

Resolution No.: 17-1166  
Introduced: July 15, 2014  
Adopted: July 15, 2014

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

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By: District Council

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**SUBJECT:** District Map Amendment (G-956)

**OPINION**

On May 7, 2013, the Maryland-National Capital Park and Planning Commission filed District Map Amendment (DMA) G-956, a comprehensive rezoning application for the purpose of implementing Zoning Text Amendment 13-04 (a new zoning ordinance). The new ordinance consolidates zones and land uses. Several zoning classifications will no longer exist in the new code. DMA G-956 translates current zoning into new zones and implements the building height and density recommendations of approved master plans or development approvals granted to applicants. The DMA application rezones or confirms the zoning for all of the land within the authority of the District Council.

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

CBD-0.5, CBD-R1, CBD-R2, CBD-1, CBD-2, CBD-3, MXN, MXPD, MXTC, MXTC/TDR, RMX-1, RMX-1/TDR, RMX-2, RMX-2C, RMX-2C/TDR, RMX-3/TDR, RMX-3C, TMX-2, TOMX-2, TOMX-2/TDR, TS-M, TS-R, C-1, C-2, C-3, C-4, C-6, C-T, H-M, C-O, C-P, O-M, I-1, R&D, R-S, I-2, I-3, I-4, C-INN, R-MH, RMH-200, R-150, R-150/TDR, and RDT.

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

The CR, CRT, and CRN zones will be retained, with some change to their standards. These zones would be used to replace a wide variety of Mixed-use zones and in some instances, commercial zoning such as C-1, C-2, and C-4. CRN is also proposed to replace C-T and, in the Rural Village Overlay, C-1. In many instances, the new zone is based on a current zone but may also be used to consolidate other zones:

- NR is based on C-1, and in most instances would replace C-1.
- GR is based on C-2, and in most instances would replace C-2. GR would also be used to replace C-3 and C-6.

- EOF is based on, and would replace, C-O. EOF would also be used to replace O-M, C-P, and I-3.
- IL is based on and would replace I-4.
- IM is based on and would replace I-1. IM would also be used to replace R&D and R-S.
- IH is based on and would replace I-2.

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

The County Council held a public hearing on June 11, 2013 to receive testimony concerning the proposed text amendment and DMA. The text amendment and DMA were referred to the Planning, Housing, and Economic Development (PHED) Committee for review and recommendation.

After conducting 11 worksessions fully devoted to ZTA 13-04 and District Map Amendment (DMA) G-956 during 2013 (June 14, 21, 28; July 2, 12, 19, 30; September 13, 17, 20, and 27), the PHED Committee published a draft with their recommendations on October 11, 2013. The Council conducted a second public hearing on November 12 and November 14 to allow the public an opportunity to comment on the Committee's draft. Thereafter, the Committee held two additional worksessions (on December 2 and 9, 2013).

The District Council reviewed Zoning Text Amendment No. 13-04 at worksessions held on January 14 and 15, 2014 and agreed with the Committee recommendation to defer action on DMA G-956.

The PHED Committee held additional worksessions on DMA G-956 on June 9, July 3, and July 10, 2014 to review and make recommendations on additional written testimony.

The evidence of record for District Map Amendment G-956 consists of the application for the DMA by the Planning Board, all approved master plans and sector plans, record materials compiled in connection with the County Council public hearings on the Planning Board Draft of Zoning Text Amendment 13-04, all record materials compiled in connection with the public hearing held by the Council on District Map Amendment G-956, all of the staff memorandums to the Council and the Committee, and all minutes and recordings of Council and Committee deliberations.

The Council considered and approved the recommendations of the PHED Committee on July 15, 2014. The Council also approved the zoning translation for the Pooks Hill Marriot site as CR 1.0, C 1.0, R 0.75, H 160. All of the Council approved translation rules from current zoning to a property's zoning effective October 30, 2014 are in the table attached to this resolution. Geographic references in that table are identifiable on the Planning Department's web page.

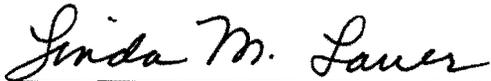
For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District, this application will be GRANTED as amended.

**Action**

Based on the evidence of record, 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 resolution:

1. Application No. G-956, Maryland-National Capital Park and Planning Commission, Applicants for the District Map Amendment covering the entire area within the jurisdiction of the District Council, is GRANTED as amended.
2. The official map displaying the zoning in the County will be on the Planning Department website at <http://www.mcatlas.org/zoning>.
3. The effective date of DMA G-956 as amended is October 30, 2014.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

## Detailed Summary of Council Approved Zone Translations

### C-T (Commercial, transitional) floating zone

**Default: CRN-0.5 C-0.5 R-0.25 H-35**

The current zoning code specifies a maximum density of 0.5 FAR and maximum height according to lot size:

- on a lot with an area of less than 12,000 square, the maximum height is 24'.
- on a lot with an area of 12,000 square feet or more, the maximum height is 35'.

Seven (out of 36) of the C-T zoned properties are less than 12,000 sf; some of which are currently built to a height above 24'. Since the surrounding houses are allowed to be 35' or higher, and the majority of C-T zoned property has a lot area of more than 12,000 square feet, staff felt a maximum height of 35' was appropriate for the conversion of all the C-T zones, regardless of lot size.

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### O-M (Office building, moderate intensity) floating zone

**Default:**

If lot is less than ½ acre: **EOF- 1.5 H-60**

If lot is greater than ½ acre: **EOF- 1.5 H-75**

The current zoning code specifies a maximum density of 1.5 FAR in the O-M zone. The height in the O-M zone is based on lot size. On lots less than ½ acre, the maximum height is 60'. On lots greater than ½ acre, the maximum height is 72'. Staff retained the lot size distinction in mapping height as the O-M heights are greater than the maximum height in any residential detached, or townhouse zone.

**Custom BTHDA-10: EOF-1.5 H-60**

The height map in the Bethesda CBD Sector Plan (pg. 39) limits the height to 60'.

**Custom BTHDA-13: EOF-1.5 H-45**

The height map in the Bethesda CBD Sector Plan (pg. 39) limits the height to 45'.

**Custom BTHDA-14: EOF-1.5 H-50**

The height map in the Bethesda CBD Sector Plan (pg. 39) limits the height to 50'.

