	AVE	SILVER SPRING	20902
01167315	111 Single Family Detached	12028	VEIRS MILL	RD	SILVER SPRING	20906
01168981	111 Single Family Detached	12108	VEIRS MILL	RD	SILVER SPRING	20906
03206293	111 Single Family Detached	6000	CONNECTICUT	AVE	CHEVY CHASE	20815
01173885	111 Single Family Detached	12102	VEIRS MILL	RD	SILVER SPRING	20906
01286282	111 Single Family Detached	3904	RANDOLPH	RD	SILVER SPRING	20902
01292716	111 Single Family Detached	12107	VEIRS MILL	RD	SILVER SPRING	20906
01244562	111 Single Family Detached	12722	CONNECTICUT	AVE	SILVER SPRING	20906
01241626	111 Single Family Detached	3502	RANDOLPH	RD	SILVER SPRING	20902
01243795	111 Single Family Detached	3503	RANDOLPH	RD	SILVER SPRING	20902
01237327	111 Single Family Detached	3517	RANDOLPH	RD	SILVER SPRING	20902
01226608	111 Single Family Detached	3605	RANDOLPH	RD	SILVER SPRING	20902
01230304	111 Single Family Detached	3508	RANDOLPH	RD	WHEATON	20902
01236892	111 Single Family Detached	3509	RANDOLPH	RD	SILVER SPRING	20902
01241386	111 Single Family Detached	3609	RANDOLPH	RD	SILVER SPRING	20902
01235261	111 Single Family Detached	3806	RANDOLPH	RD	SILVER SPRING	20902
01238798	111 Single Family Detached	12905	CONNECTICUT	AVE	SILVER SPRING	20906
01231970	111 Single Family Detached	12803	CONNECTICUT	AVE	SILVER SPRING	20906
01244403	111 Single Family Detached	12806	CONNECTICUT	AVE	SILVER SPRING	20906
01319372	111 Single Family Detached	13700	GEORGIA	AVE	SILVER SPRING	20906
01229874	111 Single Family Detached	12303	CONNECTICUT	AVE	SILVER SPRING	20906
01228208	111 Single Family Detached	12815	CONNECTICUT	AVE	SILVER SPRING	20906
01228378	111 Single Family Detached	12206	CONNECTICUT	AVE	SILVER SPRING	20902
01230532	111 Single Family Detached	12902	CONNECTICUT	AVE	SILVER SPRING	20906
01243727	111 Single Family Detached	12601	CONNECTICUT	AVE	WHEATON	20906
01244607	111 Single Family Detached	12819	CONNECTICUT	AVE	SILVER SPRING	20906
01232713	111 Single Family Detached	3807	RANDOLPH	RD	SILVER SPRING	20902
01224928	111 Single Family Detached	12306	CONNECTICUT	AVE	SILVER SPRING	20906
01230428	111 Single Family Detached	12603	CONNECTICUT	AVE	SILVER SPRING	20906
01235831	111 Single Family Detached	12609	CONNECTICUT	AVE	SILVER SPRING	20906
01316254	111 Single Family Detached	13304	GEORGIA	AVE	SILVER SPRING	20906
01317065	111 Single Family Detached	13216	GEORGIA	AVE	SILVER SPRING	20906
01316163	111 Single Family Detached	13302	GEORGIA	AVE	SILVER SPRING	20906
00968043	111 Single Family Detached	11312	VEIRS MILL	RD	SILVER SPRING	20902
01252094	111 Single Family Detached	2904	RANDOLPH	RD	SILVER SPRING	20902
01252106	910 Vacant	0	RANDOLPH	RD		0
01251498	111 Single Family Detached	2907	RANDOLPH	RD	SILVER SPRING	20902
01193382	111 Single Family Detached	13006	GEORGIA	AVE	SILVER SPRING	20906
01191942	111 Single Family Detached	12926	GEORGIA	AVE	SILVER SPRING	20906
01201313	111 Single Family Detached	3008 W	UNIVERSITY	BLV	KENSINGTON	20895
02373317	111 Single Family Detached	2929 W	UNIVERSITY	BLV	KENSINGTON	20895
01251317	111 Single Family Detached	2909	RANDOLPH	RD	SILVER SPRING	20902
01253863	111 Single Family Detached	2901	RANDOLPH	RD	SILVER SPRING	20902
01252618	111 Single Family Detached	2902	RANDOLPH	RD	SILVER SPRING	20902
01398777	111 Single Family Detached	11506	VEIRS MILL	RD	SILVER SPRING	20902
01315820	111 Single Family Detached	13014	GEORGIA	AVE	SILVER SPRING	20906
01200114	111 Single Family Detached	3310 W	UNIVERSITY	BLV	KENSINGTON	20895
01225171	111 Single Family Detached	3302	RANDOLPH	RD	SILVER SPRING	20902
01229555	111 Single Family Detached	3310	RANDOLPH	RD	SILVER SPRING	20902
01251215	111 Single Family Detached	2712	RANDOLPH	RD	SILVER SPRING	20902
03349654	111 Single Family Detached	3217	EAST WEST	HWY	CHEVY CHASE	20815
01253145	111 Single Family Detached	2810	RANDOLPH	RD	SILVER SPRING	20902
01250927	111 Single Family Detached	2714	RANDOLPH	RD	SILVER SPRING	20902
01293697	111 Single Family Detached	2813	EAST WEST	HWY	CHEVY CHASE	20815
00958864	111 Single Family Detached	2408	EAST WEST	HWY	SILVER SPRING	20910
01159598	111 Single Family Detached	2801	EAST WEST	HWY	CHEVY CHASE	20815
01177690	111 Single Family Detached	11516	GEORGIA	AVE	SILVER SPRING	20902
00981222	910 Vacant	12817	GEORGIA	AVE	SILVER SPRING	20906
01252026	111 Single Family Detached	2508	RANDOLPH	RD	SILVER SPRING	20902
00983505	111 Single Family Detached	2410	EAST WEST	HWY	SILVER SPRING	20910
00970194	111 Single Family Detached	2400	EAST WEST	HWY	SILVER SPRING	20910
01253830	111 Single Family Detached	2500	RANDOLPH	RD	SILVER SPRING	20902
01252813	111 Single Family Detached	2608	RANDOLPH	RD	SILVER SPRING	20902
01161331	111 Single Family Detached	2622	EAST WEST	HWY	CHEVY CHASE	20815
01293391	111 Single Family Detached	2809	EAST WEST	HWY	CHEVY CHASE	20815
01185883	111 Single Family Detached	11526	GEORGIA	AVE	SILVER SPRING	20902
01251933	111 Single Family Detached	2610	RANDOLPH	RD	SILVER SPRING	20902
00963952	111 Single Family Detached	2118 W	UNIVERSITY	BLV	SILVER SPRING	20902
01251738	111 Single Family Detached	2612	RANDOLPH	RD	SILVER SPRING	20902
00951602	910 Vacant	0	EAST WEST	HWY		0
01157987	111 Single Family Detached	2629	EAST WEST	HWY	CHEVY CHASE	20815
01157511	111 Single Family Detached	2619	EAST WEST	HWY	CHEVY CHASE	20815
01157852	111 Single Family Detached	2612	EAST WEST	HWY	CHEVY CHASE	20815
01184695	111 Single Family Detached	11722	GEORGIA	AVE	WHEATON	20902
01158787	111 Single Family Detached	2615	EAST WEST	HWY	CHEVY CHASE	20815
01161876	111 Single Family Detached	2620	EAST WEST	HWY	CHEVY CHASE	20815
00955848	691 Institutional/Community Facility	9545	GEORGIA	AVE	SILVER SPRING	20910
02254497	691 Institutional/Community Facility	13618	LAYHILL	RD	SILVER SPRING	20906
01113860	111 Single Family Detached	10013	GEORGIA	AVE	SILVER SPRING	20902

03529947	111 Single Family Detached	13609	LAYHILL	RD	SILVER SPRING	20906
01436705	111 Single Family Detached	9027	GEORGIA	AVE	SILVER SPRING	20910
01105200	111 Single Family Detached	10210	GEORGIA	AVE	SILVER SPRING	20902
00270361	111 Single Family Detached	910	RANDOLPH	RD	SILVER SPRING	20904
01101703	111 Single Family Detached	10300	GEORGIA	AVE	SILVER SPRING	20902
01120650	111 Single Family Detached	10603	GEORGIA	AVE	SILVER SPRING	20902
01120774	111 Single Family Detached	10505	GEORGIA	AVE	SILVER SPRING	20902
01091911	691 Institutional/Community Facility	8914	GEORGIA	AVE	SILVER SPRING	20910
01056030	111 Single Family Detached	9017	COLESVILLE	RD	SILVER SPRING	20910
02431878	111 Single Family Detached	726 W	UNIVERSITY	BLV	SILVER SPRING	20901
01431598	111 Single Family Detached	8808	COLESVILLE	RD	SILVER SPRING	20910
02738235	111 Single Family Detached	834 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379045	111 Single Family Detached	407 W	UNIVERSITY	BLV	SILVER SPRING	20901
01360616	599 Retail	500 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379320	111 Single Family Detached	415 W	UNIVERSITY	BLV	SILVER SPRING	20901
00275374	111 Single Family Detached	830	RANDOLPH	RD	SILVER SPRING	20904
01361303	111 Single Family Detached	604 W	UNIVERSITY	BLV	SILVER SPRING	20901
00974784	111 Single Family Detached	714 W	UNIVERSITY	BLV	SILVER SPRING	20901
01210955	111 Single Family Detached	709 W	UNIVERSITY	BLV	SILVER SPRING	20901
01216917	111 Single Family Detached	10214	COLESVILLE	RD	SILVER SPRING	20901
01032967	111 Single Family Detached	10316	COLESVILLE	RD	SILVER SPRING	20901
01030398	111 Single Family Detached	9520	COLESVILLE	RD	SILVER SPRING	20901
01434171	691 Institutional/Community Facility	9226	COLESVILLE	RD	SILVER SPRING	20910
01056154	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20910
01030263	111 Single Family Detached	9524	COLESVILLE	RD	SILVER SPRING	20901
01032080	111 Single Family Detached	9408	COLESVILLE	RD	SILVER SPRING	20901
01032091	111 Single Family Detached	9410	COLESVILLE	RD	SILVER SPRING	20901
01035711	111 Single Family Detached	9305	COLESVILLE	RD	SILVER SPRING	20901
01038510	111 Single Family Detached	9313	COLESVILLE	RD	SILVER SPRING	20901
01083636	910 Vacant	10307	COLESVILLE	RD	SILVER SPRING	20901
00344611	111 Single Family Detached	220	RANDOLPH	RD	SILVER SPRING	20904
01081717	470 Utility	0	COLESVILLE	RD		0
01030387	111 Single Family Detached	9310	COLESVILLE	RD	SILVER SPRING	20901
00324087	111 Single Family Detached	125	RANDOLPH	RD	SILVER SPRING	20904
01030332	111 Single Family Detached	9424	COLESVILLE	RD	SILVER SPRING	20901
01032171	111 Single Family Detached	9304	COLESVILLE	RD	SILVER SPRING	20901
01219911	111 Single Family Detached	100 E	UNIVERSITY	BLV	SILVER SPRING	20901
00976670	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20901
01220043	111 Single Family Detached	118 E	UNIVERSITY	BLV	SILVER SPRING	20901
01355142	111 Single Family Detached	220 E	UNIVERSITY	BLV	SILVER SPRING	20901
01216826	111 Single Family Detached	10204	COLESVILLE	RD	SILVER SPRING	20901
01215525	111 Single Family Detached	215 E	UNIVERSITY	BLV	SILVER SPRING	20901
01216930	111 Single Family Detached	10222	COLESVILLE	RD	SILVER SPRING	20901
01087474	111 Single Family Detached	10211	COLESVILLE	RD	SILVER SPRING	20901
01216883	111 Single Family Detached	10220	COLESVILLE	RD	SILVER SPRING	20901
01354411	111 Single Family Detached	320 E	UNIVERSITY	BLVD	SILVER SPRING	20901
01253338	111 Single Family Detached	2605	RANDOLPH	RD	SILVER SPRING	20902
00386923	111 Single Family Detached	13118	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00257136	111 Single Family Detached	14706	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00312023	126 Multi-Family	15205	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
01014206	111 Single Family Detached	303 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013122	111 Single Family Detached	313 E	UNIVERSITY	BLV	SILVER SPRING	20901
01355951	111 Single Family Detached	224 E	UNIVERSITY	BLV	SILVER SPRING	20901
00264223	111 Single Family Detached	14412	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00387186	111 Single Family Detached	13106	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01128110	111 Single Family Detached	590 E	UNIVERSITY	BLV	SILVER SPRING	20901
00386956	111 Single Family Detached	13112	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00265375	111 Single Family Detached	14710	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
02310333	910 Institutional/Community Facility	0	NEW HAMPSHIRE	AVE		0
01398298	111 Single Family Detached	612 E	UNIVERSITY	BLV	SILVER SPRING	20901
01163682	111 Single Family Detached	819 E	UNIVERSITY	BLV	SILVER SPRING	20903
01128952	111 Single Family Detached	592 E	UNIVERSITY	BLV	SILVER SPRING	20901
01252595	111 Single Family Detached	2505	RANDOLPH	RD	SILVER SPRING	20902
01254903	111 Single Family Detached	425 E	UNIVERSITY	BLV	SILVER SPRING	20901
00335183	691 Institutional/Community Facility	12319	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00274723	480 Utility	11020	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01013645	111 Single Family Detached	311 E	UNIVERSITY	BLV	SILVER SPRING	20901
00970822	111 Single Family Detached	502 E	UNIVERSITY	BLV	SILVER SPRING	20901
00306157	111 Single Family Detached	10918	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
02961203	691 Institutional/Community Facility	11812	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00351126	111 Single Family Detached	12005	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03166653	691 Institutional/Community Facility	7001	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00287931	111 Single Family Detached	10506	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01136017	111 Single Family Detached	926 E	UNIVERSITY	BLV	SILVER SPRING	20903
00285670	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03173831	111 Single Family Detached	7312	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00288935	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00306762	111 Single Family Detached	10912	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00305916	111 Single Family Detached	10914	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00313027	111 Single Family Detached	10610	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330922	111 Single Family Detached	9311	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330636	111 Single Family Detached	9505	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00300617	111 Single Family Detached	9808	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00286606	111 Single Family Detached	10240	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330820	111 Single Family Detached	9309	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330580	111 Single Family Detached	9609	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00298876	111 Single Family Detached	9802	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03324095	111 Single Family Detached	9018	OLD GEORGETOWN	RD	BETHESDA	20814
00466295	111 Single Family Detached	3914	EAST WEST	HWY	CHEVY CHASE	20815
00463840	111 Single Family Detached	3918	EAST WEST	HWY	CHEVY CHASE	20815
00465393	111 Single Family Detached	7610	CONNECTICUT	AVE	BETHESDA	20815

01286123	111 Single Family Detached	11508	CONNECTICUT	AVE	SILVER SPRING	20902
01429675	111 Single Family Detached	8904	COLESVILLE	RD	SILVER SPRING	20910
01194502	111 Single Family Detached	12928	GEORGIA	AVE	SILVER SPRING	20906
00534377	111 Single Family Detached	9010	OLD GEORGETOWN	RD	BETHESDA	20814
00464605	111 Single Family Detached	7410	CONNECTICUT	AVE	CHEVY CHASE	20815
03038588	691 Institutional/Community Facility	4515	SANDY SPRING	RD	BURTONSVILLE	20866
00998222	111 Single Family Detached	10008	CONNECTICUT	AVE	KENSINGTON	20895
01001784	111 Single Family Detached	9823	CONNECTICUT	AVE	KENSINGTON	20895
00999374	111 Single Family Detached	9809	CONNECTICUT	AVE	KENSINGTON	20895
00440462	111 Single Family Detached	8106	OLD GEORGETOWN	RD	BETHESDA	20814
00464673	111 Single Family Detached	3906	EAST WEST	HWY	CHEVY CHASE	20815
01002265	111 Single Family Detached	9813	CONNECTICUT	AVE	KENSINGTON	20895
01201654	111 Single Family Detached	3318 W	UNIVERSITY	BLV	KENSINGTON	20895
03033176	681 Institutional/Community Facility	13500	LAYHILL	RD	SILVER SPRING	20906
02645698	681 Institutional/Community Facility	16910	GEORGIA	AVE	OLNEY	20832
01436385	910 Vacant	8917	GEORGIA	AVE	SILVER SPRING	20910
00445112	111 Single Family Detached	5120	BRADLEY	BLV	CHEVY CHASE	20815
03411433	691 Institutional/Community Facility	8215	OLD GEORGETOWN	RD	BETHESDA	20814
01121723	111 Single Family Detached	4228	NORBECK	RD	ROCKVILLE	20853
01124976	111 Single Family Detached	4216	NORBECK	RD	ROCKVILLE	20853
01122135	111 Single Family Detached	4108	NORBECK	RD	ROCKVILLE	20853
01124522	111 Single Family Detached	4240	NORBECK	RD	ROCKVILLE	20853
01124511	111 Single Family Detached	4236	NORBECK	RD	ROCKVILLE	20853
01202363	111 Single Family Detached	3306 W	UNIVERSITY	BLV	KENSINGTON	20895
00615018	691 Institutional/Community Facility	5502	MASSACHUSETTS	AVE	BETHESDA	20816
03382328	681 Institutional/Community Facility	9650	ROCKVILLE	PIKE	BETHESDA	20814
03175191	111 Single Family Detached	6916	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
03172585	111 Single Family Detached	7000	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00460607	111 Single Family Detached	7107	CONNECTICUT	AVE	CHEVY CHASE	20815
02038402	111 Single Family Detached	5627	MASSACHUSETTS	AVE	BETHESDA	20816
00533910	111 Single Family Detached	8906	OLD GEORGETOWN	RD	BETHESDA	20814
00312752	111 Single Family Detached	10702	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00976863	111 Single Family Detached	8935	COLESVILLE	RD	SILVER SPRING	20910
00976852	111 Single Family Detached	8933	COLESVILLE	RD	SILVER SPRING	20910
00306534	111 Single Family Detached	10808	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01959066	691 Institutional/Community Facility	15200	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00446127	111 Single Family Detached	5207	BRADLEY	BLV	BETHESDA	20814
00433238	111 Single Family Detached	4207	EAST WEST	HWY	CHEVY CHASE	20815
00685682	111 Single Family Detached	7134	RIVER	RD	BETHESDA	20817
00977845	910 Vacant	807 E	UNIVERSITY	BLV	SILVER SPRING	20901
01168161	111 Single Family Detached	12414	VEIRS MILL	RD	SILVER SPRING	20906
01233216	111 Single Family Detached	12505	CONNECTICUT	AVE	SILVER SPRING	20906
00998643	111 Single Family Detached	10011	CONNECTICUT	AVE	KENSINGTON	20895
00998142	111 Single Family Detached	10007	CONNECTICUT	AVE	KENSINGTON	20895
03497134	741 Open Space/Recreation	5601	RIVER	RD	BETHESDA	20817
03695448	111 Single Family Detached	9221	COLESVILLE	RD	SILVER SPRING	20910
01037311	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20910
00959744	111 Single Family Detached	314 W	UNIVERSITY	BLV	SILVER SPRING	20901
00560217	111 Single Family Detached	5810	MASSACHUSETTS	AVE	BETHESDA	20816
01407075	691 Institutional/Community Facility	11705	VEIRS MILL	RD	SILVER SPRING	20902
00564977	651 Office	8601	OLD GEORGETOWN	RD	BETHESDA	20814
00016893	111 Single Family Detached	13101	SHAWNEE	LN	CLARKSBURG	20871
01648322	692 Institutional/Community Facility	0	CLOPPER	RD		0
02674714	691 Institutional/Community Facility	13421	CLOPPER	RD	GERMANTOWN	20874
03148825	111 Single Family Detached	9511	OLD GEORGETOWN	RD	BETHESDA	20814
00775670	111 Single Family Detached	12030	MIDDLEBROOK	RD	GERMANTOWN	20874
00720811	910 Vacant	0	OLNEY SANDY SPRING	RD	OLNEY	20832
03828844	111 Single Family Detached	5117	BRADLEY	BLVD	BETHESDA	20814
01334710	111 Single Family Detached	11908	GEORGIA	AVE	SILVER SPRING	20902
00863921	111 Single Family Detached	7612	DEMOCRACY	BLV	BETHESDA	20817
02802800	681 Institutional/Community Facility	7300	RIVER	RD	BETHESDA	20817
01584413	111 Single Family Detached	6004	RIVER	RD	BETHESDA	20816
01567921	111 Single Family Detached	6002	RIVER	RD	BETHESDA	20816
00430840	691 Institutional/Community Facility	10200	OLD GEORGETOWN	RD	BETHESDA	20814
00690085	111 Single Family Detached	5901	MASSACHUSETTS	AVE	BETHESDA	20816
00603556	111 Single Family Detached	5705	MASSACHUSETTS	AVE	BETHESDA	20816
00633245	111 Single Family Detached	10010	OLD GEORGETOWN	RD	BETHESDA	20814
01622588	111 Single Family Detached	5908	RIVER	RD	BETHESDA	20816
00559925	111 Single Family Detached	5712	MASSACHUSETTS	AVE	BETHESDA	20816
00614812	111 Single Family Detached	5704	MASSACHUSETTS	AVE	BETHESDA	20816
00750497	111 Single Family Detached	5525	NORBECK	RD	ROCKVILLE	20853
00557686	111 Single Family Detached	9523	OLD GEORGETOWN	RD	BETHESDA	20814
00572614	111 Single Family Detached	9420	OLD GEORGETOWN	RD	BETHESDA	20814
00431274	681 Institutional/Community Facility	5607	MASSACHUSETTS	AVE	BETHESDA	20816
00753354	111 Single Family Detached	5313	NORBECK	RD	ROCKVILLE	20853
00542561	111 Single Family Detached	5229	MASSACHUSETTS	AVE	BETHESDA	20816
00564875	111 Single Family Detached	8401	OLD GEORGETOWN	RD	BETHESDA	20814
00680235	111 Single Family Detached	9406	OLD GEORGETOWN	RD	BETHESDA	20814
00554342	111 Single Family Detached	9112	OLD GEORGETOWN	RD	BETHESDA	20814
00417488	672 Institutional/Community Facility	9041	OLD GEORGETOWN	RD	BETHESDA	20892
00564773	111 Single Family Detached	8407	OLD GEORGETOWN	RD	BETHESDA	20814
00055690	910 Vacant	0	ROCKVILLE	PIK		0
00664383	111 Single Family Detached	5207	MASSACHUSETTS	AVE	BETHESDA	20816
00750431	111 Single Family Detached	5125	NORBECK	RD	ROCKVILLE	20853
01444248	111 Single Family Detached	5204	NORBECK	RD	ROCKVILLE	20853
01123538	111 Single Family Detached	4800	NORBECK	RD	ROCKVILLE	20853
00753888	111 Single Family Detached	5309	NORBECK	RD	ROCKVILLE	20853
00750613	111 Single Family Detached	5405	NORBECK	RD	ROCKVILLE	20853
00432291	111 Single Family Detached	5219	MASSACHUSETTS	AVE	BETHESDA	20816
00546216	111 Single Family Detached	5139	MASSACHUSETTS	AVE	BETHESDA	20816
00753616	111 Single Family Detached	5213	NORBECK	RD	ROCKVILLE	20853