**Custom GRMTC-29: EOF-1.5 H-60**

This property, which would have a 75' maximum height based on the standard conversion, is given a lower height based on the Germantown Employment Area Sector Plan. The plan (pg. 75) recommends, "stepping down in height to 50 to 60 feet along the eastern edge of the district to be compatible with existing residential neighbors." This lot is given the more permissive height of 60' and the plan will guide the appropriate step down in height during the development review process.

**Custom NBETH-01: EOF-0.5 H-60**

The North Bethesda- Garrett Park Master Plan (pg. 106) recommends “confirming the existing O-M zoning with a development cap of 0.5 FAR over the entire site.”

**Custom NBETH-13: CRT-1.25 C-0.5 R-0.75 H-50**

The property owner requested that this O-M property be converted to CRT due to an approval for productivity housing (SDPA 12-01; special exception No. S-2830) that would exceed the 30% residential maximum in the EOF zone. The density and heights in the conversion accommodate the DPA and special exception approval.

**Custom POTMC-12: CRT- 1.25 C-0.5 R-0.75 H-100 T**

This lot was part of the adjacent site (Park Potomac) approved under the optional method for the I-3 zone. The approvals for Park Potomac allow for up to 0.39 FAR of non-residential development and up to 600 units of residential (Site Plans 820040150 & 82004015A, 82004015B). Because this lot was approved as part of the large mixed-use development, it converts to the same zone as the rest of Park Potomac to maintain a consistent zoning pattern across the entire development.

**Custom SANDY-05: EOF-1.0 H-35**

The density and height are modified by the Sandy Spring/Ashton Rural Village Overlay zone. The Overlay zone limits the commercial density to 0.75 FAR. Since the EOF zone limits Household Living uses to 30% of the total gross floor area of the subject site, 0.23 FAR of Household Living uses and an overall total FAR of 0.98 would be possible under the Overlay zone. The Overlay zone limits the height to 30', based on site plan approval. However, the EOF zone must be mapped at a minimum height of 35', so this property is mapped accordingly.

**Custom TAKOM-06: CRT-1.5 C-1.5 R-0.5 H-50**

Planning Staff in the City of Takoma Park requested that the O-M properties adjacent to C-1 and C-2 in Takoma Park translate to CRT instead of EOF for a more consistent zoning pattern in the City. The subject O-M properties fall under the Takoma Park/ East Silver Spring Commercial Revitalization Overlay zone, and the translation of these properties to CRT furthers the intent of the Overlay zone. The height of the translation is also modified by the Overlay zone:

*...building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.*

This property is mapped at the maximum height that would be allowed under the Overlay zone, subject to Planning Board approval.

**Custom TAKOM-13: CRT-1.5 C-1.5 R-0.5 H-50**

Planning Staff in the City of Takoma Park requested that the O-M properties adjacent to C-1 and C-2 in Takoma Park translate to CRT instead of EOF for a more consistent zoning pattern in the City. The subject O-M properties fall under the Takoma Park/ East Silver Spring Commercial Revitalization Overlay zone, and the translation of these properties to CRT furthers the intent of the Overlay zone. The height of the translation is also modified by the Overlay zone:

*...building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.*

This property is mapped at the maximum height that would be allowed under the Overlay zone, subject to Planning Board approval.

**Custom TAKOM-14: CRT-1.5 C-1.5 R-0.5 H-50**

Planning Staff in the City of Takoma Park requested that the O-M properties adjacent to C-1 and C-2 in Takoma Park translate to CRT instead of EOF for a more consistent zoning pattern in the City. The subject O-M properties fall under the Takoma Park/ East Silver Spring Commercial Revitalization Overlay zone, and the translation of these properties to CRT furthers the intent of the Overlay zone. The height of the translation is also modified by the Overlay zone:

*...building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.*

This property is mapped at the maximum height that would be allowed under the Overlay zone, subject to Planning Board approval.

**Custom TAKOM-15: CRT-1.5 C-1.5 R-0.5 H-50**

Planning Staff in the City of Takoma Park requested that the O-M properties adjacent to C-1 and C-2 in Takoma Park translate to CRT instead of EOF for a more consistent zoning pattern in the City. The subject O-M properties fall under the Takoma Park/ East Silver Spring Commercial Revitalization Overlay zone, and the translation of these properties to CRT furthers the intent of the Overlay zone. The height of the translation is also modified by the Overlay zone:

*...building height is limited to 30 feet. However, the Board may allow a building height: (i) up to 42 feet for commercial development, and (ii) up to 50 feet to accommodate residential development if the Planning Board finds that such buildings are compatible with the neighborhood and consistent with the intent of the applicable master plan.*

This property is mapped at the maximum height that would be allowed under the Overlay zone, subject to Planning Board approval.

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**C-O (Commercial, office building)**

**Default: EOF- 3.0 H-100**

The current zoning code specifies a maximum density of 3.0 FAR and a maximum height of 97' provided "the adopted master plan does not indicate that additional height over 3 stories or 42 feet is unsuitable for the applicable site."

**Custom ASPEN-02: EOF-3.0 H-60**

The Aspen Hill Master Plan (pg. 40-41) limits the height of the zone as follows, "no structure, excluding building mechanics, should be higher than two stories above the existing structure."

The existing structure is 3 stories, approximately 40', so 2 stories above the existing structure would be 60'.

**Custom BTHDA-09: EOF-1.5 H-60**

The density allowed on this property is based on a recommendation in the Bethesda CBD Master Plan (pg. 116) that, "office uses at East-West Highway and Pearl Street (north-east) would continue, but a density limit of 1.5 FAR is recommended on properties in the current C-O zone." The height map in the master plan (pg. 39) limits the height on this property to 60'.

**Custom BTHDA-11: EOF-1.5 H-100**

The Bethesda CBD Plan (pg. 116) limits the density as follows: "The southeast corner of Pearl Street and Montgomery Avenue is occupied by the three-story Potomac Valley Bank and its parking lot directly to the east. The bank's C-O zoning should be extended to the parking lot, which is zoned R-60, with a density limit of 1.5 FAR."

**Custom BTHDA-12: EOF-1.5 H-50**

The Bethesda CBD Plan (pg. 116) limits the density as follows: "Office uses at East-West Highway and Pearl Street (north-east) would continue, but a density limit of 1.5 FAR is recommended on properties in the current C-O zone." The height map in the master plan (pg. 39) limits the height on these properties to 50'.