00752155	111 Single Family Detached	5105	NORBECK	RD	ROCKVILLE	20853
01445221	111 Single Family Detached	5012	NORBECK	RD	ROCKVILLE	20853
00674176	111 Single Family Detached	9422	ROCKVILLE	PIK	BETHESDA	20814
00753855	111 Single Family Detached	5101	NORBECK	RD	ROCKVILLE	20853
02665297	111 Single Family Detached	4300	NORBECK	RD	ROCKVILLE	20853
01123788	111 Single Family Detached	4408	NORBECK	RD	ROCKVILLE	20853
01122408	111 Single Family Detached	4404	NORBECK	RD	ROCKVILLE	20853
00452050	460 Parking and Transportation	5555	WISCONSIN	AVE	CHEVY CHASE	20815
01166798	111 Single Family Detached	4306	RANDOLPH	RD	SILVER SPRING	20906
01173112	111 Single Family Detached	4408	RANDOLPH	RD	SILVER SPRING	20906
01123948	111 Single Family Detached	4504	NORBECK	RD	ROCKVILLE	20853
00566555	111 Single Family Detached	4223	EAST WEST	HWY	BETHESDA	20814
01172755	111 Single Family Detached	4407	RANDOLPH	RD	SILVER SPRING	20906
01165065	111 Single Family Detached	4410	RANDOLPH	RD	SILVER SPRING	20906
01169930	111 Single Family Detached	12314	VEIRS MILL	RD	SILVER SPRING	20906
01165076	111 Single Family Detached	4516	RANDOLPH	RD	SILVER SPRING	20906
01173475	111 Single Family Detached	4501	RANDOLPH	RD	SILVER SPRING	20906
00566500	111 Single Family Detached	4219	EAST WEST	HWY	BETHESDA	20814
00567138	111 Single Family Detached	4231	EAST WEST	HWY	CHEVY CHASE	20815
01172414	111 Single Family Detached	12248	VEIRS MILL	RD	SILVER SPRING	20906
01172106	111 Single Family Detached	4525	RANDOLPH	RD	SILVER SPRING	20906
01170610	111 Single Family Detached	12236	VEIRS MILL	RD	SILVER SPRING	20906
01174776	111 Single Family Detached	12240	VEIRS MILL	RD	SILVER SPRING	20906
01166231	111 Single Family Detached	4503	RANDOLPH	RD	SILVER SPRING	20906
00458956	111 Single Family Detached	6811	CONNECTICUT	AVE	CHEVY CHASE	20815
00461896	111 Single Family Detached	6812	CONNECTICUT	AVE	CHEVY CHASE	20815
01174960	111 Single Family Detached	4522	RANDOLPH	RD	SILVER SPRING	20906
0099682	111 Single Family Detached	9806	CONNECTICUT	AVE	KENSINGTON	20895
00425887	111 Single Family Detached	4009	EAST WEST	HWY	CHEVY CHASE	20815
00577582	111 Single Family Detached	7805	CONNECTICUT	AVE	CHEVY CHASE	20815
00578212	111 Single Family Detached	7801	CONNECTICUT	AVE	CHEVY CHASE	20815
00577412	111 Single Family Detached	7705	CONNECTICUT	AVE	CHEVY CHASE	20815
00465746	111 Single Family Detached	7506	CONNECTICUT	AVE	CHEVY CHASE	20815
00462470	111 Single Family Detached	7600	CONNECTICUT	AVE	CHEVY CHASE	20815
00524777	111 Single Family Detached	8909	CONNECTICUT	AVE	CHEVY CHASE	20815
00671537	111 Single Family Detached	8900	CONNECTICUT	AVE	CHEVY CHASE	20815
00526402	111 Single Family Detached	8905	CONNECTICUT	AVE	CHEVY CHASE	20815
00459528	111 Single Family Detached	6807	CONNECTICUT	AVE	CHEVY CHASE	20815
01001352	111 Single Family Detached	9909	CONNECTICUT	AVE	KENSINGTON	20895
00467643	111 Single Family Detached	4104	EAST WEST	HWY	CHEVY CHASE	20815
00567218	111 Single Family Detached	4224	EAST WEST	HWY	CHEVY CHASE	20815
01228130	470 Utility	12013	CONNECTICUT	AVE	SILVER SPRING	20902
00429511	111 Single Family Detached	4007	EAST WEST	HWY	CHEVY CHASE	20815
00578416	111 Single Family Detached	3806	EAST WEST	HWY	CHEVY CHASE	20815
00577673	111 Single Family Detached	3810	EAST WEST	HWY	CHEVY CHASE	20815
01170483	111 Single Family Detached	12126	VEIRS MILL	RD	SILVER SPRING	20906
00577560	111 Single Family Detached	3807	EAST WEST	HWY	CHEVY CHASE	20815
00578848	111 Single Family Detached	3808	EAST WEST	HWY	CHEVY CHASE	20815
01225205	111 Single Family Detached	12200	CONNECTICUT	AVE	SILVER SPRING	20902
01023198	111 Single Family Detached	10115	CONNECTICUT	AVE	KENSINGTON	20895
00526594	111 Single Family Detached	8815	CONNECTICUT	AVE	CHEVY CHASE	20815
01228117	470 Utility	12009	CONNECTICUT	AVE	SILVER SPRING	20902
01168480	111 Single Family Detached	12106	VEIRS MILL	RD	SILVER SPRING	20906
00578085	691 Institutional/Community Facility	3604	EAST WEST	HWY	CHEVY CHASE	20815
01291530	111 Single Family Detached	3903	RANDOLPH	RD	SILVER SPRING	20902
00703920	111 Single Family Detached	16644	GEORGIA	AVE	OLNEY	20832
00454537	111 Single Family Detached	5904	CONNECTICUT	AVE	CHEVY CHASE	20815
01174093	111 Single Family Detached	12024	VEIRS MILL	RD	SILVER SPRING	20906
01173497	111 Single Family Detached	12116	VEIRS MILL	RD	SILVER SPRING	20906
01227385	111 Single Family Detached	3514	RANDOLPH	RD	SILVER SPRING	20902
01237203	111 Single Family Detached	3805	RANDOLPH	RD	SILVER SPRING	20902
01236755	111 Single Family Detached	3704	RANDOLPH	RD	SILVER SPRING	20902
01245054	111 Single Family Detached	12711	CONNECTICUT	AVE	SILVER SPRING	20906
01236447	111 Single Family Detached	12707	CONNECTICUT	AVE	SILVER SPRING	20906
00702388	111 Single Family Detached	17036	GEORGIA	AVE	OLNEY	20832
01228790	111 Single Family Detached	12724	CONNECTICUT	AVE	SILVER SPRING	20906
01227966	111 Single Family Detached	12302	CONNECTICUT	AVE	SILVER SPRING	20906
01243204	111 Single Family Detached	12404	CONNECTICUT	AVE	SILVER SPRING	20906
01226528	111 Single Family Detached	12410	CONNECTICUT	AVE	SILVER SPRING	20906
01318173	111 Single Family Detached	13312	GEORGIA	AVE	SILVER SPRING	20906
01234164	111 Single Family Detached	12511	CONNECTICUT	AVE	SILVER SPRING	20906
01239430	111 Single Family Detached	12416	CONNECTICUT	AVE	SILVER SPRING	20906
01234745	111 Single Family Detached	12607	CONNECTICUT	AVE	SILVER SPRING	20906
01226381	111 Single Family Detached	12701	CONNECTICUT	AVE	SILVER SPRING	20906
01230496	111 Single Family Detached	12804	CONNECTICUT	AVE	SILVER SPRING	20906
01236380	111 Single Family Detached	12908	CONNECTICUT	AVE	SILVER SPRING	20906
01238561	111 Single Family Detached	12415	CONNECTICUT	AVE	SILVER SPRING	20906
01246526	111 Single Family Detached	12211	CONNECTICUT	AVE	SILVER SPRING	20902
01237258	111 Single Family Detached	12210	CONNECTICUT	AVE	SILVER SPRING	20902
01316356	111 Single Family Detached	13200	GEORGIA	AVE	SILVER SPRING	20906
01183576	111 Single Family Detached	11419	VEIRS MILL	RD	SILVER SPRING	20902
00982614	111 Single Family Detached	11314	VEIRS MILL	RD	SILVER SPRING	20902
02984545	111 Single Family Detached	3501	EAST WEST	HWY	CHEVY CHASE	20815
00577343	111 Single Family Detached	3507	EAST WEST	HWY	CHEVY CHASE	20815
01194034	111 Single Family Detached	12924	GEORGIA	AVE	SILVER SPRING	20906
00577423	111 Single Family Detached	3509	EAST WEST	HWY	CHEVY CHASE	20815
01253178	111 Single Family Detached	2815	RANDOLPH	RD	WHEATON	20902
01250370	111 Single Family Detached	2812	RANDOLPH	RD	SILVER SPRING	20902
01315410	111 Single Family Detached	13010	GEORGIA	AVE	SILVER SPRING	20906
03349665	111 Single Family Detached	3215	EAST WEST	HWY	CHEVY CHASE	20815
01197857	111 Single Family Detached	3314 W	UNIVERSITY	BLV	KENSINGTON	20895

01197846	111 Single Family Detached	2934 W	UNIVERSITY	BLV	KENSINGTON	20895
03349643	111 Single Family Detached	3219	EAST WEST	HWY	CHEVY CHASE	20815
01199344	111 Single Family Detached	3308 W	UNIVERSITY	BLV	KENSINGTON	20895
01251146	111 Single Family Detached	2730	RANDOLPH	RD	SILVER SPRING	20902
01158606	111 Single Family Detached	2708	EAST WEST	HWY	CHEVY CHASE	20815
01318583	111 Single Family Detached	13104	GEORGIA	AVE	SILVER SPRING	20906
01160280	111 Single Family Detached	2706	EAST WEST	HWY	CHEVY CHASE	20815
00985036	111 Single Family Detached	2306	EAST WEST	HWY	SILVER SPRING	20910
01318457	111 Single Family Detached	13102	GEORGIA	AVE	SILVER SPRING	20906
01159348	111 Single Family Detached	2704	EAST WEST	HWY	CHEVY CHASE	20815
01159997	111 Single Family Detached	2701	EAST WEST	HWY	CHEVY CHASE	20815
01157395	111 Single Family Detached	2713	EAST WEST	HWY	CHEVY CHASE	20815
01184308	111 Single Family Detached	11518	GEORGIA	AVE	SILVER SPRING	20902
01252276	111 Single Family Detached	2728	RANDOLPH	RD	SILVER SPRING	20902
01251088	111 Single Family Detached	2702	RANDOLPH	RD	SILVER SPRING	20902
01253806	111 Single Family Detached	2604	RANDOLPH	RD	SILVER SPRING	20902
01159782	111 Single Family Detached	2632	EAST WEST	HWY	CHEVY CHASE	20815
01195288	111 Single Family Detached	12826	GEORGIA	AVE	SILVER SPRING	20906
01195858	480 Utility	0	GEORGIA	AVE		0
00978623	111 Single Family Detached	11304	VEIRS MILL	RD	WHEATON	20902
01191430	111 Single Family Detached	12700	GEORGIA	AVE	SILVER SPRING	20906
01179084	111 Single Family Detached	11311	VEIRS MILL	RD	SILVER SPRING	20902
01185427	111 Single Family Detached	11305	VEIRS MILL	RD	SILVER SPRING	20902
01184252	111 Single Family Detached	11522	GEORGIA	AVE	SILVER SPRING	20902
01160952	910 Vacant	0	EAST WEST	HWY	CHEVY CHASE	20815
01183508	111 Single Family Detached	11716	GEORGIA	AVE	SILVER SPRING	20902
01178730	111 Single Family Detached	11706	GEORGIA	AVE	SILVER SPRING	20902
01182891	111 Single Family Detached	11800	GEORGIA	AVE	SILVER SPRING	20902
01089063	111 Single Family Detached	9116	16TH	ST	SILVER SPRING	20910
01180868	111 Single Family Detached	11700	GEORGIA	AVE	SILVER SPRING	20902
01177622	111 Single Family Detached	11514	GEORGIA	AVE	SILVER SPRING	20902
01158071	111 Single Family Detached	2609	EAST WEST	HWY	CHEVY CHASE	20815
01158218	111 Single Family Detached	2611	EAST WEST	HWY	CHEVY CHASE	20815
01120557	111 Single Family Detached	10515	GEORGIA	AVE	SILVER SPRING	20902
01091204	111 Single Family Detached	9108	16TH	ST	SILVER SPRING	20910
01089837	111 Single Family Detached	9128	GEORGIA	AVE	SILVER SPRING	20910
01121005	111 Single Family Detached	10709	GEORGIA	AVE	SILVER SPRING	20902
01118918	111 Single Family Detached	12144	GEORGIA	AVE	SILVER SPRING	20902
01119571	111 Single Family Detached	10711	GEORGIA	AVE	SILVER SPRING	20902
01106900	111 Single Family Detached	10409	GEORGIA	AVE	SILVER SPRING	20902
01111677	111 Single Family Detached	10017	GEORGIA	AVE	SILVER SPRING	20902
01375685	111 Single Family Detached	9909	GEORGIA	AVE	SILVER SPRING	20902
01414366	111 Single Family Detached	12825	LAYHILL	RD	SILVER SPRING	20906
01436580	111 Single Family Detached	8911	GEORGIA	AVE	SILVER SPRING	20910
01098843	111 Single Family Detached	10304	GEORGIA	AVE	SILVER SPRING	20902
00970343	111 Single Family Detached	1516 W	UNIVERSITY	BLV	SILVER SPRING	20902
00265876	111 Single Family Detached	930	RANDOLPH	RD	SILVER SPRING	20904
00962593	111 Single Family Detached	14531	LAYHILL	RD	SILVER SPRING	20906
01436578	111 Single Family Detached	8909	GEORGIA	AVE	SILVER SPRING	20910
01432308	111 Single Family Detached	9218	COLESVILLE	RD	SILVER SPRING	20910
03322314	111 Single Family Detached	9011	COLESVILLE	RD	SILVER SPRING	20910
01436055	111 Single Family Detached	8920	COLESVILLE	RD	SILVER SPRING	20910
01348977	111 Single Family Detached	821 W	UNIVERSITY	BLV	SILVER SPRING	20901
01349686	111 Single Family Detached	825 W	UNIVERSITY	BLV	SILVER SPRING	20901
00577946	111 Single Family Detached	3705	EAST WEST	HWY	CHEVY CHASE	20815
01350286	111 Single Family Detached	827 W	UNIVERSITY	BLV	SILVER SPRING	20901
02431880	111 Single Family Detached	730 W	UNIVERSITY	BLV	SILVER SPRING	20901
02814487	111 Single Family Detached	607 W	UNIVERSITY	BLV	SILVER SPRING	20901
00283603	111 Single Family Detached	660	RANDOLPH	RD	SILVER SPRING	20904
01344398	691 Institutional/Community Facility	1200 W	UNIVERSITY	BLV	SILVER SPRING	20901
01030343	111 Single Family Detached	9514	COLESVILLE	RD	SILVER SPRING	20901
01379318	111 Single Family Detached	505 W	UNIVERSITY	BLV	SILVER SPRING	20901
01110274	111 Single Family Detached	10000	COLESVILLE	RD	SILVER SPRING	20901
01036258	111 Single Family Detached	9409	COLESVILLE	RD	SILVER SPRING	20901
01360480	111 Single Family Detached	606 W	UNIVERSITY	BLV	SILVER SPRING	20901
01210762	111 Single Family Detached	703 W	UNIVERSITY	BLV	SILVER SPRING	20901
01038532	111 Single Family Detached	9507	COLESVILLE	RD	SILVER SPRING	20901
01212783	111 Single Family Detached	707 W	UNIVERSITY	BLV	SILVER SPRING	20901
01216531	111 Single Family Detached	10200	COLESVILLE	RD	SILVER SPRING	20901
01083647	910 Vacant	10311	COLESVILLE	RD	SILVER SPRING	20901
00356436	111 Single Family Detached	219	RANDOLPH	RD	SILVER SPRING	20904
01108420	691 Institutional/Community Facility	9916	COLESVILLE	RD	SILVER SPRING	20901
01031985	111 Single Family Detached	9516	COLESVILLE	RD	SILVER SPRING	20901
01031405	111 Single Family Detached	9606	COLESVILLE	RD	SILVER SPRING	20901
01034454	111 Single Family Detached	10306	COLESVILLE	RD	SILVER SPRING	20901
00356243	111 Single Family Detached	225	RANDOLPH	RD	SILVER SPRING	20904
01031611	111 Single Family Detached	9406	COLESVILLE	RD	SILVER SPRING	20901
00280438	111 Single Family Detached	140	RANDOLPH	RD	SILVER SPRING	20904
00277123	111 Single Family Detached	120	RANDOLPH	RD	SILVER SPRING	20904
01083658	910 Vacant	10315	COLESVILLE	RD	SILVER SPRING	20901
00963052	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20901
00951497	910 Vacant	0	COLESVILLE	RD		0
01216872	111 Single Family Detached	10210	COLESVILLE	RD	SILVER SPRING	20901
01216325	111 Single Family Detached	10224	COLESVILLE	RD	SILVER SPRING	20901
03168014	111 Single Family Detached	6804	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00387357	111 Single Family Detached	13206	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00331664	111 Single Family Detached	509 E	RANDOLPH	RD	SILVER SPRING	20904
00387164	111 Single Family Detached	13100	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01254140	111 Single Family Detached	439 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451756	111 Single Family Detached	611 E	UNIVERSITY	BLVD	SILVER SPRING	20901
01163614	111 Single Family Detached	825 E	UNIVERSITY	BLV	SILVER SPRING	20903