**Custom BTHDA-15B: EOF- 3.0 H-35**

The height map in the Bethesda CBD Plan (pg. 39) limits the height to 35'.

**Custom WESTB-01: EOF-1.5 H-45**

The table in the Westbard Master Plan (pg. 65) limits the density to 1.5 FAR and limits the height to 3 stories or 42'.

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**C-P (Commercial, office park) floating zone**

The current zoning code does not specify a maximum density for projects in the C-P zone, but the maximum height is determined by the language in the paragraph below.

*No building or structure shall exceed a height of 50 feet, except as follows:*

- (1) The height may be increased by one foot for each foot by which the building setback exceeds the minimum setback required in the adjoining zone.*
- (2) There shall be no height limit for a building located more than 300 feet from any property line.*
- (3) Additional floors shall be permitted if the following requirements are met:*
  - (i) For each such floor a floor is provided on which at least 60 percent of the area is used for automobile parking.*
  - (ii) Not more than 3 such additional floors shall be permitted.*
  - (iii) The average height of such additional floors shall not exceed 11 feet.*

Since the existing zoning code does not specify a maximum density for the zone, staff looked to the development approvals and the relevant master plan for guidance on creating the CR zone

formula. The development plan (E-643) did not include information about height and density, so staff used site plan approvals and the North Bethesda/Garrett Park Master Plan. The land in the C-P zone consists of 3 different lots, each with existing buildings. The Democracy Center property is built at a density of 1.07 FAR and 14 stories (Site Plan 819810300.) The Rockledge Center property is built at 1.01 FAR and 10 stories (Site Plan 819840330.) The Martin Marietta property is built to 0.42 FAR and 94' (81974005J.) The master plan (pg. 105) also includes the following language about the Martin Marietta property: "...the height/setback/coverage requirements could result in an FAR of as much as 1.25..."

To accommodate the existing buildings on the Rockledge Center and Democracy Center properties, and the master plan recognized development potential on the Martin Marietta property, the C-P zone will translate to: **EOF- 1.25 H-150**

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## C-1

### **Default:**

**Abuts R-150 or a lower density residential zone (R-200, RE-1, RE-2, RE-2C); or property is greater than 5 acres or the zoning polygon is contiguous with 5 or more acres of C-1 property; or property is in a master plan designated historic district - NR-0.75 H-45**

Abutting zones have a 50' height limit. Height in the C-1 zone can be up to 45' on one side of a building as long as the average building height is no greater than 30'. Current maximum FAR is approximately 0.75 when lot coverage to accommodate parking requirements is taken into account. These properties are most-likely to remain auto-oriented due to the density of surrounding area or the size/scale of development.

**Abuts or confronts RMD (R-90, R-60, or R-40) - CRT-0.75 C-0.75 R-0.25 H-35**

Abutting and confronting zones have a 35' height limit. Current maximum FAR is approximately 0.75 when lot coverage to accommodate parking requirements is taken into account.

**Abuts townhouse or denser zone - CRT-0.75 C-0.75 R-0.25 H-45**

Abutting townhouse, multi-family, or any non-residential zone, height in the abutting zone would be at least 45'. Current maximum FAR is approximately 0.75 when lot coverage to accommodate parking requirements is taken into account.

### **Custom CLRKG-04: NR-0.75 H-30**

Historic district. The Clarksburg master plan recommends 2-story height limit on pages 48-49.

### **Custom DAMSC-01: CRN-0.25 C-0.25 R-0.0 H-35**

Overlay limits commercial uses to 0.2 FAR. Height limited to 35'.

### **Custom POTMC-01: CRN-0.25 C-0.25 R-0.0 H-35**

Overlay limits commercial uses to 0.2 FAR. Height limited to 35'.

### **Custom POTMC-06: NR-0.75 H-35**

The Potomac master plan limits height to 35' for the C-1 properties around the intersection of Fall Rd. and River Rd. (Pages 63-67 in the Potomac master plan)

### **Custom SANDY-04: NR-0.75 H-30**

Historic district. The Sandy Spring/Aston Rural Village overlay limits building height to 30'.

**Custom TAKOM-02: NR-0.75 H-50**

Historic district. Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-03: NR-0.75 H-50**

Historic district. The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-04: NR-0.75 H-50**

Historic district. The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-16: NR-0.75 H-50**

Historic district. The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-17: CRT-0.75 C-0.75 R-0.25 H-50**

The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-18: CRT-0.75 C-0.75 R-0.25 H-50**

The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

**Custom TAKOM-19: CRT-0.75 C-0.75 R-0.25 H-50**

The Takoma Park/East Silver Spring Revitalization overlay limits height to 50' with Planning Board approval.

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**C-2**

**Default:**

**Abuts R-150 or lower density residential zone (R-200, RE-1, RE-2, RE-2C) - GR-1.5 H-45**

Density allowed to 1.5 FAR. Height allowed to 45'.

**Abuts or confronts RMD (R-90, R-60, or R-40) - CRT-1.5 C-1.5 R-0.5 H-45**

Density allowed to 1.5 FAR. Height allowed to 45'.

**Abuts townhouse or denser zone and is less than 300' from one-family detached zone - CRT-2.25 C-1.5 R-0.75 H-45**

Density allowed to 1.5 FAR Commercial. Additional density for residential development.

**Abuts townhouse or denser zone and is greater than 300' from one-family detached zone - CRT-2.25 C-1.5 R-0.75 H-75**

Density allowed to 1.5 FAR Commercial. Additional density for Residential development. Height allowed to 75' for residential development if property is greater than 300' from a one-family residential zone.

The current C-2 zone is complicated. Distinction regarding walkability/auto dominated areas used to convert C-2 to GR versus CRT. C-2 has a base FAR of 1.5, where 2.5 FAR is allowed for mixed-use development that provides at least 60% of the density as residential. In addition,

height is allowed to increase to 75' for mixed-use development more than 300' from single-family houses.

**CUSTOM BTHDA-18: CRT-1.5 C-1.5 R-0.5 H-35**

The height map on pg. 39 of the master plan calls for a maximum height of 35'. The remainder of the conversion is a result of the default conversion for abutting RMD.

**CUSTOM BTHDA-33: CRT-1.5 C-1.5 R-0.5 H-35**

The height map on pg. 39 of the master plan calls for a maximum height of 35' on this parcel. The remainder of the conversion is a result of the default conversion for confronting RMD.