00250900	111 Single Family Detached	12412	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01398334	111 Single Family Detached	606 E	UNIVERSITY	BLV	SILVER SPRING	20901
01127605	111 Single Family Detached	602 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254526	111 Single Family Detached	431 E	UNIVERSITY	BLV	SILVER SPRING	20901
00377030	111 Single Family Detached	12603	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01254036	111 Single Family Detached	403 E	UNIVERSITY	BLV	SILVER SPRING	20901
01132932	116 Single Family Attached	910 E	UNIVERSITY	BLV	SILVER SPRING	20903
00305962	111 Single Family Detached	10920	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00351002	111 Single Family Detached	12009	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03168231	111 Single Family Detached	7500	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00287680	111 Single Family Detached	10403	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00288924	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03179245	691 Institutional/Community Facility	0	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01136438	116 Single Family Attached	900 E	UNIVERSITY	BLV	SILVER SPRING	20903
01133127	111 Single Family Detached	920 E	UNIVERSITY	BLV	SILVER SPRING	20903
01134703	111 Single Family Detached	922 E	UNIVERSITY	BLV	SILVER SPRING	20903
00330977	111 Single Family Detached	9313	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330875	111 Single Family Detached	9409	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330831	111 Single Family Detached	9506	ADELPHI	RD	SILVER SPRING	20903
00330988	111 Single Family Detached	9507	ADELPHI	RD	SILVER SPRING	20903
00286311	910 Vacant	10225	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00302081	111 Single Family Detached	9710	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01193611	111 Single Family Detached	12932	GEORGIA	AVE	SILVER SPRING	20906
00281251	111 Single Family Detached	4701	SANDY SPRING	RD	BURTONSVILLE	20866
00273774	111 Single Family Detached	4705	SANDY SPRING	RD	BURTONSVILLE	20866
00261583	111 Single Family Detached	4519	SANDY SPRING	RD	BURTONSVILLE	20866
00275168	480 Utility	0	SANDY SPRING	RD		0
00964238	691 Institutional/Community Facility	0	GEORGIA	AVE	SILVER SPRING	20902
03644850	111 Single Family Detached	3823	BRADLEY	LN	BETHESDA	20815
01014081	111 Single Family Detached	225 E	UNIVERSITY	BLV	SILVER SPRING	20901
00440030	111 Single Family Detached	8128	OLD GEORGETOWN	RD	BETHESDA	20814
01014068	111 Single Family Detached	227 E	UNIVERSITY	BLV	SILVER SPRING	20901
01398722	111 Single Family Detached	11408	VEIRS MILL	RD	SILVER SPRING	20902
03690151	116 Single Family Attached	11884	SNOWDEN FARM	PKY	CLARKSBURG	20871
01567305	691 Institutional/Community Facility	4200	OLNEY LAYTONSVILLE	RD	OLNEY	20832
03683771	111 Single Family Detached	7318	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01353677	111 Single Family Detached	324 E	UNIVERSITY	BLV	SILVER SPRING	20901
01012971	111 Single Family Detached	231 E	UNIVERSITY	BLV	SILVER SPRING	20901
01124692	111 Single Family Detached	4208	NORBECK	RD	ROCKVILLE	20853
01122784	111 Single Family Detached	4132	NORBECK	RD	ROCKVILLE	20853
00333036	111 Single Family Detached	14100	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00446550	111 Single Family Detached	5126	BRADLEY	BLV	CHEVY CHASE	20815
01121995	111 Single Family Detached	4204	NORBECK	RD	ROCKVILLE	20853
01121450	111 Single Family Detached	4120	NORBECK	RD	ROCKVILLE	20853
00350758	111 Single Family Detached	12013	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03741934	116 Single Family Attached	9125	OLD GEORGETOWN	RD	BETHESDA	20814
03794646	910 Vacant	0	NEW HAMPSHIRE	AVE		
00615166	111 Single Family Detached	5612	MASSACHUSETTS	AVE	BETHESDA	20816
00615031	111 Single Family Detached	5626	MASSACHUSETTS	AVE	BETHESDA	20816
03168674	111 Single Family Detached	6920	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00445384	111 Single Family Detached	5124	BRADLEY	BLV	CHEVY CHASE	20815
00257114	691 Institutional/Community Facility	12604	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00351161	111 Single Family Detached	12021	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00351013	111 Single Family Detached	12101	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00351024	111 Single Family Detached	12105	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00263274	111 Single Family Detached	14002	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00431285	681 Institutional/Community Facility	0	MASSACHUSETTS	AVE	BETHESDA	20816
03642873	691 Institutional/Community Facility	13800	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00740272	111 Single Family Detached	4009	OLNEY LAYTONSVILLE	RD	OLNEY	20832
02820012	111 Single Family Detached	8931	COLESVILLE	RD	SILVER SPRING	20910
00305973	111 Single Family Detached	10802	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00437247	651 Office	9101	OLD GEORGETOWN	RD	BETHESDA	20814
03690390	113 Multi-Family	0	SNOWDEN FARM	PKWY	CLARKSBURG	20871
00663105	111 Single Family Detached	5420	RIVER	RD	BETHESDA	20816
00662087	691 Institutional/Community Facility	5500	RIVER	RD	BETHESDA	20816
01289024	111 Single Family Detached	12117	VEIRS MILL	RD	SILVER SPRING	20906
00442073	111 Single Family Detached	5100	BRADLEY	BLVD	CHEVY CHASE	20815
01013587	111 Single Family Detached	323 E	UNIVERSITY	BLV	SILVER SPRING	20901
01173305	111 Single Family Detached	12412	VEIRS MILL	RD	SILVER SPRING	20906
02572012	681 Institutional/Community Facility	1840 W	UNIVERSITY	BLV	SILVER SPRING	20902
01038587	111 Single Family Detached	9211	COLESVILLE	RD	SILVER SPRING	20910
00445258	111 Single Family Detached	5301	BRADLEY	BLV	BETHESDA	20814
03170096	111 Single Family Detached	7316	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00443534	111 Single Family Detached	5131	BRADLEY	BLV	CHEVY CHASE	20815
00444106	111 Single Family Detached	5125	BRADLEY	BLV	CHEVY CHASE	20815
00461874	111 Single Family Detached	7002	CONNECTICUT	AVE	CHEVY CHASE	20815
03780456	910 Vacant	0	SHAWNEE	LN	CLARKSBURG	20871
00561132	111 Single Family Detached	5806	MASSACHUSETTS	AVE	BETHESDA	20816
02898373	691 Institutional/Community Facility	11650	SNOWDEN FARM	PKWY	GERMANTOWN	20876
00980854	111 Single Family Detached	10401	COLESVILLE	RD	SILVER SPRING	20901
00394865	681 Institutional/Community Facility	1004	QUINCE ORCHARD	RD	GAITHERSBURG	20878
01236540	111 Single Family Detached	3610	RANDOLPH	RD	WHEATON	20902
03040126	691 Institutional/Community Facility	11508	DARNESTOWN	RD	GAITHERSBURG	20878
00641677	111 Single Family Detached	6512	DEMOCRACY	BLV	BETHESDA	20817
00592348	111 Single Family Detached	6508	DEMOCRACY	BLV	BETHESDA	20817
00383758	111 Single Family Detached	12809	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02304707	691 Institutional/Community Facility	11200	OLD GEORGETOWN	RD	ROCKVILLE	20852
00279042	111 Single Family Detached	12801	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00614286	111 Single Family Detached	5706	MASSACHUSETTS	AVE	BETHESDA	20816
00678790	111 Single Family Detached	9911	OLD GEORGETOWN	RD	BETHESDA	20814
00615111	111 Single Family Detached	5708	MASSACHUSETTS	AVE	BETHESDA	20816

00572146	111 Single Family Detached	9428	OLD GEORGETOWN	RD	BETHESDA	20814
00572501	111 Single Family Detached	9502	OLD GEORGETOWN	RD	BETHESDA	20814
00404095	111 Single Family Detached	8100	OLD GEORGETOWN	RD	BETHESDA	20814
004040611	111 Single Family Detached	8202	OLD GEORGETOWN	RD	BETHESDA	20814
00423285	111 Single Family Detached	8309	OLD GEORGETOWN	RD	BETHESDA	20814
00564487	910 Vacant	0	OLD GEORGETOWN	RD	BETHESDA	20814
00426767	111 Single Family Detached	5150	MASSACHUSETTS	AVE	BETHESDA	20816
00553746	111 Single Family Detached	9211	OLD GEORGETOWN	RD	BETHESDA	20814
00680840	111 Single Family Detached	9404	OLD GEORGETOWN	RD	BETHESDA	20814
00680805	111 Single Family Detached	9408	OLD GEORGETOWN	RD	BETHESDA	20814
02232593	460 Parking and Transportation	9313	OLD GEORGETOWN	RD	BETHESDA	20814
00564762	111 Single Family Detached	8405	OLD GEORGETOWN	RD	BETHESDA	20814
00751834	111 Single Family Detached	5117	NORBECK	RD	ROCKVILLE	20853
00598015	111 Single Family Detached	9603	ROCKVILLE	PIK	BETHESDA	20814
00753412	111 Single Family Detached	5121	NORBECK	RD	ROCKVILLE	20853
01446362	111 Single Family Detached	5212	NORBECK	RD	ROCKVILLE	20853
00473666	111 Single Family Detached	6302	WISCONSIN	AVE	CHEVY CHASE	20815
01446338	111 Single Family Detached	5104	NORBECK	RD	ROCKVILLE	20853
00473187	111 Single Family Detached	6208	WISCONSIN	AVE	CHEVY CHASE	20815
00473520	111 Single Family Detached	6304	WISCONSIN	AVE	CHEVY CHASE	20815
01440376	111 Single Family Detached	5024	NORBECK	RD	ROCKVILLE	20853
00677784	111 Single Family Detached	4905	BRADLEY	BLVD	CHEVY CHASE	20815
00677283	111 Single Family Detached	4761	BRADLEY	BLV	CHEVY CHASE	20815
01444113	111 Single Family Detached	5020	NORBECK	RD	ROCKVILLE	20853
01124486	111 Single Family Detached	4900	NORBECK	RD	ROCKVILLE	20853
01170197	111 Single Family Detached	12402	VEIRS MILL	RD	SILVER SPRING	20906
00757374	111 Single Family Detached	4223	NORBECK	RD	ROCKVILLE	20853
00738553	111 Single Family Detached	4621	NORBECK	RD	ROCKVILLE	20853
00597580	111 Single Family Detached	9307	ROCKVILLE	PIK	BETHESDA	20814
00596951	111 Single Family Detached	9423	WISCONSIN	AVE	BETHESDA	20814
00757385	111 Single Family Detached	4227	NORBECK	RD	ROCKVILLE	20853
00757432	111 Single Family Detached	4301	NORBECK	RD	ROCKVILLE	20853
01173260	111 Single Family Detached	4412	RANDOLPH	RD	SILVER SPRING	20906
01121461	111 Single Family Detached	4608	NORBECK	RD	ROCKVILLE	20853
00566830	111 Single Family Detached	4227	EAST WEST	HWY	CHEVY CHASE	20815
01169382	111 Single Family Detached	4510	RANDOLPH	RD	SILVER SPRING	20906
01172141	111 Single Family Detached	4514	RANDOLPH	RD	SILVER SPRING	20906
00455840	111 Single Family Detached	5810	CONNECTICUT	AVE	CHEVY CHASE	20815
01168332	111 Single Family Detached	4512	RANDOLPH	RD	SILVER SPRING	20906
01343133	691 Institutional/Community Facility	12221	VEIRS MILL	RD	SILVER SPRING	20906
01173874	111 Single Family Detached	4417	RANDOLPH	RD	SILVER SPRING	20906
00458876	111 Single Family Detached	6817	CONNECTICUT	AVE	CHEVY CHASE	20815
01172117	111 Single Family Detached	12242	VEIRS MILL	RD	SILVER SPRING	20906
01174468	111 Single Family Detached	12312	VEIRS MILL	RD	SILVER SPRING	20906
00970888	910 Vacant	0	CONNECTICUT	AVE		0
01405588	111 Single Family Detached	9709	CONNECTICUT	AVE	KENSINGTON	20895
00567628	111 Single Family Detached	4226	EAST WEST	HWY	CHEVY CHASE	20815
01001818	111 Single Family Detached	9905	CONNECTICUT	AVE	KENSINGTON	20895
00567550	111 Single Family Detached	4228	EAST WEST	HWY	CHEVY CHASE	20815
00742635	111 Single Family Detached	4205	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00577376	111 Single Family Detached	7701	CONNECTICUT	AVE	CHEVY CHASE	20815
00425466	111 Single Family Detached	4003	EAST WEST	HWY	CHEVY CHASE	20815
03484451	111 Single Family Detached	7602	CONNECTICUT	AVE	CHEVY CHASE	20815
00671300	111 Single Family Detached	8806	CONNECTICUT	AVE	CHEVY CHASE	20815
00671195	111 Single Family Detached	8812	CONNECTICUT	AVE	CHEVY CHASE	20815
00671218	111 Single Family Detached	8902	CONNECTICUT	AVE	CHEVY CHASE	20815
00671275	111 Single Family Detached	3900	MONTROSE	DRW	CHEVY CHASE	20815
00526036	111 Single Family Detached	8923	CONNECTICUT	AVE	CHEVY CHASE	20815
00671173	111 Single Family Detached	8908	CONNECTICUT	AVE	CHEVY CHASE	20815
01878302	111 Single Family Detached	6708	CONNECTICUT	AVE	CHEVY CHASE	20815
01878290	111 Single Family Detached	6704	CONNECTICUT	AVE	CHEVY CHASE	20815
00578735	111 Single Family Detached	3610	EAST WEST	HWY	CHEVY CHASE	20815
03349313	691 Institutional/Community Facility	10101	CONNECTICUT	AVE	KENSINGTON	20895
00566681	111 Single Family Detached	4222	EAST WEST	HWY	CHEVY CHASE	20815
00567377	111 Single Family Detached	4214	EAST WEST	HWY	CHEVY CHASE	20815
00577640	111 Single Family Detached	3708	EAST WEST	HWY	CHEVY CHASE	20815
00577855	111 Single Family Detached	3811	EAST WEST	HWY	CHEVY CHASE	20815
01123540	111 Single Family Detached	15116	GEORGIA	AVE	ROCKVILLE	20853
01019505	111 Single Family Detached	10211	CONNECTICUT	AVE	KENSINGTON	20895
01122603	111 Single Family Detached	15100	GEORGIA	AVE	ROCKVILLE	20853
02806625	126 Multi-Family	4011	RANDOLPH	RD	SILVER SPRING	20902
01228094	470 Utility	12005	CONNECTICUT	AVE	SILVER SPRING	20902
01292385	111 Single Family Detached	12103	VEIRS MILL	RD	SILVER SPRING	20906
01165965	111 Single Family Detached	12120	VEIRS MILL	RD	SILVER SPRING	20906
01286258	111 Single Family Detached	11600	CONNECTICUT	AVE	SILVER SPRING	20902
01286156	111 Single Family Detached	11602	CONNECTICUT	AVE	SILVER SPRING	20902
01291756	111 Single Family Detached	4001	RANDOLPH	RD	SILVER SPRING	20902
01407246	111 Single Family Detached	11727	VEIRS MILL	RD	SILVER SPRING	20902
01241364	111 Single Family Detached	3607	RANDOLPH	RD	SILVER SPRING	20902
01240201	111 Single Family Detached	3513	RANDOLPH	RD	SILVER SPRING	20902
01233923	111 Single Family Detached	3507	RANDOLPH	RD	SILVER SPRING	20902
01243740	111 Single Family Detached	12213	CONNECTICUT	AVE	SILVER SPRING	20902
01316813	111 Single Family Detached	13322	GEORGIA	AVE	SILVER SPRING	20906
01290488	111 Single Family Detached	3810	RANDOLPH	RD	SILVER SPRING	20902
01228482	111 Single Family Detached	12805	CONNECTICUT	AVE	SILVER SPRING	20906
01239873	111 Single Family Detached	12413	CONNECTICUT	AVE	SILVER SPRING	20906
01228607	111 Single Family Detached	12420	CONNECTICUT	AVE	SILVER SPRING	20906
01236722	111 Single Family Detached	12417	CONNECTICUT	AVE	SILVER SPRING	20906
01244755	111 Single Family Detached	12500	CONNECTICUT	AVE	SILVER SPRING	20906
01232336	111 Single Family Detached	12606	CONNECTICUT	AVE	SILVER SPRING	20906
01738478	691 Institutional/Community Facility	3701	OLNEY LAYTONSVILLE	RD	OLNEY	20832

00720720	599 Retail	16650	GEORGIA	AVE	OLNEY	20832
00709312	111 Single Family Detached	16616	GEORGIA	AVE	OLNEY	20832
01234016	111 Single Family Detached	12508	CONNECTICUT	AVE	WHEATON	20906
01245373	111 Single Family Detached	12425	CONNECTICUT	AVE	SILVER SPRING	20906
01243272	111 Single Family Detached	12212	CONNECTICUT	AVE	SILVER SPRING	20902
01225488	111 Single Family Detached	3803	RANDOLPH	RD	SILVER SPRING	20902
01241945	111 Single Family Detached	3619	RANDOLPH	RD	SILVER SPRING	20902
01232280	111 Single Family Detached	12704	CONNECTICUT	AVE	SILVER SPRING	20906
01225876	111 Single Family Detached	12605	CONNECTICUT	AVE	SILVER SPRING	20906
01404015	111 Single Family Detached	13319	GEORGIA	AVE	SILVER SPRING	20906
00729137	111 Single Family Detached	17704	GEORGIA	AVE	OLNEY	20832
01483284	111 Single Family Detached	17709	GEORGIA	AVE	OLNEY	20832
01184935	111 Single Family Detached	11501	VEIRS MILL	RD	SILVER SPRING	20902
01289230	111 Single Family Detached	4004	RANDOLPH	RD	SILVER SPRING	20902
01130410	111 Single Family Detached	3404 W	UNIVERSITY	BLV	KENSINGTON	20895
01182390	111 Single Family Detached	11409	VEIRS MILL	RD	SILVER SPRING	20902
01179255	111 Single Family Detached	11421	VEIRS MILL	RD	SILVER SPRING	20902
01182058	111 Single Family Detached	11411	VEIRS MILL	RD	SILVER SPRING	20902
01196330	111 Single Family Detached	12922	GEORGIA	AVE	SILVER SPRING	20906
01201448	691 Institutional/Community Facility	3101 W	UNIVERSITY	BLV	KENSINGTON	20895
01184742	111 Single Family Detached	11403	VEIRS MILL	RD	SILVER SPRING	20902
01191532	111 Single Family Detached	12920	GEORGIA	AVE	SILVER SPRING	20906
00961736	111 Single Family Detached	12915	GEORGIA	AVE	SILVER SPRING	20906
01194637	111 Single Family Detached	12904	GEORGIA	AVE	SILVER SPRING	20906
01399214	111 Single Family Detached	11514	VEIRS MILL	RD	SILVER SPRING	20902
01230678	111 Single Family Detached	3306	RANDOLPH	RD	SILVER SPRING	20902
01200466	111 Single Family Detached	3000 W	UNIVERSITY	BLV	KENSINGTON	20895
01201324	111 Single Family Detached	3010 W	UNIVERSITY	BLV	KENSINGTON	20895
01026578	111 Single Family Detached	2927 W	UNIVERSITY	BLV	KENSINGTON	20895
01995975	599 Retail	2715	OLNEY SANDY SPRING	RD	OLNEY	20832
01251955	111 Single Family Detached	2706	RANDOLPH	RD	SILVER SPRING	20902
01244813	111 Single Family Detached	3304	RANDOLPH	RD	SILVER SPRING	20902
01226027	111 Single Family Detached	3314	RANDOLPH	RD	SILVER SPRING	20902
01253282	111 Single Family Detached	2705	RANDOLPH	RD	SILVER SPRING	20902
01251011	111 Single Family Detached	2720	RANDOLPH	RD	SILVER SPRING	20902
01252788	111 Single Family Detached	2719	RANDOLPH	RD	SILVER SPRING	20902
01253373	111 Single Family Detached	2721	RANDOLPH	RD	SILVER SPRING	20902
01250517	111 Single Family Detached	2808	RANDOLPH	RD	SILVER SPRING	20902
01292820	111 Single Family Detached	2817	EAST WEST	HWY	CHEVY CHASE	20815
01161397	111 Single Family Detached	2703	EAST WEST	HWY	CHEVY CHASE	20815
00974410	111 Single Family Detached	2310	EAST WEST	HWY	SILVER SPRING	20910
00974545	111 Single Family Detached	2406	EAST WEST	HWY	SILVER SPRING	20910
01178056	111 Single Family Detached	11520	GEORGIA	AVE	SILVER SPRING	20902
01252004	111 Single Family Detached	2718	RANDOLPH	RD	SILVER SPRING	20902
01253783	111 Single Family Detached	2602	RANDOLPH	RD	SILVER SPRING	20902
00978645	111 Single Family Detached	2402	EAST WEST	HWY	SILVER SPRING	20910
01250951	111 Single Family Detached	2504	RANDOLPH	RD	SILVER SPRING	20902
00978007	111 Single Family Detached	12811	GEORGIA	AVE	SILVER SPRING	20906
01253511	111 Single Family Detached	2802	RANDOLPH	RD	SILVER SPRING	20902
01161557	111 Single Family Detached	2625	EAST WEST	HWY	CHEVY CHASE	20815
01157896	111 Single Family Detached	2627	EAST WEST	HWY	CHEVY CHASE	20815
01160052	111 Single Family Detached	2607	EAST WEST	HWY	CHEVY CHASE	20815
01182971	111 Single Family Detached	11804	GEORGIA	AVE	SILVER SPRING	20902
01158435	111 Single Family Detached	2621	EAST WEST	HWY	CHEVY CHASE	20815
03401753	691 Institutional/Community Facility	10613	GEORGIA	AVE	SILVER SPRING	20902
01089850	111 Single Family Detached	9124	GEORGIA	AVE	SILVER SPRING	20910
01117300	111 Single Family Detached	12154	GEORGIA	AVE	SILVER SPRING	20902
01114727	111 Single Family Detached	10011	GEORGIA	AVE	SILVER SPRING	20902
01432731	691 Institutional/Community Facility	9001	GEORGIA	AVE	SILVER SPRING	20910
01101598	111 Single Family Detached	10202	GEORGIA	AVE	SILVER SPRING	20902
01104535	111 Single Family Detached	10216	GEORGIA	AVE	SILVER SPRING	20902
00979753	111 Single Family Detached	13116	LAYHILL	RD	SILVER SPRING	20906
01098251	111 Single Family Detached	10212	GEORGIA	AVE	SILVER SPRING	20902
01415348	111 Single Family Detached	12805	LAYHILL	RD	SILVER SPRING	20906
01098741	111 Single Family Detached	10410	GEORGIA	AVE	SILVER SPRING	20902
01414960	111 Single Family Detached	12913	LAYHILL	RD	SILVER SPRING	20906
01414787	111 Single Family Detached	12829	LAYHILL	RD	SILVER SPRING	20906
03059034	111 Single Family Detached	1627 W	UNIVERSITY	BLVD	SILVER SPRING	20902
01351532	111 Single Family Detached	815 W	UNIVERSITY	BLV	SILVER SPRING	20901
01351554	691 Institutional/Community Facility	811 W	UNIVERSITY	BLV	SILVER SPRING	20901
01348283	111 Single Family Detached	823 W	UNIVERSITY	BLV	SILVER SPRING	20901
01036613	111 Single Family Detached	9501	COLESVILLE	RD	SILVER SPRING	20901
02971760	691 Institutional/Community Facility	800	RANDOLPH	RD	SILVER SPRING	20904
01031906	111 Single Family Detached	9508	COLESVILLE	RD	SILVER SPRING	20901
01212998	111 Single Family Detached	605 W	UNIVERSITY	BLV	SILVER SPRING	20901
02813324	111 Single Family Detached	613 W	UNIVERSITY	BLV	SILVER SPRING	20901
01211788	111 Single Family Detached	619 W	UNIVERSITY	BLV	SILVER SPRING	20901
01434865	111 Single Family Detached	9200	COLESVILLE	RD	SILVER SPRING	20910
00356174	111 Single Family Detached	207	RANDOLPH	RD	SILVER SPRING	20904
02310481	111 Single Family Detached	52 E	UNIVERSITY	BLV	SILVER SPRING	20901
01030057	111 Single Family Detached	9600	COLESVILLE	RD	SILVER SPRING	20901
01036338	111 Single Family Detached	9413	COLESVILLE	RD	SILVER SPRING	20901
01031963	111 Single Family Detached	9404	COLESVILLE	RD	SILVER SPRING	20901
01031041	111 Single Family Detached	9418	COLESVILLE	RD	SILVER SPRING	20901
00343640	111 Single Family Detached	330	RANDOLPH	RD	SILVER SPRING	20904
02699931	111 Single Family Detached	530	RANDOLPH	RD	SILVER SPRING	20904
01030434	111 Single Family Detached	9318	COLESVILLE	RD	SILVER SPRING	20901
00325801	111 Single Family Detached	121	RANDOLPH	RD	SILVER SPRING	20904
00326441	111 Single Family Detached	105	RANDOLPH	RD	SILVER SPRING	20904
00955928	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20901
01216815	111 Single Family Detached	10226	COLESVILLE	RD	SILVER SPRING	20901

00255731	692 Institutional/Community Facility	0	RANDOLPH	RD		0
00258290	812 Agriculture	12306	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01082860	111 Single Family Detached	10213	COLESVILLE	RD	SILVER SPRING	20901
01014423	111 Single Family Detached	315 E	UNIVERSITY	BLV	SILVER SPRING	20901
00262782	812 Agriculture	14526	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01252505	111 Single Family Detached	2603	RANDOLPH	RD	SILVER SPRING	20902
01251773	111 Single Family Detached	2601	RANDOLPH	RD	SILVER SPRING	20902
02373248	460 Parking and Transportation	0	COLUMBIA	PIK		0
00252750	910 Institutional/Community Facility	14716	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00311553	910 Vacant	15123	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00311848	111 Single Family Detached	15209	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00262281	111 Single Family Detached	14408	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00292926	111 Single Family Detached	12916	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00255274	470 Utility	13508	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01451723	111 Single Family Detached	605 E	UNIVERSITY	BLV	SILVER SPRING	20901
02909570	111 Single Family Detached	14006	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00260533	111 Single Family Detached	12422	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01451825	111 Single Family Detached	599 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254958	111 Single Family Detached	417 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254628	111 Single Family Detached	411 E	UNIVERSITY	BLVD	SILVER SPRING	20901
02013515	111 Single Family Detached	12415	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01255064	111 Single Family Detached	437 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254845	111 Single Family Detached	449 E	UNIVERSITY	BLV	SILVER SPRING	20902
01352480	111 Single Family Detached	230 E	UNIVERSITY	BLV	SILVER SPRING	20901
00291820	111 Single Family Detached	12709	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01255202	111 Single Family Detached	415 E	UNIVERSITY	BLV	SILVER SPRING	20901
00291636	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00306738	111 Single Family Detached	10916	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00264815	111 Single Family Detached	12606	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01132613	116 Single Family Attached	914 E	UNIVERSITY	BLV	SILVER SPRING	20903
03165567	691 Institutional/Community Facility	7300	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00306328	111 Single Family Detached	10928	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00348516	111 Single Family Detached	11801	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03179256	691 Institutional/Community Facility	7410	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00341732	111 Single Family Detached	11901	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00347738	111 Single Family Detached	11817	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00348595	111 Single Family Detached	11811	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03174050	111 Single Family Detached	7314	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00288445	111 Single Family Detached	10407	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00306000	111 Single Family Detached	10904	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330955	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	0
01036806	111 Single Family Detached	9301	COLESVILLE	RD	SILVER SPRING	20901
00305723	111 Single Family Detached	10908	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330625	111 Single Family Detached	9509	ADELPHI	RD	SILVER SPRING	20903
00384115	111 Single Family Detached	12811	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00563608	111 Single Family Detached	5032	RIVER	RD	BETHESDA	20816
00342598	111 Single Family Detached	160	RANDOLPH	RD	SILVER SPRING	20904
00606264	111 Single Family Detached	5631	MASSACHUSETTS	AVE	BETHESDA	20816
00460493	111 Single Family Detached	6705	CONNECTICUT	AVE	CHEVY CHASE	20815
00533976	111 Single Family Detached	9016	OLD GEORGETOWN	RD	BETHESDA	20814
02854483	111 Single Family Detached	5113	BRADLEY	BLV	CHEVY CHASE	20815
00961725	691 Institutional/Community Facility	12901	GEORGIA	AVE	SILVER SPRING	20906
00255310	111 Single Family Detached	4307	SANDY SPRING	RD	BURTONSVILLE	20866
00279235	111 Single Family Detached	4309	SANDY SPRING	RD	BURTONSVILLE	20866
00598540	910 Vacant	9401	ROCKVILLE	PIK	BETHESDA	20814
01020947	111 Single Family Detached	10308	CONNECTICUT	AVE	KENSINGTON	20895
00441078	111 Single Family Detached	8114	OLD GEORGETOWN	RD	BETHESDA	20814
00441615	111 Single Family Detached	8112	OLD GEORGETOWN	RD	BETHESDA	20814
00439931	111 Single Family Detached	8110	OLD GEORGETOWN	RD	BETHESDA	20814
00959141	111 Single Family Detached	223 E	UNIVERSITY	BLV	SILVER SPRING	20901
01031347	111 Single Family Detached	9300	COLESVILLE	RD	SILVER SPRING	20901
01398686	111 Single Family Detached	11406	VEIRS MILL	RD	SILVER SPRING	20902
01355552	111 Single Family Detached	322 E	UNIVERSITY	BLV	SILVER SPRING	20901
00614377	111 Single Family Detached	5618	MASSACHUSETTS	AVE	BETHESDA	20816
00444607	111 Single Family Detached	5128	BRADLEY	BLV	CHEVY CHASE	20815
01122853	111 Single Family Detached	4112	NORBECK	RD	ROCKVILLE	20853
01125207	111 Single Family Detached	4100	NORBECK	RD	ROCKVILLE	20853
00468135	111 Single Family Detached	7403	CONNECTICUT	AVE	CHEVY CHASE	20815
00366515	111 Single Family Detached	14721	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00444312	111 Single Family Detached	5104	BRADLEY	BLVD	CHEVY CHASE	20815
01236618	111 Single Family Detached	3606	RANDOLPH	RD	SILVER SPRING	20902
03774307	111 Single Family Detached	11801	GEORGIA	AVE	SILVER SPRING	20902
00614641	111 Single Family Detached	5512	MASSACHUSETTS	AVE	BETHESDA	20816
00615122	111 Single Family Detached	5600	MASSACHUSETTS	AVE	BETHESDA	20816
01246798	111 Single Family Detached	12221	CONNECTICUT	AVE	SILVER SPRING	20902
03179278	111 Single Family Detached	6914	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00465792	111 Single Family Detached	7304	CONNECTICUT	AVE	CHEVY CHASE	20815
00615007	691 Institutional/Community Facility	5500	MASSACHUSETTS	AVE	BETHESDA	20816
00397915	691 Institutional/Community Facility	11810	DARNESTOWN	RD	GAITHERSBURG	20878
00615224	111 Single Family Detached	5518	MASSACHUSETTS	AVE	BETHESDA	20816
00351137	111 Single Family Detached	12121	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00622481	691 Institutional/Community Facility	6301	RIVER	RD	BETHESDA	20817
00292744	111 Single Family Detached	12900	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02809435	111 Single Family Detached	11910	DARNESTOWN	RD	GAITHERSBURG	20878
02820023	111 Single Family Detached	8929	COLESVILLE	RD	SILVER SPRING	20910
00305940	111 Single Family Detached	10806	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01531814	111 Single Family Detached	3603	EAST WEST	HWY	CHEVY CHASE	20815
01012721	111 Single Family Detached	317 E	UNIVERSITY	BLV	SILVER SPRING	20901
03690173	116 Single Family Attached	11880	SNOWDEN FARM	PKY	CLARKSBURG	20871
00443897	111 Single Family Detached	5134	BRADLEY	BLV	CHEVY CHASE	20815
00663468	111 Single Family Detached	6104	RIVER	RD	BETHESDA	20817

03564883	111 Single Family Detached	6110	RIVER	RD	BETHESDA	20817
00438457	111 Single Family Detached	6120	RIVER	RD	BETHESDA	20817
01000392	111 Single Family Detached	10013	CONNECTICUT	AVE	KENSINGTON	20895
03646381	691 Institutional/Community Facility	9100	COLESVILLE	RD	SILVER SPRING	20910
00612265	691 Institutional/Community Facility	6900	RIVER	RD	BETHESDA	20817
01173772	111 Single Family Detached	12416	VEIRS MILL	RD	SILVER SPRING	20906
00964683	111 Single Family Detached	1910 W	UNIVERSITY	BLV	SILVER SPRING	20902
00432336	111 Single Family Detached	6629	RIVER	RD	BETHESDA	20817
00419226	111 Single Family Detached	4201	EAST WEST	HWY	CHEVY CHASE	20815
02676371	910 Vacant	5212	MASSACHUSETTS	AVE	BETHESDA	20816
00965712	672 Institutional/Community Facility	12500	VEIRS MILL	RD	ROCKVILLE	20853
00559504	111 Single Family Detached	5802	MASSACHUSETTS	AVE	BETHESDA	20816
00561861	111 Single Family Detached	5812	MASSACHUSETTS	AVE	BETHESDA	20816
00578781	111 Single Family Detached	3505	EAST WEST	HWY	CHEVY CHASE	20815
03834036	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00769771	910 Vacant	13315	CLOPPER	RD	GERMANTOWN	20874
00394898	111 Single Family Detached	1006	QUINCE ORCHARD	RD	GAITHERSBURG	20878
01237008	111 Single Family Detached	3614	RANDOLPH	RD	SILVER SPRING	20902
03040092	691 Single Family Detached	11520	DARNESTOWN	RD	GAITHERSBURG	20878
00686447	111 Single Family Detached	6510	RIVER	RD	BETHESDA	20817
00419157	910 Vacant	0	RIVER	RD	BETHESDA	20817
00641575	126 Multi-Family	6530	DEMOCRACY	BLV	BETHESDA	20817
00689782	111 Single Family Detached	5919	MASSACHUSETTS	AVE	BETHESDA	20816
00689840	111 Single Family Detached	5907	MASSACHUSETTS	AVE	BETHESDA	20816
00262246	111 Single Family Detached	12805	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00084704	691 Institutional/Community Facility	10701	OLD GEORGETOWN	RD	ROCKVILLE	20852
00082977	111 Single Family Detached	10910	OLD GEORGETOWN	RD	ROCKVILLE	20852
00082988	691 Institutional/Community Facility	11418	OLD GEORGETOWN	RD	ROCKVILLE	20852
00084178	651 Office	11404	OLD GEORGETOWN	RD	ROCKVILLE	20852
00689747	111 Single Family Detached	5805	MASSACHUSETTS	AVE	BETHESDA	20816
00679191	111 Single Family Detached	9903	OLD GEORGETOWN	RD	BETHESDA	20814
00673638	111 Single Family Detached	9917	OLD GEORGETOWN	RD	BETHESDA	20814
01584388	111 Single Family Detached	5904	RIVER	RD	BETHESDA	20816
00572591	111 Single Family Detached	9516	OLD GEORGETOWN	RD	BETHESDA	20814
00554854	111 Single Family Detached	9521	OLD GEORGETOWN	RD	BETHESDA	20814
00575025	111 Single Family Detached	9504	OLD GEORGETOWN	RD	BETHESDA	20814
00554741	111 Single Family Detached	9519	OLD GEORGETOWN	RD	BETHESDA	20814
00575798	111 Single Family Detached	9426	OLD GEORGETOWN	RD	BETHESDA	20814
00661185	111 Single Family Detached	5331	MASSACHUSETTS	AVE	BETHESDA	20816
00542652	111 Single Family Detached	5311	MASSACHUSETTS	AVE	BETHESDA	20816
00557493	111 Single Family Detached	9501	OLD GEORGETOWN	RD	BETHESDA	20814
00664188	111 Single Family Detached	5205	MASSACHUSETTS	AVE	BETHESDA	20816
00543383	111 Single Family Detached	5301	MASSACHUSETTS	AVE	BETHESDA	20816
01121687	111 Single Family Detached	4812	NORBECK	RD	ROCKVILLE	20853
00751162	111 Single Family Detached	5317	NORBECK	RD	ROCKVILLE	20853
00547073	111 Single Family Detached	5138	MASSACHUSETTS	AVE	BETHESDA	20816
00473280	111 Single Family Detached	6306	WISCONSIN	AVE	CHEVY CHASE	20815
00664190	111 Single Family Detached	5204	MASSACHUSETTS	AVE	BETHESDA	20816
00753536	111 Single Family Detached	5113	NORBECK	RD	ROCKVILLE	20853
00436163	681 Institutional/Community Facility	5148	MASSACHUSETTS	AVE	BETHESDA	20816
00473930	111 Single Family Detached	6300	WISCONSIN	AVE	CHEVY CHASE	20815
03317705	111 Single Family Detached	6500	WISCONSIN	AVE	CHEVY CHASE	20815
00484738	681 Institutional/Community Facility	6050	WISCONSIN	AVE	CHEVY CHASE	20815
01124191	111 Single Family Detached	4704	NORBECK	RD	ROCKVILLE	20853
00677317	111 Single Family Detached	4765	BRADLEY	BLV	CHEVY CHASE	20815
01445482	111 Single Family Detached	5004	NORBECK	RD	ROCKVILLE	20853
01448190	111 Single Family Detached	5016	NORBECK	RD	ROCKVILLE	20853
01172232	111 Single Family Detached	12406	VEIRS MILL	RD	SILVER SPRING	20906
01123106	111 Single Family Detached	4624	NORBECK	RD	ROCKVILLE	20853
02665300	111 Single Family Detached	4304	NORBECK	RD	ROCKVILLE	20853
00451751	111 Single Family Detached	5701	WISCONSIN	AVE	CHEVY CHASE	20815
00757408	111 Single Family Detached	4235	NORBECK	RD	ROCKVILLE	20853
01171534	111 Single Family Detached	4405	RANDOLPH	RD	SILVER SPRING	20906
01172208	111 Single Family Detached	4401	RANDOLPH	RD	SILVER SPRING	20906
01167532	111 Single Family Detached	12140	VEIRS MILL	RD	SILVER SPRING	20906
01166628	111 Single Family Detached	12308	VEIRS MILL	RD	SILVER SPRING	20906
01173921	111 Single Family Detached	4513	RANDOLPH	RD	SILVER SPRING	20906
01168662	111 Single Family Detached	4520	RANDOLPH	RD	SILVER SPRING	20906
01174127	111 Single Family Detached	4521	RANDOLPH	RD	SILVER SPRING	20906
00757443	111 Single Family Detached	4203	NORBECK	RD	ROCKVILLE	20853
00757738	111 Single Family Detached	4201	NORBECK	RD	ROCKVILLE	20853
00757476	111 Single Family Detached	4209	NORBECK	RD	ROCKVILLE	20853
01170038	111 Single Family Detached	4416	RANDOLPH	RD	SILVER SPRING	20906
00566692	111 Single Family Detached	4221	EAST WEST	HWY	BETHESDA	20814
00999498	111 Single Family Detached	9807	CONNECTICUT	AVE	KENSINGTON	20895
01172551	111 Single Family Detached	12300	VEIRS MILL	RD	SILVER SPRING	20906
00742442	111 Single Family Detached	4113	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00461340	111 Single Family Detached	6815	CONNECTICUT	AVE	CHEVY CHASE	20815
00465930	111 Single Family Detached	6808	CONNECTICUT	AVE	CHEVY CHASE	20815
01165852	111 Single Family Detached	4502	RANDOLPH	RD	SILVER SPRING	20906
01169622	111 Single Family Detached	4518	RANDOLPH	RD	SILVER SPRING	20906
00427215	111 Single Family Detached	4105	EAST WEST	HWY	CHEVY CHASE	20815
00577775	691 Institutional/Community Facility	7901	CONNECTICUT	AVE	CHEVY CHASE	20815
00578030	111 Single Family Detached	7507	CONNECTICUT	AVE	CHEVY CHASE	20815
00749512	111 Single Family Detached	4213	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00459506	111 Single Family Detached	6809	CONNECTICUT	AVE	CHEVY CHASE	20815
00467927	111 Single Family Detached	7205	CONNECTICUT	AVE	CHEVY CHASE	20815
00464968	111 Single Family Detached	6800	CONNECTICUT	AVE	CHEVY CHASE	20815
00566998	111 Single Family Detached	4202	EAST WEST	HWY	CHEVY CHASE	20815
01228141	470 Utility	12015	CONNECTICUT	AVE	SILVER SPRING	20902
01241546	111 Single Family Detached	12208	CONNECTICUT	AVE	SILVER SPRING	20902