**CUSTOM BTHDA-34A: CRT-1.5 C-1.5 R-0.5 H-35**

The height map on pg. 39 of the master plan calls for a maximum height of 35' on this parcel. The remainder of the conversion is a result of the default conversion for abutting RMD.

**CUSTOM BTHDA-34B: CRT-1.5 C-1.5 R-0.5 H-40**

The height map on pg. 39 of the master plan calls for a maximum height of 35' on this parcel but the property owner called and requested 40' in height to match an approval (preliminary plan #119840480). The remainder of the conversion is a result of the default conversion for abutting RMD.

**CUSTOM BTHDA-36: CRT-0.5 C-0.5 R-0.25 H-45**

The height map on pg. 39 of the master plan calls for a maximum height of 42'. Further, the current Arlington Road Overlay limits the FAR to a maximum of 0.5. The Overlay zone also states that the Planning Board must find that the site plan does not conflict with the recommendations in the Bethesda CBD Sector Plan, which calls for the 42' height.

**CUSTOM BTHDA-41: CRT-2.25 C-1.5 R-0.75 H-60**

The height map on pg. 39 of the master plan calls for a maximum height of 60'. The remainder of the conversion is a result of the default conversion for abuts townhouse or denser zone.

**CUSTOM BTHDA-42: CRT-1.5 C-1.5 R-0.5 H-45**

The height map on pg. 39 of the master plan calls for a maximum height of 35'. However, a property owner requested a height of 45' to match an approval (building permit #274090). The remainder of the conversion is a result of the default conversion for abutting RMD.

**CUSTOM BURTN-01: CRT-1.5 C-1.0 R-1.25 H-70**

The master plan (pg. 42) says to rezone former parcel P645, which is now the northeast 0.71 acre portion of the "Burtonsville Shopping Center" property (Parcel B/N703), from RC to C-2 zoning with a recommendation to change to CRT-1.5 C-1.0 R-1.25 H-70 when the Zoning Ordinance Rewrite is adopted.

**CUSTOM CLRKG-02: GR-1.5 H-30**

The category and density in the conversion are a result of the default Abuts RLD or lower density residential zone. For height, the master plan (pg. 48-49) states that the "area between existing MD 355 and Relocated MD 355 to the west is identified as a buffer zone, appropriate only for single-family detached housing with a maximum height of 2 stories....On the east side of the historic district, all development 400' east of existing MD 355 and/or on land which is within the historic district should be single-family detached structures which are no higher than 2 stories.

**CUSTOM GRMTC-27: CRT-2.25 C-1.5 R-0.75 H-60**

The master plan (pg. 75) says "building heights should not exceed 60 feet along MD 355, stepping down in height to 50 to 60 feet along the eastern edge of the district to be compatible with existing residential neighbors. The remainder of the conversion is a result of the default conversion for abuts townhouse or denser zone & >300' from SFD.

**CUSTOM POTMC-08: GR-1.5 H-45**

This is the site of the Montgomery Mall.

**CUSTOM POTMC-11: CRT-2.5 C-1.5 R-2.0 H-75**

This conversion is the result of the property owner requesting that staff match the site's overall and residential density to its development approval under site plan 820090140. The site plan notes that the maximum total FAR is 2.36 and the maximum commercial FAR is 0.45, leaving 1.91 FAR for residential density. The site plan also states that the maximum building height is 75'. The commercial density and height in the conversion are a result of the default conversion for Abuts/Confronts RT or more intense & >300' from SFD.

**CUSTOM SANDY-01: CRT-1.25 C-0.75 R-0.5 H-35**

For lots in a Commercial/Residential or Employment zone, the Sandy Spring/Ashton Rural Village Overlay limits height to 24 feet, except that the Planning Board may allow additional height up to 30 feet in the site plan approval process, if the Planning Board finds that the additional height is compatible with the abutting uses and substantially conforms with the intent of the master plan. The lowest height allowed in CRT is 35'. The height is still capped by the text of the Overlay. The maximum density for commercial uses is limited to 0.75 FAR in the Overlay zone. The R FAR is a result of the default conversion for abutting RMD. The total FAR is modified due to the reduction of commercial FAR by the master plan ( $0.75 + 0.5 = 1.25$ )

**CUSTOM TAKOM-01: CRT-1.5 C-1.5 R-0.5 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for confronting RMD.

**CUSTOM TAKOM-05: CRT-2.25 C-1.5 R-0.75 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for abuts townhouse or more dense zone.

**CUSTOM TAKOM-07: CRT-1.5 C-1.5 R-0.5 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for abutting RMD.

**CUSTOM TAKOM-08: CRT-1.5 C-1.5 R-0.5 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for confronting RMD.

**CUSTOM TAKOM-09: CRT-1.5 C-1.5 R-0.5 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for confronting RMD.

**CUSTOM TAKOM-10A: CRT-2.25 C-1.5 R-0.75 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for abuts townhouse or denser zone.

**CUSTOM TAKOM-10B: CRT-1.5 C-1.5 R-0.5 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for abuts RMD.

**CUSTOM TAKOM-11: CRT-2.25 C-1.5 R-0.75 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for Abuts/Confronts RT or more intense.

**CUSTOM TAKOM-12: CRT-2.25 C-1.5 R-0.75 H-50**

The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows a maximum height of 50' if approved by the Planning Board. The remainder of the conversion is a result of the default conversion for Abuts/Confronts RT or more intense.

**CUSTOM WHEAT-01: GR-1.5 H-45**

This is the site of the Wheaton Plaza shopping mall.

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**C-3**

**Default: None**

The C-3 zone allows building heights up to 42', except an arena or stadium, which can have a higher height as long as it is set back from the nearest lot line one foot for each additional foot of height over 42'. Where additional height is recommended as appropriate in the applicable master or sector plan, the maximum building height for an auto sales and service mall is 7 stories or 84'. There is no maximum FAR in the C-3 zone.

**If Auto Sales and recommended for additional height in master plan: GR-1.5 H-85**

The Auto Park in Fairland is the only C-3 property that is an auto sales use with a recommendation for additional height in the master plan. Specifically, the master plan (pg. 67) says that "Consolidation or sharing of parking possibly structured parking (with a building height greater than 42' if necessary) should be considered to meet parking needs." The 1.5 FAR is sufficient to accommodate existing development.

**Otherwise: GR-1.5 H-45**

In general, the maximum height in the C-3 zone is 42'. The 1.5 FAR is sufficient to accommodate existing development.