01244846	111 Single Family Detached	12109	CONNECTICUT	AVE	SILVER SPRING	20902
01243396	111 Single Family Detached	12104	CONNECTICUT	AVE	SILVER SPRING	20902
01228106	470 Utility	12007	CONNECTICUT	AVE	SILVER SPRING	20902
01262880	111 Single Family Detached	11506	CONNECTICUT	AVE	SILVER SPRING	20902
01123436	111 Single Family Detached	15012	GEORGIA	AVE	ROCKVILLE	20853
01241422	111 Single Family Detached	12100	CONNECTICUT	AVE	SILVER SPRING	20902
01025734	691 Institutional/Community Facility	10123	CONNECTICUT	AVE	KENSINGTON	20895
01246903	111 Single Family Detached	3708	RANDOLPH	RD	SILVER SPRING	20902
01238355	111 Single Family Detached	12201	CONNECTICUT	AVE	SILVER SPRING	20902
01245101	111 Single Family Detached	12101	CONNECTICUT	AVE	SILVER SPRING	20902
01239771	111 Single Family Detached	12021	CONNECTICUT	AVE	SILVER SPRING	20902
00578187	111 Single Family Detached	3809	EAST WEST	HWY	CHEVY CHASE	20815
00457781	111 Single Family Detached	5808	CONNECTICUT	AVE	CHEVY CHASE	20815
01291062	111 Single Family Detached	4003	RANDOLPH	RD	SILVER SPRING	20902
01288097	111 Single Family Detached	4005	RANDOLPH	RD	SILVER SPRING	20902
00458397	111 Single Family Detached	5804	CONNECTICUT	AVE	CHEVY CHASE	20815
02310402	600 Office	4000	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00718852	111 Single Family Detached	17324	GEORGIA	AVE	OLNEY	20832
01289981	111 Single Family Detached	3902	RANDOLPH	RD	WHEATON	20902
01231673	111 Single Family Detached	12810	CONNECTICUT	AVE	SILVER SPRING	20906
01234632	111 Single Family Detached	3414	RANDOLPH	RD	SILVER SPRING	20902
01235306	111 Single Family Detached	3504	RANDOLPH	RD	WHEATON	20902
01317180	111 Single Family Detached	13320	GEORGIA	AVE	SILVER SPRING	20906
01247361	111 Single Family Detached	12305	CONNECTICUT	AVE	SILVER SPRING	20906
01231092	111 Single Family Detached	12421	CONNECTICUT	AVE	SILVER SPRING	20906
01234005	111 Single Family Detached	12710	CONNECTICUT	AVE	SILVER SPRING	20906
01482941	111 Single Family Detached	17605	GEORGIA	AVE	OLNEY	20832
01238242	111 Single Family Detached	12300	CONNECTICUT	AVE	SILVER SPRING	20906
01225667	111 Single Family Detached	12502	CONNECTICUT	AVE	SILVER SPRING	20906
01239851	111 Single Family Detached	3617	RANDOLPH	RD	SILVER SPRING	20902
01245635	111 Single Family Detached	12706	CONNECTICUT	AVE	SILVER SPRING	20906
01231833	111 Single Family Detached	3703	RANDOLPH	RD	SILVER SPRING	20902
01230031	111 Single Family Detached	12423	CONNECTICUT	AVE	SILVER SPRING	20906
01241980	111 Single Family Detached	12817	CONNECTICUT	AVE	SILVER SPRING	20906
01317260	111 Single Family Detached	13214	GEORGIA	AVE	SILVER SPRING	20906
01229464	111 Single Family Detached	3711	RANDOLPH	RD	SILVER SPRING	20902
01229260	111 Single Family Detached	12506	CONNECTICUT	AVE	SILVER SPRING	20906
01238685	111 Single Family Detached	12418	CONNECTICUT	AVE	SILVER SPRING	20906
01317670	111 Single Family Detached	13210	GEORGIA	AVE	SILVER SPRING	20906
01317544	111 Single Family Detached	13220	GEORGIA	AVE	SILVER SPRING	20906
01399098	111 Single Family Detached	11412	VEIRS MILL	RD	SILVER SPRING	20902
01399021	111 Single Family Detached	11500	VEIRS MILL	RD	SILVER SPRING	20902
01287388	111 Single Family Detached	4002	RANDOLPH	RD	WHEATON	20902
01250175	111 Single Family Detached	11734	VEIRS MILL	RD	SILVER SPRING	20902
01406947	111 Single Family Detached	11601	VEIRS MILL	RD	WHEATON	20902
01195756	111 Single Family Detached	12918	GEORGIA	AVE	SILVER SPRING	20906
01198991	111 Single Family Detached	3012 W	UNIVERSITY	BLV	KENSINGTON	20895
01233342	111 Single Family Detached	3408	RANDOLPH	RD	SILVER SPRING	20902
01252994	111 Single Family Detached	2724	RANDOLPH	RD	SILVER SPRING	20902
01236436	111 Single Family Detached	3402	RANDOLPH	RD	SILVER SPRING	20902
01253351	111 Single Family Detached	2723	RANDOLPH	RD	SILVER SPRING	20902
01251181	111 Single Family Detached	2710	RANDOLPH	RD	SILVER SPRING	20902
01250426	111 Single Family Detached	2709	RANDOLPH	RD	SILVER SPRING	20902
01252527	111 Single Family Detached	2803	RANDOLPH	RD	SILVER SPRING	20902
01250756	111 Single Family Detached	2806	RANDOLPH	RD	SILVER SPRING	20902
01158231	111 Single Family Detached	2800	EAST WEST	HWY	CHEVY CHASE	20815
01159496	111 Single Family Detached	2717	EAST WEST	HWY	CHEVY CHASE	20815
01176651	111 Single Family Detached	11810	GEORGIA	AVE	SILVER SPRING	20902
01158628	111 Single Family Detached	2705	EAST WEST	HWY	CHEVY CHASE	20815
01184478	111 Single Family Detached	11612	GEORGIA	AVE	SILVER SPRING	20902
01156642	111 Single Family Detached	2810	EAST WEST	HWY	CHEVY CHASE	20815
01252870	111 Single Family Detached	2502	RANDOLPH	RD	SILVER SPRING	20902
01184480	111 Single Family Detached	11712	GEORGIA	AVE	WHEATON	20902
01251545	111 Single Family Detached	2512	RANDOLPH	RD	SILVER SPRING	20902
00960982	111 Single Family Detached	2404	EAST WEST	HWY	SILVER SPRING	20910
00966773	111 Single Family Detached	11310	VEIRS MILL	RD	SILVER SPRING	20902
01251578	111 Single Family Detached	2809	RANDOLPH	RD	SILVER SPRING	20902
00978587	111 Single Family Detached	12709	GEORGIA	AVE	SILVER SPRING	20906
01157214	111 Single Family Detached	2714	EAST WEST	HWY	CHEVY CHASE	20815
03867105	910 Vacant	0	OLD GEORGETOWN	RD		
01158721	111 Single Family Detached	2617	EAST WEST	HWY	CHEVY CHASE	20815
01157486	111 Single Family Detached	2610	EAST WEST	HWY	CHEVY CHASE	20815
01160553	111 Single Family Detached	2618	EAST WEST	HWY	CHEVY CHASE	20815
01157715	111 Single Family Detached	2624	EAST WEST	HWY	CHEVY CHASE	20815
01161513	111 Single Family Detached	2613	EAST WEST	HWY	CHEVY CHASE	20815
01182151	111 Single Family Detached	11702	GEORGIA	AVE	SILVER SPRING	20902
01176013	111 Single Family Detached	11808	GEORGIA	AVE	SILVER SPRING	20902
01120034	111 Single Family Detached	10511	GEORGIA	AVE	SILVER SPRING	20902
03059023	111 Single Family Detached	1621 W	UNIVERSITY	BLVD	KENSINGTON	20895
01119638	111 Single Family Detached	10715	GEORGIA	AVE	SILVER SPRING	20902
01088855	111 Single Family Detached	9100	16TH	ST	SILVER SPRING	20910
01337597	691 Institutional/Community Facility	9735	GEORGIA	AVE	SILVER SPRING	20910
01119718	111 Single Family Detached	10713	GEORGIA	AVE	SILVER SPRING	20902
01103245	111 Single Family Detached	10308	GEORGIA	AVE	SILVER SPRING	20902
01119536	111 Single Family Detached	10507	GEORGIA	AVE	SILVER SPRING	20902
01415018	111 Single Family Detached	12909	LAYHILL	RD	SILVER SPRING	20906
01103883	111 Single Family Detached	10208	GEORGIA	AVE	SILVER SPRING	20902
02171483	111 Single Family Detached	13611	LAYHILL	RD	SILVER SPRING	20906
01101691	111 Single Family Detached	10412	GEORGIA	AVE	SILVER SPRING	20902
01294098	111 Single Family Detached	9919	GEORGIA	AVE	SILVER SPRING	20902
01105222	111 Single Family Detached	10206	GEORGIA	AVE	SILVER SPRING	20902

01106842	651 Office	10401	GEORGIA	AVE	SILVER SPRING	20902
01435244	111 Single Family Detached	8907	GEORGIA	AVE	SILVER SPRING	20910
01451585	111 Single Family Detached	14101	LAYHILL	RD	SILVER SPRING	20906
01102194	111 Single Family Detached	10204	GEORGIA	AVE	SILVER SPRING	20902
01112956	111 Single Family Detached	10101	GEORGIA	AVE	SILVER SPRING	20902
01100787	111 Single Family Detached	10214	GEORGIA	AVE	SILVER SPRING	20902
01413772	111 Single Family Detached	12801	LAYHILL	RD	SILVER SPRING	20906
01538212	611 Retail	14241	LAYHILL	RD	SILVER SPRING	20906
00951260	910 Vacant	13110	LAYHILL	RD	SILVER SPRING	20906
01414526	111 Single Family Detached	12901	LAYHILL	RD	SILVER SPRING	20906
01111223	111 Single Family Detached	10019	GEORGIA	AVE	SILVER SPRING	20902
01120978	111 Single Family Detached	10509	GEORGIA	AVE	SILVER SPRING	20902
00980067	111 Single Family Detached	9127	GEORGIA	AVE	SILVER SPRING	20910
01429926	111 Single Family Detached	9006	COLESVILLE	RD	SILVER SPRING	20910
02686038	111 Single Family Detached	734 W	UNIVERSITY	BLV	SILVER SPRING	20901
00577902	111 Single Family Detached	3703	EAST WEST	HWY	CHEVY CHASE	20815
00982465	691 Institutional/Community Facility	818 W	UNIVERSITY	BLV	SILVER SPRING	20901
00970070	111 Single Family Detached	710 W	UNIVERSITY	BLV	SILVER SPRING	20901
02738246	111 Single Family Detached	822 W	UNIVERSITY	BLV	SILVER SPRING	20901
00979308	691 Institutional/Community Facility	810 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379147	111 Single Family Detached	411 W	UNIVERSITY	BLV	SILVER SPRING	20901
01211287	111 Single Family Detached	621 W	UNIVERSITY	BLV	SILVER SPRING	20901
01109093	111 Single Family Detached	9904	COLESVILLE	RD	SILVER SPRING	20901
03246050	681 Institutional/Community Facility	1106 W	UNIVERSITY	BLV	SILVER SPRING	20902
01036145	111 Single Family Detached	9411	COLESVILLE	RD	SILVER SPRING	20901
01031074	111 Single Family Detached	9526	COLESVILLE	RD	SILVER SPRING	20901
01109025	111 Single Family Detached	9908	COLESVILLE	RD	SILVER SPRING	20901
01211298	111 Single Family Detached	623 W	UNIVERSITY	BLV	SILVER SPRING	20901
01035631	111 Single Family Detached	9511	COLESVILLE	RD	SILVER SPRING	20901
01109297	111 Single Family Detached	204 W	UNIVERSITY	BLV	SILVER SPRING	20901
01032535	111 Single Family Detached	207 W	UNIVERSITY	BLV	SILVER SPRING	20901
01030172	111 Single Family Detached	9522	COLESVILLE	RD	SILVER SPRING	20901
01109138	910 Vacant	0	COLESVILLE	RD		0
01971398	541 Retail	116 W	UNIVERSITY	BLV	SILVER SPRING	20901
01033164	111 Single Family Detached	219 W	UNIVERSITY	BLV	SILVER SPRING	20901
01030456	111 Single Family Detached	9504	COLESVILLE	RD	SILVER SPRING	20901
01030718	111 Single Family Detached	9412	COLESVILLE	RD	SILVER SPRING	20901
00953623	111 Single Family Detached	336 W	UNIVERSITY	BLV	SILVER SPRING	20901
00356493	111 Single Family Detached	213	RANDOLPH	RD	SILVER SPRING	20904
00966990	111 Single Family Detached	318 W	UNIVERSITY	BLV	SILVER SPRING	20901
01219831	111 Single Family Detached	116 E	UNIVERSITY	BLV	SILVER SPRING	20901
00268048	111 Single Family Detached	179	RANDOLPH	RD	SILVER SPRING	20904
00324806	111 Single Family Detached	129	RANDOLPH	RD	SILVER SPRING	20904
00323323	111 Single Family Detached	113	RANDOLPH	RD	SILVER SPRING	20904
01216520	111 Single Family Detached	10212	COLESVILLE	RD	SILVER SPRING	20901
00974591	910 Vacant	0	COLESVILLE	RD		0
01216336	111 Single Family Detached	10206	COLESVILLE	RD	SILVER SPRING	20901
00323460	111 Single Family Detached	117	RANDOLPH	RD	SILVER SPRING	20904
00255753	691 Institutional/Community Facility	52	RANDOLPH	RD	SILVER SPRING	20904
00269464	111 Single Family Detached	44	RANDOLPH	RD	SILVER SPRING	20904
00959471	910 Vacant	0	COLESVILLE	RD		0
00345364	111 Single Family Detached	14628	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
01252653	111 Single Family Detached	2607	RANDOLPH	RD	SILVER SPRING	20902
03174857	111 Single Family Detached	6806	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00312045	111 Single Family Detached	15215	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00253663	111 Single Family Detached	14420	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00292892	111 Single Family Detached	12912	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01250778	111 Single Family Detached	2611	RANDOLPH	RD	SILVER SPRING	20902
03170041	111 Single Family Detached	6906	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01398276	111 Single Family Detached	614 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451701	111 Single Family Detached	597 E	UNIVERSITY	BLV	SILVER SPRING	20901
00976533	111 Single Family Detached	504 E	UNIVERSITY	BLV	SILVER SPRING	20901
00387131	672 Institutional/Community Facility	13216	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00345604	111 Single Family Detached	14700	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00293384	691 Institutional/Community Facility	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01351838	111 Single Family Detached	406 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451712	111 Single Family Detached	603 E	UNIVERSITY	BLV	SILVER SPRING	20901
01352616	111 Single Family Detached	214 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013678	111 Single Family Detached	321 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254834	111 Single Family Detached	421 E	UNIVERSITY	BLV	SILVER SPRING	20901
01255007	111 Single Family Detached	405 E	UNIVERSITY	BLV	SILVER SPRING	20901
02013470	111 Single Family Detached	12407	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01351587	111 Single Family Detached	408 E	UNIVERSITY	BLV	SILVER SPRING	20901
00305552	111 Single Family Detached	10922	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01255111	111 Single Family Detached	435 E	UNIVERSITY	BLV	SILVER SPRING	20901
00331208	910 Vacant	0	NEW HAMPSHIRE	AVE		0
02817014	111 Single Family Detached	12601	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01254127	111 Single Family Detached	419 E	UNIVERSITY	BLV	SILVER SPRING	20902
01355778	111 Single Family Detached	218 E	UNIVERSITY	BLV	SILVER SPRING	20901
03171353	111 Single Family Detached	7506	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01133344	116 Single Family Attached	916 E	UNIVERSITY	BLV	SILVER SPRING	20903
00288002	111 Single Family Detached	10416	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00285692	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00288423	111 Single Family Detached	10231	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00288285	111 Single Family Detached	10312	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00306022	111 Single Family Detached	10902	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330795	111 Single Family Detached	9407	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330567	111 Single Family Detached	9305	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330740	111 Single Family Detached	9403	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00312320	111 Single Family Detached	10612	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330944	111 Single Family Detached	9505	ADELPHI	RD	SILVER SPRING	20903