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**C-4****If less than 2 acres in size or master plan recommends lower intensity: CRT-0.25 C-0.25 R-0.25 H-35**

The C-4 zone typically allows a maximum building height of 30' and a maximum FAR (including cellar space not used for storage) of 0.25.

**If 2 acres or greater in size and master plan doesn't recommend against greater density: CRT-0.75 C-0.75 R-0.5 H-40**

There are special regulations for development above 0.25 FAR in the C-4 zone. The special regulations allow a maximum building height of 40' and a maximum FAR of 0.75 as long as the "master plan does not indicate that higher intensity commercial development above 0.25 FAR would be unsuitable for the applicable site...." To achieve this higher density and height, the lot must be a minimum of 2 acres in size.

**Within ½ mile of metro and 2 acres or greater in size: CR-1.5 C-1.0 R-1.0 H-75**

There are special regulations for development above 0.25 FAR in the C-4 zone. The special regulations allow a maximum building height of 75' and a maximum FAR of 1.5 for a mixed use project within ½ a mile of metro that includes a large retail use designed for a single retailer (see Sec. C-4.379) To achieve this higher density and height, the lot must be a minimum of 2 acres in size. In addition, these C-4 properties were converted to CR instead of CRT due to proximity to metro.

**Custom UPROK-01: CRT-0.25 C-0.25 R-0.25 H-35**

This property is in the Upper Rock Creek Overlay, which limits impervious surface to 8%, and there's no recommendation for sewer. Therefore, it is not appropriate for the additional density or height provided for under the special regulations of the C-4 zone.

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**C-6****Default: GR-0.5 H-100**

The maximum FAR, including cellar space not used for storage, is 0.5. The maximum FAR for buildings containing principally retail commercial uses is 0.25 FAR. The C-6 zone allows a maximum building height of 40', excluding parapets, except that buildings containing principally office uses are allowed a maximum building height of 100'.

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**H-M (Hotel-motel) floating zone****Default: CR- 1.0 C-1.0 R-0.5 H-160**

The current zoning code specifies a maximum density of 1.0 FAR and a maximum height of 15 stories (160') in the H-M zone. In the translation, 0.5 FAR of residential uses are allowed. This is similar to the provision in the commercial zones to allow 30% residential.

**Custom BTHCC-01: CR- 1.0 C-1.0 R-0.75 H-160**

Per PHED's direction, the property owner and abutting community worked together to determine the appropriate zoning for this site. The custom conversion provides additional residential FAR than would have been allowed by the default conversion.

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**RMX-1**

**Default: CRT-2.0 C-0.5 R-1.5 H-65 T**

The current code specifies a maximum commercial density of 0.35 FAR and a maximum residential density of 40 du/ac (1.32 FAR, assuming an average unit size of 1437.5 sf) in the RMX-1 zone. The zoning code does not specify a maximum height for the RMX-1 zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction – the type of structure typically built under this density.

**Custom GRMTC-23: CRT-1.5 C-0.5 R-1.0 H-90 T**

The Germantown Town Center Master Plan (pg 58) limits the residential density to 25 du/ac (0.83 FAR, assuming an average unit size of 1437.5 sf) and allows a maximum building height of 90'.

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**RMX-1/TDR**

**Default: CRT-0.75 C-0.5 R-0.25 H-65 T**

The current code specifies a maximum commercial density of 0.35 FAR and a maximum residential density, without the purchase of TDRs, equivalent to the density of the R-200 zone. The zoning code does not specify a maximum height for the RMX-1/TDR zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

*TDR Overlay zone:*

The maximum residential density allowed with the purchase of TDRs is 40 du/ac.

**Custom CLRKG-05: CRT-0.5 C-0.25 R-0.25 H-65 T**

This site was approved in conjunction with an adjacent site in the MXPD zone (CLRKG-06), and this conversion takes the approvals for the adjacent site into account. The commercial density is limited to 0.25, the lowest amount allowed in CRT, because CLRKG-06 is approved for more than the 2,300,000 sf of commercial development recommended for this neighborhood in the Clarksburg master plan (p67).

*TDR Overlay zone:*

The TDR Overlay zone was calculated based on a binding element in the development plan (G-806) that requires the purchase of 635 TDRs in the Cabin Branch neighborhood. The TDR Overlay zone has a designation of 0.39, which allows the residential density to increase to 0.39 FAR and the total density to increase to 0.64 FAR with the purchase of TDRs.

**Custom POTMC-07: CRT-0.5 C-0.25 R-0.25 H-60 T**

The Potomac Subregion Master Plan (pg. 56-7) recommends residential development for this site, so the commercial density is decreased to the lowest amount allowed under the CRT zone (0.25 FAR). The master plan (pg. 62) limits the maximum height to 5 stories (60').

*TDR Overlay zone:*

The master plan limits residential density to 97 total units. The TDR Overlay zone has a designation of 0.47, allowing the residential density to increase to 0.47 FAR and the total density to increase to 0.72 FAR with the purchase of TDRs.

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## **RMX-2**

**Default: CRT-2.0 C-0.5 R-1.5 H-65 T**

The current code specifies a commercial density of 0.5 FAR, and maximum residential density of 40 du/ac (1.32 FAR, assuming an average unit size of 1437.5 sf). The zoning code does not specify a maximum height for the RMX-2 zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

**Custom CLRKG-01: CRT-0.75 C-0.25 R-0.5 H-65 T**

The Clarksburg Master Plan (p 46) recommends a maximum of 300,000 sf of commercial development in the 635 acre Town Center District (.01 FAR). The master plan also limits the residential density to 7 du/ acre (0.39 FAR, assuming an average unit size of 2400 sf).

**Custom GRMTC-18: CRT- 1.0 C-0.25 R-0.75 H-65 T (TC-33)**

The Germantown Master Plan (p. 53) limits the commercial density to 200,000 sf (0.25 FAR) and residential density to 300 units (0.62 FAR, assuming an average unit size of 2400 sf) on the Martens property.