00330933	111 Single Family Detached	9603	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00297861	111 Single Family Detached	9806	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00299095	111 Single Family Detached	9804	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00300993	111 Single Family Detached	9712	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03690220	116 Single Family Attached	11870	SNOWDEN FARM	PKY	CLARKSBURG	20871
00441067	111 Single Family Detached	8132	OLD GEORGETOWN	RD	BETHESDA	20814
00447042	111 Single Family Detached	5101	BRADLEY	BLV	CHEVY CHASE	20815
00469130	111 Single Family Detached	7203	CONNECTICUT	AVE	CHEVY CHASE	20815
03266491	111 Single Family Detached	8900	OLD GEORGETOWN	RD	BETHESDA	20814
00441546	111 Single Family Detached	8120	OLD GEORGETOWN	RD	BETHESDA	20814
00441307	111 Single Family Detached	8116	OLD GEORGETOWN	RD	BETHESDA	20814
01001226	111 Single Family Detached	9803	CONNECTICUT	AVE	KENSINGTON	20895
00441114	111 Single Family Detached	8126	OLD GEORGETOWN	RD	BETHESDA	20814
03724303	113 Multi-Family	16940	GEORGIA	AVE	OLNEY	20832
03742038	116 Single Family Attached	9111	OLD GEORGETOWN	RD	BETHESDA	20814
00255902	111 Single Family Detached	150	RANDOLPH	RD	SILVER SPRING	20904
03690162	116 Single Family Attached	11882	SNOWDEN FARM	PKY	CLARKSBURG	20871
01436396	111 Single Family Detached	8915	GEORGIA	AVE	SILVER SPRING	20910
01122011	111 Single Family Detached	4212	NORBECK	RD	ROCKVILLE	20853
01352720	111 Single Family Detached	328 E	UNIVERSITY	BLV	SILVER SPRING	20901
00443237	111 Single Family Detached	5130	BRADLEY	BLV	CHEVY CHASE	20815
00444733	111 Single Family Detached	5122	BRADLEY	BLV	CHEVY CHASE	20815
01124500	111 Single Family Detached	4232	NORBECK	RD	ROCKVILLE	20853
01121415	111 Single Family Detached	4224	NORBECK	RD	ROCKVILLE	20853
01121825	111 Single Family Detached	4116	NORBECK	RD	ROCKVILLE	20853
00442233	111 Single Family Detached	5114	BRADLEY	BLV	CHEVY CHASE	20815
01201005	111 Single Family Detached	3200 W	UNIVERSITY	BLV	KENSINGTON	20895
01124395	111 Single Family Detached	4104	NORBECK	RD	ROCKVILLE	20853
03800180	910 Vacant	0	GEORGIA	AVE	SILVER SPRING	20902
00614470	111 Single Family Detached	5628	MASSACHUSETTS	AVE	BETHESDA	20816
00611146	691 Institutional/Community Facility	5450	MASSACHUSETTS	AVE	BETHESDA	20816
01235716	111 Single Family Detached	13011	CONNECTICUT	AVE	SILVER SPRING	20906
03410212	910 Vacant	0	STRINGTOWN	RD		20871
00443818	111 Single Family Detached	5106	BRADLEY	BLV	CHEVY CHASE	20815
01235671	111 Single Family Detached	13003	CONNECTICUT	AVE	SILVER SPRING	20906
03175896	111 Single Family Detached	6918	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00351398	111 Single Family Detached	12113	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00977710	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20910
00977721	111 Single Family Detached	8927	COLESVILLE	RD	SILVER SPRING	20910
00305803	111 Single Family Detached	10804	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03628906	111 Single Family Detached	6618	RIVER	RD	BETHESDA	20817
03528954	691 Institutional/Community Facility	5500	RIVER	RD	BETHESDA	20816
02412226	691 Institutional/Community Facility	15100	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00423833	111 Single Family Detached	4209	EAST WEST	HWY	CHEVY CHASE	20815
01253087	111 Single Family Detached	2503	RANDOLPH	RD	SILVER SPRING	20902
03261443	711 Cultural	10001	OLD GEORGETOWN	RD	BETHESDA	20814
03727988	910 Vacant	0	SNOWDEN FARM	PKWY		
01171784	111 Single Family Detached	12420	VEIRS MILL	RD	SILVER SPRING	20906
01238333	111 Single Family Detached	12503	CONNECTICUT	AVE	SILVER SPRING	20906
03707376	691 Institutional/Community Facility	520	RANDOLPH	RD	SILVER SPRING	20904
02689225	651 Office	9320	OLD GEORGETOWN	RD	BETHESDA	20814
03885296	910 Parking and Transportation	0	UNIVERSITY	BLVD		
00560695	111 Single Family Detached	5808	MASSACHUSETTS	AVE	BETHESDA	20816
00561622	111 Single Family Detached	5804	MASSACHUSETTS	AVE	BETHESDA	20816
00560046	111 Single Family Detached	5800	MASSACHUSETTS	AVE	BETHESDA	20816
00442211	111 Single Family Detached	5121	BRADLEY	BLV	CHEVY CHASE	20815
03739953	910 Vacant	0	SNOWDEN FARM	PKWY	CLARKSBURG	20871
00445486	111 Single Family Detached	5129	BRADLEY	BLV	CHEVY CHASE	20815
00643506	111 Single Family Detached	9604	ROCKVILLE	AVE	BETHESDA	20814
00999614	111 Single Family Detached	10004	CONNECTICUT	AVE	KENSINGTON	20895
01636530	111 Single Family Detached	10409	COLESVILLE	RD	SILVER SPRING	20901
01201836	111 Single Family Detached	3316 W	UNIVERSITY	BLV	KENSINGTON	20895
01239020	111 Single Family Detached	3612	RANDOLPH	RD	SILVER SPRING	20902
03255145	910 Vacant	20420	GERMANTOWN	RD	GAITHERSBURG	20878
00405914	111 Single Family Detached	10416	DARNESTOWN	RD	ROCKVILLE	20850
03828855	111 Single Family Detached	5115	BRADLEY	BLVD	CHEVY CHASE	20815
00431844	111 Single Family Detached	7311	RIVER	RD	BETHESDA	20817
02676108	111 Single Family Detached	6509	RIVER	RD	BETHESDA	20817
00641644	111 Single Family Detached	6518	DEMOCRACY	BLV	BETHESDA	20817
00641666	111 Single Family Detached	6514	DEMOCRACY	BLV	BETHESDA	20817
00420635	111 Single Family Detached	6627	RIVER	RD	BETHESDA	20817
00690201	111 Single Family Detached	5915	MASSACHUSETTS	AVE	BETHESDA	20816
00689725	672 Institutional/Community Facility	5920	MASSACHUSETTS	AVE	BETHESDA	20816
00506483	111 Single Family Detached	6000	MASSACHUSETTS	AVE	BETHESDA	20816
00083152	111 Single Family Detached	11304	OLD GEORGETOWN	RD	NORTH BETHESDA	20852
00751297	111 Single Family Detached	5513	NORBECK	RD	ROCKVILLE	20853
00573232	111 Single Family Detached	9518	OLD GEORGETOWN	RD	BETHESDA	20814
00687965	111 Single Family Detached	9414	OLD GEORGETOWN	RD	BETHESDA	20814
00661128	111 Single Family Detached	5337	MASSACHUSETTS	AVE	BETHESDA	20816
00417238	111 Single Family Detached	5221	MASSACHUSETTS	AVE	BETHESDA	20816
00425604	111 Single Family Detached	5223	MASSACHUSETTS	AVE	BETHESDA	20816
00495060	111 Single Family Detached	8212	OLD GEORGETOWN	RD	BETHESDA	20814
00687976	111 Single Family Detached	9410	OLD GEORGETOWN	RD	BETHESDA	20814
00441706	111 Single Family Detached	8206	OLD GEORGETOWN	RD	BETHESDA	20814
00423855	910 Vacant	5227	MASSACHUSETTS	AVE	BETHESDA	20816
00542435	111 Single Family Detached	5237	MASSACHUSETTS	AVE	BETHESDA	20816
00425785	111 Single Family Detached	5211	MASSACHUSETTS	AVE	BETHESDA	20816
00542082	111 Single Family Detached	5231	MASSACHUSETTS	AVE	BETHESDA	20816
00751652	111 Single Family Detached	5333	NORBECK	RD	ROCKVILLE	20853
01121437	111 Single Family Detached	4716	NORBECK	RD	ROCKVILLE	20853
01442182	111 Single Family Detached	5028	NORBECK	RD	ROCKVILLE	20853

01124475	111 Single Family Detached	4904	NORBECK	RD	ROCKVILLE	20853
00677740	111 Single Family Detached	4769	BRADLEY	BLV	CHEVY CHASE	20815
03128975	692 Institutional/Community Facility	0	ROCKVILLE	PIK	BETHESDA	20814
01168913	111 Single Family Detached	12408	VEIRS MILL	RD	SILVER SPRING	20906
00597011	111 Single Family Detached	9407	ROCKVILLE	PIK	BETHESDA	20814
00596984	111 Single Family Detached	9303	ROCKVILLE	PIK	BETHESDA	20814
01122911	111 Single Family Detached	4708	NORBECK	RD	ROCKVILLE	20853
01122922	111 Single Family Detached	4712	NORBECK	RD	ROCKVILLE	20853
01121472	111 Single Family Detached	4520	NORBECK	RD	ROCKVILLE	20853
01122168	111 Single Family Detached	4616	NORBECK	RD	ROCKVILLE	20853
00757487	111 Single Family Detached	4211	NORBECK	RD	ROCKVILLE	20853
00757454	111 Single Family Detached	4205	NORBECK	RD	ROCKVILLE	20853
00566874	111 Single Family Detached	4225	EAST WEST	HWY	CHEVY CHASE	20815
00566522	111 Single Family Detached	4229	EAST WEST	HWY	CHEVY CHASE	20815
00566987	111 Single Family Detached	4230	EAST WEST	HWY	CHEVY CHASE	20815
01171408	111 Single Family Detached	4511	RANDOLPH	RD	SILVER SPRING	20906
01173910	111 Single Family Detached	4413	RANDOLPH	RD	SILVER SPRING	20906
01170791	111 Single Family Detached	12306	VEIRS MILL	RD	SILVER SPRING	20906
01165748	111 Single Family Detached	4517	RANDOLPH	RD	SILVER SPRING	20906
01174036	111 Single Family Detached	4529	RANDOLPH	RD	SILVER SPRING	20906
01405852	111 Single Family Detached	9717	CONNECTICUT	AVE	KENSINGTON	20895
00458967	111 Single Family Detached	7103	CONNECTICUT	AVE	CHEVY CHASE	20815
01172653	111 Single Family Detached	4414	RANDOLPH	RD	SILVER SPRING	20906
01000266	111 Single Family Detached	10001	CONNECTICUT	AVE	KENSINGTON	20895
00998095	111 Single Family Detached	9805	CONNECTICUT	AVE	KENSINGTON	20895
00578963	723 Cultural	7931	CONNECTICUT	AVE	CHEVY CHASE	20815
00423057	111 Single Family Detached	4005	EAST WEST	HWY	CHEVY CHASE	20815
00467483	111 Single Family Detached	4006	EAST WEST	HWY	CHEVY CHASE	20815
00524868	111 Single Family Detached	8901	CONNECTICUT	AVE	CHEVY CHASE	20815
00577321	111 Single Family Detached	7631	CONNECTICUT	AVE	CHEVY CHASE	20815
00577571	111 Single Family Detached	3602	EAST WEST	HWY	CHEVY CHASE	20815
00566624	111 Single Family Detached	4206	EAST WEST	HWY	CHEVY CHASE	20815
01230986	111 Single Family Detached	12220	CONNECTICUT	AVE	SILVER SPRING	20902
01285915	111 Single Family Detached	11605	CONNECTICUT	AVE	SILVER SPRING	20902
01170687	111 Single Family Detached	4409	RANDOLPH	RD	SILVER SPRING	20906
01166548	111 Single Family Detached	12128	VEIRS MILL	RD	SILVER SPRING	20906
01122988	111 Single Family Detached	15004	GEORGIA	AVE	ROCKVILLE	20853
01121676	111 Single Family Detached	15008	GEORGIA	AVE	ROCKVILLE	20853
01122272	111 Single Family Detached	15112	GEORGIA	AVE	ROCKVILLE	20853
01228128	470 Utility	12011	CONNECTICUT	AVE	SILVER SPRING	20902
01255315	111 Single Family Detached	11504	CONNECTICUT	AVE	SILVER SPRING	20902
01405500	111 Single Family Detached	9713	CONNECTICUT	AVE	KENSINGTON	20895
01237863	111 Single Family Detached	3710	RANDOLPH	RD	SILVER SPRING	20902
01130693	111 Single Family Detached	10814	CONNECTICUT	AVE	KENSINGTON	20895
01122090	111 Single Family Detached	15108	GEORGIA	AVE	ROCKVILLE	20853
01227682	111 Single Family Detached	12107	CONNECTICUT	AVE	SILVER SPRING	20902
01241637	111 Single Family Detached	12108	CONNECTICUT	AVE	SILVER SPRING	20902
01174765	111 Single Family Detached	12114	VEIRS MILL	RD	SILVER SPRING	20906
01174253	111 Single Family Detached	12122	VEIRS MILL	RD	SILVER SPRING	20906
01288884	111 Single Family Detached	12111	VEIRS MILL	RD	SILVER SPRING	20906
01287481	111 Single Family Detached	3901	RANDOLPH	RD	SILVER SPRING	20906
01292011	111 Single Family Detached	12109	VEIRS MILL	RD	SILVER SPRING	20906
01174685	111 Single Family Detached	12112	VEIRS MILL	RD	SILVER SPRING	20906
01167337	111 Single Family Detached	12118	VEIRS MILL	RD	SILVER SPRING	20906
01122226	111 Single Family Detached	14716	GEORGIA	AVE	ROCKVILLE	20853
01226164	111 Single Family Detached	3600	RANDOLPH	RD	SILVER SPRING	20902
01230177	111 Single Family Detached	3515	RANDOLPH	RD	SILVER SPRING	20902
01242266	111 Single Family Detached	3510	RANDOLPH	RD	SILVER SPRING	20902
00701954	111 Single Family Detached	16600	GEORGIA	AVE	OLNEY	20832
01226038	111 Single Family Detached	12716	CONNECTICUT	AVE	SILVER SPRING	20906
01234574	111 Single Family Detached	12811	CONNECTICUT	AVE	SILVER SPRING	20906
01247086	111 Single Family Detached	12419	CONNECTICUT	AVE	SILVER SPRING	20906
01315261	111 Single Family Detached	13306	GEORGIA	AVE	SILVER SPRING	20906
01246082	111 Single Family Detached	12600	CONNECTICUT	AVE	SILVER SPRING	20906
01238388	111 Single Family Detached	12401	CONNECTICUT	AVE	SILVER SPRING	20906
00706114	111 Single Family Detached	16612	GEORGIA	AVE	OLNEY	20832
01233774	111 Single Family Detached	3809	RANDOLPH	RD	SILVER SPRING	20902
01228618	111 Single Family Detached	12205	CONNECTICUT	AVE	SILVER SPRING	20902
01234858	111 Single Family Detached	12705	CONNECTICUT	AVE	SILVER SPRING	20906
01232781	111 Single Family Detached	12800	CONNECTICUT	AVE	SILVER SPRING	20906
01228950	111 Single Family Detached	12821	CONNECTICUT	AVE	SILVER SPRING	20906
01240143	111 Single Family Detached	12402	CONNECTICUT	AVE	SILVER SPRING	20906
01233364	111 Single Family Detached	12405	CONNECTICUT	AVE	SILVER SPRING	20906
01242062	111 Single Family Detached	12809	CONNECTICUT	AVE	SILVER SPRING	20906
01317431	111 Single Family Detached	13300	GEORGIA	AVE	SILVER SPRING	20906
01316642	111 Single Family Detached	13314	GEORGIA	AVE	SILVER SPRING	20906
02148465	691 Institutional/Community Facility	17525	GEORGIA	AVE	OLNEY	20832
00701373	910 Vacant	0	GEORGIA	AVE		0
00718726	111 Single Family Detached	17721	GEORGIA	AVE	OLNEY	20832
01403762	111 Single Family Detached	13305	GEORGIA	AVE	SILVER SPRING	20906
01316961	111 Single Family Detached	13218	GEORGIA	AVE	SILVER SPRING	20906
01181101	111 Single Family Detached	11417	VEIRS MILL	RD	SILVER SPRING	20902
01180436	111 Single Family Detached	11415	VEIRS MILL	RD	SILVER SPRING	20902
01249688	111 Single Family Detached	11738	VEIRS MILL	RD	SILVER SPRING	20902
01249848	111 Single Family Detached	11742	VEIRS MILL	RD	SILVER SPRING	20902
01199322	111 Single Family Detached	2930 W	UNIVERSITY	BLV	KENSINGTON	20895
01399008	111 Single Family Detached	11512	VEIRS MILL	RD	SILVER SPRING	20902
01191372	111 Single Family Detached	12916	GEORGIA	AVE	SILVER SPRING	20906
01316904	111 Single Family Detached	13008	GEORGIA	AVE	SILVER SPRING	20906
01201266	111 Single Family Detached	3312 W	UNIVERSITY	BLV	KENSINGTON	20895
01027243	111 Single Family Detached	2923 W	UNIVERSITY	BLV	KENSINGTON	20895

01199116	111 Single Family Detached	2932 W	UNIVERSITY	BLV	KENSINGTON	20895
01198783	111 Single Family Detached	3006 W	UNIVERSITY	BLV	KENSINGTON	20895
01201095	910 Vacant	3014 W	UNIVERSITY	BLV	SILVER SPRING	20901
01229998	111 Single Family Detached	3412	RANDOLPH	RD	WHEATON	20902
01253772	111 Single Family Detached	2800	RANDOLPH	RD	SILVER SPRING	20902
01251443	111 Single Family Detached	2713	RANDOLPH	RD	SILVER SPRING	20902
01253464	111 Single Family Detached	2801	RANDOLPH	RD	SILVER SPRING	20902
01252686	111 Single Family Detached	2704	RANDOLPH	RD	SILVER SPRING	20902
01186284	111 Single Family Detached	11720	GEORGIA	AVE	SILVER SPRING	20902
01161307	111 Single Family Detached	2712	EAST WEST	HWY	CHEVY CHASE	20815
01156538	111 Single Family Detached	2808	EAST WEST	HWY	CHEVY CHASE	20815
01158878	111 Single Family Detached	2715	EAST WEST	HWY	CHEVY CHASE	20815
00976783	111 Single Family Detached	2312	EAST WEST	HWY	SILVER SPRING	20910
01251077	111 Single Family Detached	2707	RANDOLPH	RD	SILVER SPRING	20902
01251487	111 Single Family Detached	2726	RANDOLPH	RD	SILVER SPRING	20902
01251842	111 Single Family Detached	2715	RANDOLPH	RD	SILVER SPRING	20902
01252232	111 Single Family Detached	2606	RANDOLPH	RD	SILVER SPRING	20902
01251170	111 Single Family Detached	2600	RANDOLPH	RD	SILVER SPRING	20902
01160917	111 Single Family Detached	2606	EAST WEST	HWY	CHEVY CHASE	20815
01161158	111 Single Family Detached	2603	EAST WEST	HWY	CHEVY CHASE	20815
01156540	111 Single Family Detached	2709	EAST WEST	HWY	CHEVY CHASE	20815
01159053	111 Single Family Detached	2711	EAST WEST	HWY	CHEVY CHASE	20815
03394235	691 Institutional/Community Facility	12805	GEORGIA	AVE	SILVER SPRING	20906
01178546	111 Single Family Detached	11600	GEORGIA	AVE	SILVER SPRING	20902
00951590	600 Office	2020	EAST WEST	HWY	SILVER SPRING	20910
01161078	111 Single Family Detached	2601	EAST WEST	HWY	CHEVY CHASE	20815
01178717	111 Single Family Detached	11704	GEORGIA	AVE	SILVER SPRING	20902
00955850	691 Institutional/Community Facility	0	GEORGIA	AVE	SILVER SPRING	20910
01180551	111 Single Family Detached	11710	GEORGIA	AVE	SILVER SPRING	20902
01184605	111 Single Family Detached	11608	GEORGIA	AVE	SILVER SPRING	20902
01160405	111 Single Family Detached	2605	EAST WEST	HWY	CHEVY CHASE	20815
00978862	691 Institutional/Community Facility	2100 W	UNIVERSITY	BLV	SILVER SPRING	20902
00975802	600 Office	2115 W	UNIVERSITY	BLV	SILVER SPRING	20902
01119753	111 Single Family Detached	10707	GEORGIA	AVE	SILVER SPRING	20902
01116715	111 Single Family Detached	12162	GEORGIA	AVE	SILVER SPRING	20902
01118816	111 Single Family Detached	12158	GEORGIA	AVE	SILVER SPRING	20902
01295082	111 Single Family Detached	9923	GEORGIA	AVE	SILVER SPRING	20902
01113255	111 Single Family Detached	10015	GEORGIA	AVE	SILVER SPRING	20902
01375925	111 Single Family Detached	9915	GEORGIA	AVE	SILVER SPRING	20902
00967766	910 Vacant	0 W	UNIVERSITY	BLV	SILVER SPRING	20902
01414801	111 Single Family Detached	12921	LAYHILL	RD	SILVER SPRING	20906
00964001	111 Single Family Detached	1612 W	UNIVERSITY	BLV	SILVER SPRING	20902
02826111	111 Single Family Detached	13938	LAYHILL	RD	SILVER SPRING	20906
01103702	111 Single Family Detached	10312	GEORGIA	AVE	SILVER SPRING	20902
01413998	111 Single Family Detached	13001	LAYHILL	RD	SILVER SPRING	20906
01413657	111 Single Family Detached	12833	LAYHILL	RD	SILVER SPRING	20906
00980945	111 Single Family Detached	1600 W	UNIVERSITY	BLV	SILVER SPRING	20902
01432456	111 Single Family Detached	8913	GEORGIA	AVE	SILVER SPRING	20910
01435995	111 Single Family Detached	8903	GEORGIA	AVE	SILVER SPRING	20910
01432423	111 Single Family Detached	9208	COLESVILLE	RD	SILVER SPRING	20910
02686040	111 Single Family Detached	732 W	UNIVERSITY	BLV	SILVER SPRING	20901
01360888	111 Single Family Detached	610 W	UNIVERSITY	BLV	SILVER SPRING	20901
01036260	111 Single Family Detached	9405	COLESVILLE	RD	SILVER SPRING	20901
03147570	691 Institutional/Community Facility	401	RANDOLPH	RD	SILVER SPRING	20904
01211675	111 Single Family Detached	517 W	UNIVERSITY	BLV	SILVER SPRING	20901
01108076	111 Single Family Detached	9820	COLESVILLE	RD	SILVER SPRING	20901
01379490	111 Single Family Detached	401 W	UNIVERSITY	BLV	SILVER SPRING	20901
01211505	111 Single Family Detached	711 W	UNIVERSITY	BLVD	SILVER SPRING	20901
02310470	111 Single Family Detached	54 E	UNIVERSITY	BLV	SILVER SPRING	20901
01030822	111 Single Family Detached	9518	COLESVILLE	RD	SILVER SPRING	20901
01032238	111 Single Family Detached	9416	COLESVILLE	RD	SILVER SPRING	20901
01037787	111 Single Family Detached	9317	COLESVILLE	RD	SILVER SPRING	20901
00958330	111 Single Family Detached	326 W	UNIVERSITY	BLV	SILVER SPRING	20901
01107631	910 Vacant	0 W	UNIVERSITY	BLV	SILVER SPRING	20901
02699895	111 Single Family Detached	630	RANDOLPH	RD	SILVER SPRING	20904
03147581	118 Multi-Family	531	RANDOLPH	RD	SILVER SPRING	20904
01030684	111 Single Family Detached	9312	COLESVILLE	RD	SILVER SPRING	20901
00963586	111 Single Family Detached	330 W	UNIVERSITY	BLV	SILVER SPRING	20901
00344600	111 Single Family Detached	170	RANDOLPH	RD	SILVER SPRING	20904
00280872	111 Single Family Detached	130	RANDOLPH	RD	SILVER SPRING	20904
01032227	111 Single Family Detached	9308	COLESVILLE	RD	SILVER SPRING	20901
01035697	111 Single Family Detached	9401	COLESVILLE	RD	SILVER SPRING	20901
01216768	111 Single Family Detached	10202	COLESVILLE	RD	SILVER SPRING	20901
00979321	672 Institutional/Community Facility	111 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013326	111 Single Family Detached	307 E	UNIVERSITY	BLV	SILVER SPRING	20901
01216906	111 Single Family Detached	10218	COLESVILLE	RD	SILVER SPRING	20901
01355701	111 Single Family Detached	222 E	UNIVERSITY	BLV	SILVER SPRING	20901
01216928	111 Single Family Detached	10208	COLESVILLE	RD	SILVER SPRING	20901
01034864	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20901
01013953	111 Single Family Detached	327 E	UNIVERSITY	BLV	SILVER SPRING	20901
03176151	111 Single Family Detached	6800	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
03496618	910 Vacant	14722	NEW HAMPSHIRE	AVE		0
00292733	111 Single Family Detached	12906	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00311451	111 Single Family Detached	15115	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00311542	111 Single Family Detached	15201	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00293123	111 Single Family Detached	12914	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01251261	111 Single Family Detached	2509	RANDOLPH	RD	SILVER SPRING	20902
00387197	111 Single Family Detached	13212	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01452077	111 Single Family Detached	615 E	UNIVERSITY	BLV	SILVER SPRING	20901
01253998	111 Single Family Detached	441 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451643	111 Single Family Detached	601 E	UNIVERSITY	BLV	SILVER SPRING	20901