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## **RMX-2C**

**Default: CRT-2.0 C-0.5 R-1.5 H-65 T**

The current zoning code specifies a maximum commercial density of 0.5 FAR and a maximum residential density of 40 du/ac (1.32 FAR assuming a unit size of 1437.5 sf). The zoning code does not specify a maximum height for the RMX-2C zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

**Custom GRMTC-16: CRT- 0.75 C-0.5 R-0.5 H-100 T**

The Germantown Master Plan (p 49) recommends an average density of 0.6 FAR of mixed uses for the Sugarloaf Shopping Center. The residential density is decreased to 0.5 FAR to require a mix of uses to achieve maximum density. The master plan (p51) allows properties fronting on MD 118 between Wisteria Drive and Aircraft Drive to have building heights up to 100'.

**Custom GRMTC-17: CRT-0.5 C-0.5 R-0.5 H-65 T**

The Germantown Master Plan (p49) recommends an average density of 0.5 FAR, so the residential density and total density were decreased accordingly.

**Custom GRMTC-19: CRT-1.0 C-0.5 R-0.75 H-65 T**

The Germantown Master Plan (p 53) allows up to 220,000 sf of commercial uses (0.5 FAR) and 100 dwelling units (0.54 FAR, assuming an average unit size of 2400 sf) on the Waters Road Triangle property.

**Custom POTMC-04: CRT-0.75 C-0.5 R-0.25 H-35 T**

The Potomac Subregion Master Plan (p46) limits commercial development at Cabin John Mall to 300,000 sf (0.5 FAR) and limits residential development to 135 dwelling units (0.22 FAR, assuming 95 units at 1437.5sf and 40 units at 2400sf). The master plan (p48) limits the height to 35'.

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**RMX-2C/TDR**

**Default: CRT-1.0 C-0.5 R-0.5 H-65 T**

The current zoning code specifies a maximum commercial density of 0.5 FAR and a maximum residential density, without the purchase of TDRs, of 14.50 units/ acre (0.49 FAR assuming a 1437.5 sf average unit size). The zoning code does not specify a maximum height for the RMX-2C/TDR zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

*TDR Overlay zone:*

The zoning code allows residential density to increase to 40 du/acre (1.32 FAR) with the purchase of TDRs.

**Custom GRMTC-28: CRT-1.0 C-0.5 R-0.5 H-60 T**

The Germantown Master Plan (p75) limits commercial uses on this site to 0.3 FAR and limits the height to 60'.

*TDR Overlay zone:*

The master plan limits residential density, with the purchase of TDRs, to 22 units/acre. The TDR Overlay zone has a designation of 0.91, which allows residential density to increase to 0.91 FAR and total density to increase to 1.41 FAR with the purchase of TDRs.

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**RMX-3/TDR**

**Default: CRT-0.75 C-0.5 R-0.25 H-65 T**

The zoning code specifies a maximum commercial density of 0.5 FAR and a maximum residential density, without the purchase of TDRs, to 2.18 du/ac (0.25 FAR, assuming a unit size of 4000 sf). The zoning code does not specify a maximum height for the RMX-3/TDR zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

*TDR Overlay zone:*

The zoning code allows a maximum residential density of 40 units/ac with the purchase of TDRs. The TDR Overlay designation is 2.33, which indicates that residential density may increase to 2.33 and total density may increase to 2.83 with the purchase of TDRs.

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**RMX-3C**

**Default: CRT-2.0 C-0.5 R-1.5 H-65 T**

The zoning code specifies a maximum commercial density of 0.5 FAR and a maximum residential density of 40 du/ac (1.5 FAR, assuming a unit size of 1437.5 sf). The zoning code does not specify a maximum height for the RMX-3C zone; staff selected a maximum height of 65' based on the tallest possible multi-unit structure built with wood frame construction.

**Custom WFLNT-01 and NBETH-09: CR-2.0 C-0.5 R-1.5 H-220 T**

The Montrose Crossing Project was approved with a height of up to 218.5' by site plan 8-2004-013B. The zone group is CR, instead of CRT, because buildings over 150' are not allowed in the CRT zone, while they are allowed in the CR zone.

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**MXTC (Mixed-Use Town Center)**

**Default: CRT-2.0 C-1.0 R-1.0 H-70 T**

The current zoning code specifies a maximum commercial density of 1.0 FAR and a maximum residential density of 20 du/acre (0.88 FAR, assuming an average unit size of 1919 sf) in the MXTC zone. The unit size used for the residential density calculation assumes a mix of apartments (1437.5 sf) and townhouses (2400 sf). The zoning code specifies a maximum height of 70' in the MXTC zone.

**Custom DAMSC-03: CRT-1.5 C-0.5 R-1.0 H-55 T**

A chart in the Damascus Master Plan (pg. 97) limits the commercial, industrial, or mixed-use density in the outer area of the town center to 0.5 FAR and limits the height to 55'.

**Custom DAMSC-04: CRT- 1.75 C-1.0 R-0.75 H-55 T**

A chart in the Damascus Master Plan (pg. 97) limits residential density in the inner core of the town center to 15 du/acre (0.66 FAR, assuming an average unit size of 1919sf.) The unit size assumes a mix of apartments (1437.5 sf) and townhouses (2400 sf), as recommended in the Damascus Master Plan (pg. 21). The master plan also limits the height to 55'.

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**MXTC/TDR**

**Default: CRT- 1.5 C-1.0 R-0.5 H-70 T**

The current code specifies a maximum commercial density of 1.0 FAR and a maximum residential density, for properties that do not purchase TDRs, of 8 du/ acre (0.44 FAR, assuming a 2400 sf average unit size). The zoning code specifies a maximum height of 70'.

*TDR Overlay Zone:*

Residential density may be increased under the TDR Overlay zone to allow a maximum of 20 du/acre.

**Custom DAMSC-02 and DAMSC-05: CRT- 1.0 C-0.5 R-0.5 H-55 T**

The Damascus Master Plan (p97) limits the commercial density in the outer area of the town center to 0.5 FAR and limits the maximum height to 55'.

*TDR Overlay Zone:*

The TDR Overlay zone has a designation of 1.16, allowing a residential density of 1.16 FAR and a total density of up to 1.66 FAR with the purchase of TDRs. The TDR overlay zone allows a slightly higher residential density than would be otherwise allowed in this zone to help preserve the TDR program.

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**TOMX-2**

**Default: None**

The TOMX-2 zone is a mixed-use zone with a total FAR of 2.0 and no height limit under optional method development. Every TOMX-2 property has a master plan recommendation so there is no default, only custom conversions.

**Custom SDYGR-09 (master plan property Metro West): CRT-1.5 C-0.5 R-1.25 H-100 T**

The master plan (pg. 35) shows a density map with an FAR of 1.4 and 25-30 dwelling units/acre. There's also an asterisk, with a note that says "plan allows up to 30% maximum commercial FAR and requires a minimum of 70% residential FAR." The master plan (pg. 39) also says to allow "a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355." The Sector Plan does not give a specific height limit for this area, however, it calls for a step down from 15 stories at Metro to 4 stories at Route 355. As a result, staff is proposing a 100' limit here to match the step-down in height.

**Custom SDYGR-10 (master plan property part of Metro West): CRT-0.75 C-0.75 R-0.25 H-50T**

The master plan (pg. 35) shows a density map with a total FAR of 0.75 for this property and no residential. Further, pg. 41 says to allow "a maximum of 0.75 FAR of mixed-use commercial uses without residential development for 3 properties northwest of King Farm Boulevard." The master plan (pg. 39) also says to permit "a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355." However, Gaithersburg annexed a large portion of the property, and in context, the 50' height is appropriate.

**Custom SDYGR-11 (master plan property Metro South): CRT-1.5 C-0.5 R-1.25 H-90 T**

The master plan (pg. 35) shows a density map with an FAR of 1.4 and 25-30 dwelling units/acre. There's also an asterisk, with a note that says "plan allows up to 30% maximum commercial FAR and requires a minimum of 70% residential FAR." The master plan (pg. 42) also says to "permit a maximum of 8 stories on interior blocks and 4 stories along Redland Road and MD 355."

## **TOMX-2/TDR**

### **Default: None**

The TOMX-2/TDR zone is a mixed-use zone with a total optional method FAR of 1.6 without the purchase of TDRs and no height limit. With the purchase of TDRs, residential density may be increased by 20%. Additionally the maximum dwelling units per acre without TDRs is 40 units per acre. With the purchase of TDRs, the dwelling units per acre can be increased by a maximum of 20%. Every TOMX-2/TDR property has a master plan recommendation so there is no default, only custom conversions.

### **Custom SDYGR-05 (CSP Metro North): CRT-1.0 C-0.25 R-0.75 H-90 T**

The master plan (pg. 44) says to “allow up to 615 base density units on Metro North-CSP that can be increased to 960 base density units if jointly developed with Casey 6 and Casey 7...permitting up to 40,000 SF if retail and 133,250 SF of office use.” Square footage allowed for non-residential uses works out to 0.09 FAR on this site. Residential FAR, using the base density of 615 ranges from 0.45 (assuming 1437.5 SF) to .75 (assuming 2400 SF). For height, the master plan (pg. 45) says to limit “building heights to 8 stories closest to the metro and stepping down to 4 stories along Crabb Brach Way for a compatible transition to existing single-family neighborhoods to the east.”

#### *TDR Overlay Zone:*

The TDR Overlay zone has a designation of 0.89, allowing a residential density of 0.89 FAR and total density up to 1.14 FAR with the purchase of TDRs.

### **Custom SDYGR-06 (CSP Jeremiah Park): CRT-0.75 C-0.25 R-0.5 H-60 T**

The master plan (pg. 52) allows “435 base housing units on Jeremiah Park with a mix of single-family attached, live-work units, and multi-family units. Unit yield can be increased to achieve workforce housing, TDRs, and MPDU bonus density up to 700 units with bonus density...Achieving a mix of unit types with sufficient number of townhouses to offer housing choices but limited enough to achieve a series of community open spaces for adequate passive recreation. A minimum of 50% single-family attached housing shall be provided.” The density of 435 base housing units ranges from 0.26 FAR (assuming 1437.5 SF) to 0.43 (assuming 2400 SF). For height, the master plan (pg. 53) says to “limit townhouse building heights to 4 stories with multi-family units up to 5 stories. Maintain a 4 story building height along Crabbs Branch Way.”

#### *TDR Overlay Zone:*

The TDR Overlay zone has a designation of 0.56, allowing a residential density of 0.56 FAR and total density up to 0.81 FAR with the purchase of TDRs.

### **Custom SDYGR-07 (Metro North WMATA): CRT-1.0 C-0.25 R-0.75 H-70 T**

The master plan (pg. 44) says to allow “a base density of 530 units in a mix of unit types and sizes with some single-family attached units, and up to 26,000 SF of non-residential uses located in front of the existing, 3-story parking garage. Housing density can increase with workforce housing, TDR, and MPDU bonus units up to 855 units maximum.” The master plan also says to “provide 20% TDRs on this property.” On this site, 26,000 SF of non-residential uses is a 0.014 FAR. The residential FAR ranges from 0.4 for multifamily (assuming 1437.5 SF) to 0.7 for townhouses (assuming 2400 SF). For height, the master plan (pg. 43) says to maintain “building heights at 6 stories or less to form a compatible transition to the existing single-family neighborhoods. Building heights along Redland Road should not exceed 4 stories.”

*TDR Overlay Zone:*

The TDR Overlay zone has a designation of 0.86, allowing a residential density of 0.86 FAR and total density up to 1.11 FAR with the purchase of TDRs.

**Custom SDYGR-08** (master plan property Metro West with TDRs): **CR-1.75 C-0.5 R-1.5 H-160 T**

The density map in the master plan (pg. 35) shows this area at a maximum base density of 1.6 FAR with 30-40 dwelling units per acre, allowing up to 30% maximum commercial FAR and a minimum of 70% residential FAR. The master plan (pg. 39) also says to permit “a maximum of 15 stories adjacent to Metro and stepping down to a four-story edge along Redland Road and MD 355.” The CR zoning category is required because the CRT zone doesn’t allow heights up to 160’.

*TDR Overlay Zone:*

The TDR Overlay zone has a designation of 1.76, allowing a residential density of 1.76 FAR and a total density up to 2.01 FAR with the purchase of TDRs.

**Custom SDYGR-12** (master plan property Metro South with TDRs): **CRT-1.75 C-0.5 R-1.5 H-90 T**

The density map in the master plan (pg. 35) shows this area at a maximum base density of 1.6 FAR with 30-40 dwelling units per acre, allowing up to 30% maximum commercial FAR and a minimum of 70% residential FAR. The master plan (pg. 42) also says to “Permit a maximum of 8 stories on interior blocks and 4 stories along Redland Road and MD 355.”

*TDR Overlay Zone:*

The TDR Overlay zone has a designation of 1.76, allowing a residential density of 1.76 FAR and a total density up to 2.01 FAR with the purchase of TDRs.