00292904	111 Single Family Detached	12908	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00262793	111 Single Family Detached	14526	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02866594	111 Single Family Detached	510 E	UNIVERSITY	BLV	SILVER SPRING	20901
01355916	111 Single Family Detached	212 E	UNIVERSITY	BLV	SILVER SPRING	20901
01128848	111 Single Family Detached	594 E	UNIVERSITY	BLV	SILVER SPRING	20901
01356272	111 Single Family Detached	226 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254377	111 Single Family Detached	429 E	UNIVERSITY	BLV	SILVER SPRING	20902
02774027	111 Single Family Detached	12605	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00964923	111 Single Family Detached	500 E	UNIVERSITY	BLV	SILVER SPRING	20901
01252538	111 Single Family Detached	2515	RANDOLPH	RD	SILVER SPRING	20902
01254982	111 Single Family Detached	443 E	UNIVERSITY	BLV	SILVER SPRING	20902
00377223	111 Single Family Detached	12521	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01452044	111 Single Family Detached	591 E	UNIVERSITY	BLV	SILVER SPRING	20901
01136440	116 Single Family Attached	902 E	UNIVERSITY	BLV	SILVER SPRING	20903
03174664	111 Single Family Detached	7310	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
01133537	116 Single Family Attached	904 E	UNIVERSITY	BLV	SILVER SPRING	20903
00304205	599 Retail	11800	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00270645	681 Institutional/Community Facility	811 E	RANDOLPH	RD	SILVER SPRING	20904
00341548	111 Single Family Detached	11905	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03169554	111 Single Family Detached	7308	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00286492	111 Single Family Detached	10405	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00285726	111 Single Family Detached	10408	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00286617	111 Single Family Detached	10260	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00284697	111 Single Family Detached	10510	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00288888	111 Single Family Detached	10305	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00286446	111 Single Family Detached	10401	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00305836	111 Single Family Detached	10910	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330990	111 Single Family Detached	9303	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330807	111 Single Family Detached	9405	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330501	111 Single Family Detached	9607	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330578	111 Single Family Detached	9611	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330603	111 Single Family Detached	9615	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
03690207	116 Single Family Attached	11874	SNOWDEN FARM	PKY	CLARKSBURG	20871
00577401	111 Single Family Detached	3506	EAST WEST	HWY	CHEVY CHASE	20815
03671192	111 Single Family Detached	15220	GEORGIA	AVE	ROCKVILLE	20853
03671181	111 Single Family Detached	15230	GEORGIA	AVE	ROCKVILLE	20853
03307056	111 Single Family Detached	9012	OLD GEORGETOWN	RD	BETHESDA	20814
00260032	111 Single Family Detached	4613	SANDY SPRING	RD	BURTONSVILLE	20866
00420338	111 Single Family Detached	5107	BRADLEY	BLV	CHEVY CHASE	20815
03399077	741 Open Space/Recreation	6100	CONNECTICUT	AVE	CHEVY CHASE	20815
00527257	111 Single Family Detached	9020	OLD GEORGETOWN	RD	BETHESDA	20814
01198464	111 Single Family Detached	3108 W	UNIVERSITY	BLV	KENSINGTON	20895
00464731	111 Single Family Detached	7300	CONNECTICUT	AVE	CHEVY CHASE	20815
00469083	111 Single Family Detached	7201	CONNECTICUT	AVE	CHEVY CHASE	20815
00419168	111 Single Family Detached	6625	RIVER	RD	BETHESDA	20817
00596756	111 Single Family Detached	9405	ROCKVILLE	PIK	BETHESDA	20814
00960696	111 Single Family Detached	14007	LAYHILL	RD	SILVER SPRING	20906
01014230	111 Single Family Detached	229 E	UNIVERSITY	BLV	SILVER SPRING	20901
03742040	116 Single Family Attached	9109	OLD GEORGETOWN	RD	BETHESDA	20814
03690140	116 Single Family Attached	11886	SNOWDEN FARM	PKY	CLARKSBURG	20871
03676296	910 Vacant	0	ROCKVILLE	PIK	NORTH BETHESDA	20852
01245340	111 Single Family Detached	12717	CONNECTICUT	AVE	SILVER SPRING	20906
01013350	111 Single Family Detached	233 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013166	111 Single Family Detached	235 E	UNIVERSITY	BLV	SILVER SPRING	20901
01001283	111 Single Family Detached	9817	CONNECTICUT	AVE	KENSINGTON	20895
01000118	111 Single Family Detached	9811	CONNECTICUT	AVE	KENSINGTON	20895
01122374	111 Single Family Detached	4220	NORBECK	RD	ROCKVILLE	20853
01124134	111 Single Family Detached	4128	NORBECK	RD	ROCKVILLE	20853
00333710	126 Multi-Family	12325	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00445340	111 Single Family Detached	5116	BRADLEY	BLV	CHEVY CHASE	20815
00444824	111 Single Family Detached	5110	BRADLEY	BLV	CHEVY CHASE	20815
00443807	111 Single Family Detached	5108	BRADLEY	BLV	CHEVY CHASE	20815
03741945	111 Single Family Detached	9123	OLD GEORGETOWN	RD	BETHESDA	20814
00445101	111 Single Family Detached	5109	BRADLEY	BLV	CHEVY CHASE	20815
00614446	111 Single Family Detached	5516	MASSACHUSETTS	AVE	BETHESDA	20816
00614925	111 Single Family Detached	5620	MASSACHUSETTS	AVE	BETHESDA	20816
00614253	111 Single Family Detached	5624	MASSACHUSETTS	AVE	BETHESDA	20816
00614856	910 Vacant	0	MASSACHUSETTS	AVE	BETHESDA	20816
00614710	111 Single Family Detached	5614	MASSACHUSETTS	AVE	BETHESDA	20816
00366322	111 Single Family Detached	14717	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
01235603	111 Single Family Detached	13013	CONNECTICUT	AVE	SILVER SPRING	20906
00446220	111 Single Family Detached	5132	BRADLEY	BLVD	CHEVY CHASE	20815
00614275	111 Single Family Detached	5622	MASSACHUSETTS	AVE	BETHESDA	20816
01134997	116 Single Family Attached	918 E	UNIVERSITY	BLV	SILVER SPRING	20903
00416108	111 Single Family Detached	7106	RIVER	RD	BETHESDA	20817
00956251	111 Single Family Detached	8925	COLESVILLE	RD	SILVER SPRING	20910
00312227	111 Single Family Detached	10704	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00465121	111 Single Family Detached	7204	CONNECTICUT	AVE	CHEVY CHASE	20815
00466637	111 Single Family Detached	7200	CONNECTICUT	AVE	CHEVY CHASE	20815
00421641	111 Single Family Detached	4001	EAST WEST	HWY	CHEVY CHASE	20815
03447163	111 Single Family Detached	5202	BRADLEY	BLV	BETHESDA	20816
00974762	111 Single Family Detached	1920 W	UNIVERSITY	BLV	SILVER SPRING	20902
03350711	691 Institutional/Community Facility	7124	RIVER	RD	BETHESDA	20817
00663641	111 Single Family Detached	6112	RIVER	RD	BETHESDA	20817
01012936	111 Single Family Detached	325 E	UNIVERSITY	BLV	SILVER SPRING	20901
00611990	111 Single Family Detached	7004	RIVER	RD	BETHESDA	20817
01020936	910 Vacant	10310	CONNECTICUT	AVE	KENSINGTON	20895
00446710	111 Single Family Detached	5209	BRADLEY	BLV	BETHESDA	20814
01035744	111 Single Family Detached	9225	COLESVILLE	RD	SILVER SPRING	20910
03123175	910 Vacant	0	EAST WEST	HWY		0
01083317	910 Vacant	0	COLESVILLE	RD		0

03600958	111 Single Family Detached	13820	CLOPPER	RD	BOYDS	20841
00720822	111 Single Family Detached	2707	OLNEY SANDY SPRING	RD	OLNEY	20832
00703018	111 Single Family Detached	2701	OLNEY SANDY SPRING	RD	OLNEY	20832
00978997	111 Single Family Detached	12016	GEORGIA	AVE	SILVER SPRING	20902
01335543	111 Single Family Detached	11910	GEORGIA	AVE	SILVER SPRING	20902
00772005	910 Vacant	0	MID COUNTY	HWY		0
03183852	111 Single Family Detached	6515	RIVER	RD	BETHESDA	20817
00641688	111 Single Family Detached	6510	DEMOCRACY	BLV	BETHESDA	20817
02435422	111 Single Family Detached	6504	RIVER	RD	BETHESDA	20817
00614958	111 Single Family Detached	5700	MASSACHUSETTS	AVE	BETHESDA	20816
00689771	111 Single Family Detached	5801	MASSACHUSETTS	AVE	BETHESDA	20816
00751685	111 Single Family Detached	5517	NORBECK	RD	ROCKVILLE	20853
00572784	111 Single Family Detached	9500	OLD GEORGETOWN	RD	BETHESDA	20814
00541293	111 Single Family Detached	5305	MASSACHUSETTS	AVE	BETHESDA	20816
00498371	111 Single Family Detached	8201	OLD GEORGETOWN	RD	BETHESDA	20814
00564727	111 Single Family Detached	8403	OLD GEORGETOWN	RD	BETHESDA	20814
00564261	111 Single Family Detached	8505	OLD GEORGETOWN	RD	BETHESDA	20814
00427512	691 Institutional/Community Facility	5119	RIVER	RD	BETHESDA	20816
01996456	111 Single Family Detached	9305	OLD GEORGETOWN	RD	BETHESDA	20814
01996467	111 Single Family Detached	9301	OLD GEORGETOWN	RD	BETHESDA	20814
00687954	111 Single Family Detached	9412	OLD GEORGETOWN	RD	BETHESDA	20814
00436130	691 Institutional/Community Facility	9400	ROCKVILLE	PIK	BETHESDA	20814
00554912	111 Single Family Detached	9108	OLD GEORGETOWN	RD	BETHESDA	20814
00554375	111 Single Family Detached	9114	OLD GEORGETOWN	RD	BETHESDA	20814
03800178	111 Single Family Detached	12014	GEORGIA	AVE	SILVER SPRING	20902
00546078	111 Single Family Detached	5129	MASSACHUSETTS	AVE	BETHESDA	20816
00752485	111 Single Family Detached	5205	NORBECK	RD	ROCKVILLE	20853
00750180	111 Single Family Detached	5129	NORBECK	RD	ROCKVILLE	20853
01123835	111 Single Family Detached	4720	NORBECK	RD	ROCKVILLE	20853
00546193	691 Institutional/Community Facility	5144	MASSACHUSETTS	AVE	BETHESDA	20816
01441713	111 Single Family Detached	5108	NORBECK	RD	ROCKVILLE	20853
00753503	111 Single Family Detached	5325	NORBECK	RD	ROCKVILLE	20853
00664350	111 Single Family Detached	5200	MASSACHUSETTS	AVE	BETHESDA	20816
00751138	111 Single Family Detached	5133	NORBECK	RD	ROCKVILLE	20853
00752496	111 Single Family Detached	5305	NORBECK	RD	ROCKVILLE	20853
01444988	111 Single Family Detached	5132	NORBECK	RD	ROCKVILLE	20853
00550333	111 Single Family Detached	5135	MASSACHUSETTS	AVE	BETHESDA	20816
01441267	111 Single Family Detached	5124	NORBECK	RD	ROCKVILLE	20853
00549356	111 Single Family Detached	5137	MASSACHUSETTS	AVE	BETHESDA	20816
01122512	111 Single Family Detached	4808	NORBECK	RD	ROCKVILLE	20853
00598185	111 Single Family Detached	9605	ROCKVILLE	PIK	BETHESDA	20814
00673662	111 Single Family Detached	9420	ROCKVILLE	PIK	BETHESDA	20814
01171146	111 Single Family Detached	12404	VEIRS MILL	RD	SILVER SPRING	20906
01123196	111 Single Family Detached	4804	NORBECK	RD	ROCKVILLE	20853
01122977	111 Single Family Detached	4508	NORBECK	RD	ROCKVILLE	20853
01122261	111 Single Family Detached	4512	NORBECK	RD	ROCKVILLE	20853
01123505	111 Single Family Detached	4416	NORBECK	RD	ROCKVILLE	20853
01167508	111 Single Family Detached	12138	VEIRS MILL	RD	SILVER SPRING	20906
01171658	111 Single Family Detached	12302	VEIRS MILL	RD	SILVER SPRING	20906
01172221	111 Single Family Detached	4302	RANDOLPH	RD	SILVER SPRING	20906
01172813	111 Single Family Detached	4523	RANDOLPH	RD	SILVER SPRING	20906
01169132	111 Single Family Detached	4411	RANDOLPH	RD	SILVER SPRING	20906
01174550	111 Single Family Detached	4509	RANDOLPH	RD	SILVER SPRING	20906
00566910	111 Single Family Detached	4217	EAST WEST	HWY	CHEVY CHASE	20815
01174003	111 Single Family Detached	4415	RANDOLPH	RD	SILVER SPRING	20906
01167758	111 Single Family Detached	4505	RANDOLPH	RD	SILVER SPRING	20906
00459027	111 Single Family Detached	6803	CONNECTICUT	AVE	CHEVY CHASE	20815
01166413	111 Single Family Detached	4515	RANDOLPH	RD	SILVER SPRING	20906
01164926	111 Single Family Detached	4524	RANDOLPH	RD	SILVER SPRING	20906
01173830	111 Single Family Detached	12238	VEIRS MILL	RD	SILVER SPRING	20906
00419727	672 Institutional/Community Facility	8001	CONNECTICUT	AVE	CHEVY CHASE	20815
00740157	111 Single Family Detached	4215	OLNEY LAYTONSVILLE	RD	OLNEY	20832
00526093	111 Single Family Detached	8911	CONNECTICUT	AVE	CHEVY CHASE	20815
01878335	111 Single Family Detached	6712	CONNECTICUT	AVE	CHEVY CHASE	20815
00998665	111 Single Family Detached	9904	CONNECTICUT	AVE	KENSINGTON	20895
01001556	111 Single Family Detached	10003	CONNECTICUT	AVE	KENSINGTON	20895
01231890	111 Single Family Detached	12106	CONNECTICUT	AVE	SILVER SPRING	20902
01025791	111 Single Family Detached	10205	CONNECTICUT	AVE	KENSINGTON	20895
00566497	111 Single Family Detached	4210	EAST WEST	HWY	CHEVY CHASE	20815
01170426	111 Single Family Detached	4403	RANDOLPH	RD	SILVER SPRING	20906
01228072	470 Utility	12001	CONNECTICUT	AVE	SILVER SPRING	20902
01235773	111 Single Family Detached	3804	RANDOLPH	RD	SILVER SPRING	20902
01235410	111 Single Family Detached	12105	CONNECTICUT	AVE	SILVER SPRING	20902
00454275	111 Single Family Detached	6403	CONNECTICUT	AVE	CHEVY CHASE	20815
01285948	111 Single Family Detached	11611	CONNECTICUT	AVE	WHEATON	20902
00578586	111 Single Family Detached	3605	EAST WEST	HWY	CHEVY CHASE	20815
01124225	111 Single Family Detached	14406	GEORGIA	AVE	ROCKVILLE	20853
01172301	111 Single Family Detached	12124	VEIRS MILL	RD	SILVER SPRING	20906
01165657	111 Single Family Detached	12104	VEIRS MILL	RD	SILVER SPRING	20906
01234596	111 Single Family Detached	12808	CONNECTICUT	AVE	SILVER SPRING	20906
01231412	111 Single Family Detached	3512	RANDOLPH	RD	SILVER SPRING	20902
01225991	111 Single Family Detached	3506	RANDOLPH	RD	SILVER SPRING	20902
01247031	111 Single Family Detached	3505	RANDOLPH	RD	SILVER SPRING	20902
00706672	111 Single Family Detached	16604	GEORGIA	AVE	OLNEY	20832
00710663	111 Single Family Detached	3812	OLNEY LAYTONSVILLE	RD	OLNEY	20832
01246583	111 Single Family Detached	12408	CONNECTICUT	AVE	SILVER SPRING	20906
01247372	111 Single Family Detached	12403	CONNECTICUT	AVE	SILVER SPRING	20906
01244276	111 Single Family Detached	12407	CONNECTICUT	AVE	SILVER SPRING	20906
01241978	111 Single Family Detached	3800	RANDOLPH	RD	SILVER SPRING	20902
00703587	111 Single Family Detached	17024	GEORGIA	AVE	OLNEY	20832
02828360	691 Institutional/Community Facility	13421	GEORGIA	AVE	SILVER SPRING	20906

01234211	111 Single Family Detached	12307	CONNECTICUT	AVE	SILVER SPRING	20906
01240484	111 Single Family Detached	12409	CONNECTICUT	AVE	SILVER SPRING	20906
01238743	111 Single Family Detached	12703	CONNECTICUT	AVE	SILVER SPRING	20906
01235294	111 Single Family Detached	3707	RANDOLPH	RD	SILVER SPRING	20902
01246765	111 Single Family Detached	12720	CONNECTICUT	AVE	SILVER SPRING	20906
01231241	111 Single Family Detached	12308	CONNECTICUT	AVE	SILVER SPRING	20906
00717516	691 Institutional/Community Facility	3618	OLNEY LAYTONSVILLE	RD	OLNEY	20832
01238231	111 Single Family Detached	12207	CONNECTICUT	AVE	SILVER SPRING	20902
01232600	111 Single Family Detached	12708	CONNECTICUT	AVE	SILVER SPRING	20906
01244516	111 Single Family Detached	12406	CONNECTICUT	AVE	SILVER SPRING	20906
01234222	111 Single Family Detached	3615	RANDOLPH	RD	SILVER SPRING	20902
01320143	111 Single Family Detached	13618	GEORGIA	AVE	SILVER SPRING	20906
01231503	111 Single Family Detached	12713	CONNECTICUT	AVE	SILVER SPRING	20906
01237613	111 Single Family Detached	12714	CONNECTICUT	AVE	SILVER SPRING	20906
01242404	111 Single Family Detached	12903	CONNECTICUT	AVE	SILVER SPRING	20906
01229670	111 Single Family Detached	12217	CONNECTICUT	AVE	SILVER SPRING	20902
01292113	111 Single Family Detached	3812	RANDOLPH	RD	SILVER SPRING	20902
01132065	111 Single Family Detached	3408 W	UNIVERSITY	BLV	KENSINGTON	20895
00703463	111 Single Family Detached	17717	GEORGIA	AVE	OLNEY	20832
01316391	111 Single Family Detached	13208	GEORGIA	AVE	SILVER SPRING	20906
01241672	111 Single Family Detached	3400	RANDOLPH	RD	SILVER SPRING	20902
01399145	111 Single Family Detached	11504	VEIRS MILL	RD	SILVER SPRING	20902
01253817	111 Single Family Detached	2900	RANDOLPH	RD	SILVER SPRING	20902
01116704	111 Single Family Detached	3002	RANDOLPH	RD	SILVER SPRING	20902
01390874	691 Institutional/Community Facility	12961	GEORGIA	AVE	SILVER SPRING	20906
01179778	111 Single Family Detached	11413	VEIRS MILL	RD	SILVER SPRING	20902
01315545	111 Single Family Detached	13012	GEORGIA	AVE	SILVER SPRING	20906
01193030	111 Single Family Detached	12910	GEORGIA	AVE	SILVER SPRING	20906
01197516	111 Single Family Detached	12900	GEORGIA	AVE	SILVER SPRING	20906
01195426	111 Single Family Detached	12912	GEORGIA	AVE	SILVER SPRING	20906
01200397	111 Single Family Detached	3002 W	UNIVERSITY	BLV	KENSINGTON	20895
01238218	111 Single Family Detached	3300	RANDOLPH	RD	SILVER SPRING	20902
01251682	111 Single Family Detached	2722	RANDOLPH	RD	SILVER SPRING	20902
01252482	111 Single Family Detached	2717	RANDOLPH	RD	SILVER SPRING	20902
01251820	111 Single Family Detached	2804	RANDOLPH	RD	SILVER SPRING	20902
01250871	111 Single Family Detached	2811	RANDOLPH	RD	SILVER SPRING	20902
01250701	111 Single Family Detached	2711	RANDOLPH	RD	SILVER SPRING	20902
01251192	111 Single Family Detached	2716	RANDOLPH	RD	SILVER SPRING	20902
01161193	111 Single Family Detached	2631	EAST WEST	HWY	CHEVY CHASE	20815
01252015	111 Single Family Detached	2506	RANDOLPH	RD	SILVER SPRING	20902
01182628	111 Single Family Detached	11708	GEORGIA	AVE	SILVER SPRING	20902
01250814	111 Single Family Detached	2703	RANDOLPH	RD	SILVER SPRING	20902
01160941	111 Single Family Detached	2608	EAST WEST	HWY	CHEVY CHASE	20815
01156813	111 Single Family Detached	2718	EAST WEST	HWY	CHEVY CHASE	20815
00973346	111 Single Family Detached	11306	VEIRS MILL	RD	WHEATON	20902
01161741	111 Single Family Detached	2707	EAST WEST	HWY	CHEVY CHASE	20815
01161320	111 Single Family Detached	2710	EAST WEST	HWY	CHEVY CHASE	20815
00977366	111 Single Family Detached	11308	VEIRS MILL	RD	SILVER SPRING	20902
00975870	480 Utility	12809	GEORGIA	AVE	SILVER SPRING	20906
01158515	111 Single Family Detached	2806	EAST WEST	HWY	CHEVY CHASE	20815
01293584	111 Single Family Detached	2805	EAST WEST	HWY	CHEVY CHASE	20815
01157921	111 Single Family Detached	2614	EAST WEST	HWY	CHEVY CHASE	20815
01158253	111 Single Family Detached	2628	EAST WEST	HWY	CHEVY CHASE	20815
01158845	111 Single Family Detached	2626	EAST WEST	HWY	CHEVY CHASE	20815
01413032	111 Single Family Detached	1721 W	UNIVERSITY	BLV	SILVER SPRING	20902
01090175	111 Single Family Detached	9001	16TH	ST	SILVER SPRING	20910
01089848	111 Single Family Detached	9126	GEORGIA	AVE	SILVER SPRING	20910
00981803	111 Single Family Detached	14515	LAYHILL	RD	SILVER SPRING	20906
01357892	111 Single Family Detached	1500 W	UNIVERSITY	BLV	SILVER SPRING	20902
03086128	126 Multi-Family	11901	GEORGIA	AVE	SILVER SPRING	20902
00951737	111 Single Family Detached	13606	LAYHILL	RD	SILVER SPRING	20906
00952058	111 Single Family Detached	13612	LAYHILL	RD	SILVER SPRING	20906
01100402	111 Single Family Detached	10306	GEORGIA	AVE	SILVER SPRING	20902
01106897	111 Single Family Detached	10405	GEORGIA	AVE	SILVER SPRING	20902
02171472	111 Single Family Detached	13615	LAYHILL	RD	SILVER SPRING	20906
00965005	111 Single Family Detached	13010	LAYHILL	RD	SILVER SPRING	20906
01089234	691 Institutional/Community Facility	9100	GEORGIA	AVE	SILVER SPRING	20910
00968010	111 Single Family Detached	13112	LAYHILL	RD	SILVER SPRING	20906
01375630	111 Single Family Detached	9917	GEORGIA	AVE	SILVER SPRING	20902
01105095	111 Single Family Detached	10406	GEORGIA	AVE	SILVER SPRING	20902
01358010	111 Single Family Detached	1502 W	UNIVERSITY	BLV	SILVER SPRING	20902
00952060	111 Single Family Detached	13605	LAYHILL	RD	SILVER SPRING	20906
01119662	111 Single Family Detached	10513	GEORGIA	AVE	SILVER SPRING	20902
01119902	111 Single Family Detached	10605	GEORGIA	AVE	SILVER SPRING	20902
01349505	111 Single Family Detached	817 W	UNIVERSITY	BLV	SILVER SPRING	20901
00970332	111 Single Family Detached	900 W	UNIVERSITY	BLV	SILVER SPRING	20901
00962503	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20910
01036203	111 Single Family Detached	9407	COLESVILLE	RD	SILVER SPRING	20901
00955644	691 Institutional/Community Facility	310 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379386	111 Single Family Detached	509 W	UNIVERSITY	BLV	SILVER SPRING	20901
01361143	111 Single Family Detached	614 W	UNIVERSITY	BLV	SILVER SPRING	20901
01399544	111 Single Family Detached	354 W	UNIVERSITY	BLV	SILVER SPRING	20901
01360525	111 Single Family Detached	612 W	UNIVERSITY	BLV	SILVER SPRING	20901
01212657	111 Single Family Detached	603 W	UNIVERSITY	BLV	SILVER SPRING	20901
01379273	111 Single Family Detached	501 W	UNIVERSITY	BLV	SILVER SPRING	20901
01360627	111 Single Family Detached	608 W	UNIVERSITY	BLV	SILVER SPRING	20901
00975675	111 Single Family Detached	620 W	UNIVERSITY	BLV	SILVER SPRING	20901
02814498	111 Single Family Detached	609 W	UNIVERSITY	BLV	SILVER SPRING	20901
01035915	111 Single Family Detached	9417	COLESVILLE	RD	SILVER SPRING	20901
01036101	910 Vacant	0	COLESVILLE	RD	SILVER SPRING	20901
00250374	111 Single Family Detached	410	RANDOLPH	RD	SILVER SPRING	20904

01032386	111 Single Family Detached	10312	COLESVILLE	RD	SILVER SPRING	20901
01032318	111 Single Family Detached	209 W	UNIVERSITY	BLV	SILVER SPRING	20901
01031815	111 Single Family Detached	9602	COLESVILLE	RD	SILVER SPRING	20901
01038361	111 Single Family Detached	9403	COLESVILLE	RD	SILVER SPRING	20901
00343913	111 Single Family Detached	210	RANDOLPH	RD	SILVER SPRING	20904
00343811	111 Single Family Detached	230	RANDOLPH	RD	SILVER SPRING	20904
00356130	111 Single Family Detached	231	RANDOLPH	RD	SILVER SPRING	20904
01034226	111 Single Family Detached	215 W	UNIVERSITY	BLV	SILVER SPRING	20901
01034330	111 Single Family Detached	201 W	UNIVERSITY	BLV	SILVER SPRING	20901
01110308	111 Single Family Detached	206 W	UNIVERSITY	BLVD	SILVER SPRING	20901
01218222	111 Single Family Detached	114 E	UNIVERSITY	BLV	SILVER SPRING	20901
01031531	111 Single Family Detached	9316	COLESVILLE	RD	SILVER SPRING	20901
00250363	910 Vacant	0	RANDOLPH	RD	SILVER SPRING	20904
00325457	111 Single Family Detached	109	RANDOLPH	RD	SILVER SPRING	20904
00255742	692 Institutional/Community Facility	0	RANDOLPH	RD		0
01033051	111 Single Family Detached	10308	COLESVILLE	RD	SILVER SPRING	20901
02310468	111 Single Family Detached	60 E	UNIVERSITY	BLV	SILVER SPRING	20901
00263651	111 Single Family Detached	77	RANDOLPH	RD	SILVER SPRING	20904
00267432	691 Institutional/Community Facility	14500	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00976054	910 Vacant	0	COLESVILLE	RD		0
01034658	111 Single Family Detached	10314	COLESVILLE	RD	SILVER SPRING	20901
00386945	111 Single Family Detached	40	RANDOLPH	RD	SILVER SPRING	20904
00279975	111 Single Family Detached	14908	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00276573	111 Single Family Detached	14424	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03170894	111 Single Family Detached	6802	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00311520	111 Single Family Detached	15119	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00311462	111 Single Family Detached	15111	NEW HAMPSHIRE	AVE	SILVER SPRING	20905
00293407	111 Single Family Detached	13010	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01451940	111 Single Family Detached	607 E	UNIVERSITY	BLV	SILVER SPRING	20901
01255133	111 Single Family Detached	427 E	UNIVERSITY	BLV	SILVER SPRING	20901
01398152	111 Single Family Detached	610 E	UNIVERSITY	BLV	SILVER SPRING	20901
01354125	111 Single Family Detached	208 E	UNIVERSITY	BLV	SILVER SPRING	20901
01215627	111 Single Family Detached	217 E	UNIVERSITY	BLV	SILVER SPRING	20901
01013144	111 Single Family Detached	309 E	UNIVERSITY	BLV	SILVER SPRING	20901
01451905	111 Single Family Detached	595 E	UNIVERSITY	BLV	SILVER SPRING	20901
00278424	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01352968	111 Single Family Detached	228 E	UNIVERSITY	BLV	SILVER SPRING	20901
01254286	111 Single Family Detached	413 E	UNIVERSITY	BLV	SILVER SPRING	20901
00383406	111 Single Family Detached	12510	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00348505	111 Single Family Detached	11807	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02887962	111 Single Family Detached	11818	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01135720	116 Single Family Attached	908 E	UNIVERSITY	BLV	SILVER SPRING	20903
00305448	111 Single Family Detached	10926	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00341674	111 Single Family Detached	12001	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03163103	111 Single Family Detached	7402	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00286220	111 Single Family Detached	10514	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00287576	910 Vacant	0	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00284493	111 Single Family Detached	10304	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
02887951	111 Single Family Detached	11820	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00289325	111 Single Family Detached	10308	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00284733	111 Single Family Detached	10301	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00348562	111 Single Family Detached	11809	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00288913	111 Single Family Detached	10500	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00312524	111 Single Family Detached	10608	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330671	111 Single Family Detached	9401	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330751	111 Single Family Detached	9501	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00285932	111 Single Family Detached	10213	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00330512	111 Single Family Detached	9613	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00462663	111 Single Family Detached	3910	EAST WEST	HWY	CHEVY CHASE	20815
00704081	470 Utility	16900	GEORGIA	AVE	OLNEY	20832
00533544	111 Single Family Detached	9000	OLD GEORGETOWN	RD	BETHESDA	20814
03690195	116 Single Family Attached	11876	SNOWDEN FARM	PKY	CLARKSBURG	20871
03690184	116 Single Family Attached	11878	SNOWDEN FARM	PKY	CLARKSBURG	20871
03683703	111 Single Family Detached	3210 W	UNIVERSITY	BLV	KENSINGTON	20895
01185770	111 Single Family Detached	11511	VEIRS MILL	RD	SILVER SPRING	20902
00459767	111 Single Family Detached	7105	CONNECTICUT	AVE	CHEVY CHASE	20815
03420288	691 Institutional/Community Facility	2001 E	RANDOLPH	RD	SILVER SPRING	20904
03742027	116 Single Family Attached	9113	OLD GEORGETOWN	RD	BETHESDA	20814
00441650	111 Single Family Detached	8118	OLD GEORGETOWN	RD	BETHESDA	20814
00441386	111 Single Family Detached	8130	OLD GEORGETOWN	RD	BETHESDA	20814
00998905	111 Single Family Detached	9814	CONNECTICUT	AVE	KENSINGTON	20895
01124145	111 Single Family Detached	4124	NORBECK	RD	ROCKVILLE	20853
01125003	111 Single Family Detached	4244	NORBECK	RD	ROCKVILLE	20853
03743603	111 Single Family Detached	222 W	UNIVERSITY	BLVD	SILVER SPRING	20901
00444813	910 Vacant	0	BRADLEY	BLV	CHEVY CHASE	20815
00444301	111 Single Family Detached	5102	BRADLEY	BLV	CHEVY CHASE	20815
01231081	111 Single Family Detached	3618	RANDOLPH	RD	SILVER SPRING	20902
00543292	111 Single Family Detached	5315	MASSACHUSETTS	AVE	BETHESDA	20816
01235705	111 Single Family Detached	13009	CONNECTICUT	AVE	SILVER SPRING	20906
03164346	111 Single Family Detached	7020	NEW HAMPSHIRE	AVE	TAKOMA PARK	20912
00444835	111 Single Family Detached	5118	BRADLEY	BLV	CHEVY CHASE	20815
01235682	111 Single Family Detached	13005	CONNECTICUT	AVE	SILVER SPRING	20906
00249661	111 Single Family Detached	12404	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00350975	111 Single Family Detached	12109	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
03357778	691 Institutional/Community Facility	80 E	UNIVERSITY	BLV	SILVER SPRING	20901
03298020	639 Industrial	12211	MIDDLEBROOK	RD	GERMANTOWN	20874
00468410	111 Single Family Detached	7109	CONNECTICUT	AVE	CHEVY CHASE	20815
02038390	111 Single Family Detached	5623	MASSACHUSETTS	AVE	BETHESDA	20816
03794635	124 Multi-Family	13716	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01698304	400 Parking and Transportation	6501	WISCONSIN	AVE	BETHESDA	20814
03784660	124 Multi-Family	13908	NEW HAMPSHIRE	AVE	SILVER SPRING	20904

00305893	111 Single Family Detached	10810	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
01201574	111 Single Family Detached	3320 W	UNIVERSITY	BLV	KENSINGTON	20895
00419135	111 Single Family Detached	4203	EAST WEST	HWY	CHEVY CHASE	20815
03580347	741 Open Space/Recreation	7900	CONNECTICUT	AVE	CHEVY CHASE	20815
00438754	111 Single Family Detached	4205	EAST WEST	HWY	CHEVY CHASE	20815
03760813	127 Institutional/Community Facility	8600	OLD GEORGETOWN	RD	BETHESDA	20814
00685693	111 Single Family Detached	7146	RIVER	RD	BETHESDA	20817
03461040	599 Retail	8804	OLD GEORGETOWN	RD	POTOMAC	20854
00684437	111 Single Family Detached	7130	RIVER	RD	BETHESDA	20817
00694141	111 Single Family Detached	6124	RIVER	RD	BETHESDA	20817
01244323	111 Single Family Detached	12507	CONNECTICUT	AVE	SILVER SPRING	20906
00047495	910 Vacant	0 E	GUDE	DR		0
00955256	111 Single Family Detached	1916 W	UNIVERSITY	BLV	SILVER SPRING	20902
00416360	681 Institutional/Community Facility	9312	OLD GEORGETOWN	RD	BETHESDA	20814
00444414	111 Single Family Detached	5119	BRADLEY	BLV	CHEVY CHASE	20815
03056348	910 Vacant	0	FREDERICK	RD	GERMANTOWN	20876
03208873	741 Open Space/Recreation	6100	CONNECTICUT	AVE	CHEVY CHASE	20815
00442608	111 Single Family Detached	5127	BRADLEY	BLV	CHEVY CHASE	20815
00954445	681 Institutional/Community Facility	1901	RANDOLPH	RD	SILVER SPRING	20902
03060330	910 Vacant	12220	GEORGIA	AVE	SILVER SPRING	20902
00953884	672 Institutional/Community Facility	12210	GEORGIA	AVE	SILVER SPRING	20902
03645238	691 Institutional/Community Facility	9411	CONNECTICUT	AVE	KENSINGTON	20895
03197927	681 Institutional/Community Facility	51 E	UNIVERSITY	BLV	SILVER SPRING	20901
00954525	681 Institutional/Community Facility	12751	LAYHILL	RD	SILVER SPRING	20906
01691633	637 Warehouse	600 E	GUDE	DR	ROCKVILLE	20850
01679141	681 Institutional/Community Facility	13100	SHAWNEE	LN	CLARKSBURG	20871
00430144	711 Cultural	6400	DEMOCRACY	BLV	BETHESDA	20817
00430246	711 Cultural	5501	MASSACHUSETTS	AVE	BETHESDA	20816
00430430	711 Cultural	8005	CONNECTICUT	AVE	CHEVY CHASE	20815
01093362	711 Cultural	11701	GEORGIA	AVE	SILVER SPRING	20902
00980513	910 Vacant	0	UNIVERSITY	BLV		0
00954571	681 Institutional/Community Facility	1801	RANDOLPH	RD	SILVER SPRING	20902
00271035	711 Cultural	0	NEW HAMPSHIRE	AVE		0
00396831	910 Vacant	12100	DARNESTOWN	RD	GAITHERSBURG	20878
01776544	711 Cultural	18330	MONTGOMERY VILLAGE	AVE	GAITHERSBURG	20879
00767830	681 Institutional/Community Facility	8100	MID COUNTY	HWY	GAITHERSBURG	20877
00980524	910 Vacant	0	UNIVERSITY	BLV		0
00962285	910 Vacant	0 E	UNIVERSITY	BLV	SILVER SPRING	20901
03479944	672 Institutional/Community Facility	18910	GERMANTOWN	RD		0
02620938	681 Institutional/Community Facility	0	DARNESTOWN	RD		0
00772016	910 Vacant	0	SHADY GROVE	RD		0
00953851	681 Institutional/Community Facility	300 E	UNIVERSITY	BLV	SILVER SPRING	20901
00251813	681 Institutional/Community Facility	10501	NEW HAMPSHIRE	AVE	SILVER SPRING	20903
00767908	681 Institutional/Community Facility	19401	CRYSTAL ROCK	DR	GERMANTOWN	20874
00045920	681 Institutional/Community Facility	11211	OLD GEORGETOWN	RD	ROCKVILLE	20852
00954456	681 Institutional/Community Facility	12520	RANDOLPH	RD	SILVER SPRING	20906
00980535	910 Vacant	0	UNIVERSITY	BLV		0
02595150	113 Multi-Family	321 W	UNIVERSITY	BLV	SILVER SPRING	20901
01823533	711 Cultural	10701	ROCKVILLE	PIK	ROCKVILLE	20852
01636632	681 Institutional/Community Facility	1800	RANDOLPH	RD	SILVER SPRING	20902
03247533	910 Vacant	0	CONNECTICUT	AVE	KENSINGTON	20895
01710943	112 Single Family Attached	5310	NORBECK	RD	ROCKVILLE	20853
02232720	910 Vacant	0	RIVER	RD		0
00980546	910 Vacant	0	UNIVERSITY	BLV		0
02258085	681 Institutional/Community Facility	0	COLUMBIA	PIK		0
01164961	910 Vacant	12422	VEIRS MILL	RD	SILVER SPRING	20906
00417741	681 Institutional/Community Facility	5511	MASSACHUSETTS	AVE	BETHESDA	20816
03851634	910 Vacant	0	ROCKVILLE	PIKE		0
00056397	480 Utility	0	MONTROSE	RD		0
00951987	111 Single Family Detached	13730	GEORGIA	AVE	SILVER SPRING	20906
00980477	910 Vacant	0	UNIVERSITY	BLV		0
01031462	480 Utility	0	COLESVILLE	RD		0
03358977	681 Institutional/Community Facility	919 W	UNIVERSITY	BLV	SILVER SPRING	20901
00084351	111 Single Family Detached	11420	OLD GEORGETOWN	RD	ROCKVILLE	20852