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## **TMX-2**

**Default: CR-2.0 C-1.5 R-1.5 H-145 T**

The TMX-2 zone is a mixed use zone, with a total allowed FAR of 2.0 and no height limit under optional method development. The master plans limit height in the TMX-2 zone, with the exception of one property where height is recommended for 143’. There is no specific requirement for commercial versus residential FAR. The default of C-1.5 and R-1.5 requires mixed-use to achieve the full FAR.

**Custom GRMTC-01** (master plan property NE-1): **CR-2.0 C-1.75 R-1.0 H-145 T**

The master plan (pg. 63) says to develop this area with “a mix of uses with a minimum of 60 percent employment and a maximum of 40 percent residential.” The master plan (pg. 64) also says “For the west side of I-270, permit building heights of 143 feet, clustered at the transit station and along I-270.”

**Custom GRMTC-02** (master plan property NE-2): **CR-0.75 C-0.5 R-0.5 H-145 T**

The master plan (pg. 63) says to “allow up to 1.5 million square feet of employment uses, a hotel, and up to 110,000 square feet of retail space. Residential development may include a mix of high-rise and low-rise residential units, provided the total density for the site does not exceed 0.7 FAR.” (The square footage allowed for the employment and retail space is equivalent to

about .38 FAR.) The master plan (pg. 64) also says “for the west side of I-270, permit building heights of 143 feet, clustered at the transit station and along I-270...”

**Custom GRMTC-04 (master plan property NE-8): CR-2.0 C-1.75 R-0.5 H-125 T**

The master plan (pg. 64) says to develop this property “with a mix of research and development, employment, technology, street level retail, restaurants, and new housing. Orient up to 225 new multifamily housing units to the existing residential areas. Residential uses are not to exceed 20% of total development on this site.... For the east side of I-270, permit buildings up to 125 feet along I-270.”

**Custom GRMTC-07 (master plan property Cloverleaf District): CR-2.0 C-1.25 R-1.0 H-145 T**

The master plan (pg. 60-61) says to “Allow a ratio of land uses that are 50 to 60 percent commercial uses and 40 to 50 percent residential uses for each property to create a mixed-use neighborhood....Allow building height of 143 feet (12 stories) clustered around the transit station to define the center, transitioning to lower building heights along Crystal Rock Drive. Permit up to 125 feet along I-270 with a variety of heights ranging from 6 to 10 stories.” Zoning to the lower heights would require split zoning properties, so the entire area was mapped to the more permissive 145’, with the step down being assured through the finding of master plan conformance during site plan.

**Custom GRMTC-08 (master plan property TC-9): CR-2.0 C-0.5 R-1.5 H-180 T**

The master plan (pg. 47) allows for a maximum total FAR of 2.0 with a minimum of 70% residential uses. It also calls for a maximum height of 180’ on this property (pg. 51).

**Custom GRMTC-09 (master plan property TC-12): CR-1.5 C-1.0 R-1.0 H-100 T**

The master plan (pg. 47) says that the TC-12 property “should be rezoned from TS to TMX-2 with an FAR of 1.5.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-10A (master plan property TC-11): CR-1.0 C-0.75 R-0.75 H-60 T**

The master plan (pg. 47) says the TC-11 property “should be rezoned from TS to TMX-2 with an FAR of 1.0.” Also, on pg. 51, the master plan says “Along Century Boulevard, limit building heights to 60 feet to maintain sufficient light and air along the Promenade.”

**Custom GRMTC-10B (master plan property TC-24): CR-1.0 C-0.75 R-0.5 H-100 T**

The master plan (pg. 48) says that “The Germantown Commons Shopping Center (TC-23) and Upcounty Government Center (TC-24) should be rezoned from the existing TS zoning to TMX-2 zoning with up to 1.0 FAR with a maximum of 40 percent residential uses.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-10C (master plan property TC-20): CR-1.0 C-0.75 R-0.75 H-100 T**

The master plan (pg. 48) says the TC-20 property “should be rezoned from C-3 and R-30 to TMX-2 with an FAR of 1.0 to allow the densities and uses indicated in the Plan.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-11A (master plan property TC-16): CR-0.5 C-0.5 R-0.25 H-60 T**

The master plan (pg. 48) says that it “is the site of the library, the BlackRock Center for the Arts, and the Town Commons. Although no change in use is recommended for these properties, the

zoning should be changed to TMX-2 (limited to 0.5 FAR) to provide a consistent zoning pattern.” As the master plan stated that no change in use is recommended for the property, the residential FAR was limited to the lowest amount available under CR. The master plan (pg. 51) also says “Along Century Boulevard, limit building heights to 60 feet to maintain sufficient light and air along the promenade.”

**Custom GRMTC-11B (master plan property TC-10 & TC-15): CR-0.5 C-0.5 R-0.5 H-60 T**

For the TC-10 property, the master plan (pg. 47) says “this property (as well as areas 15 and 18) should be rezoned from the TS to TMX-2 Zone with an FAR of 0.5.” For the TC-15 property, the master plan (pg. 48) says it “is a stormwater management parcel and not likely to redevelop, but is recommended to be rezoned to the TMX-2 Zone with a 0.5 FAR to create a consistent zoning pattern.” The recommendation for these properties doesn’t say anything about residential versus non-residential uses, and because of the small FAR, it makes sense for both the C and the R FAR to match the total FAR.

**Custom GRMTC-12A (master plan property TC-18): CR-1.0 C-0.75 R-0.75 H-60 T**

The master plan (pg. 48) says that TC-18 is developed as single-family attached residences and is not likely to redevelop, but the master plan recommends rezoning the property to TMX-2 with an FAR of 1.0 to maintain a consistent zoning pattern south of Locbury Drive. There is no specific height recommendation for this property, but the Germantown Building Heights map in the master plan (pg. 22) implies that this is an “other areas and transitions – 60 feet.”

**Custom GRMTC-12B (master plan property TC-23): CR-1.0 C-0.75 R-0.5 H-60 T**

The master plan (pg. 48) says that “The Germantown Commons Shopping Center (TC-23) and Upcounty Government Center (TC-24) should be rezoned from the existing TS zoning to TMX-2 zoning with up to 1.0 FAR with a maximum of 40 percent residential uses.” There is no specific height recommendation for this property, but the Germantown Building Heights map in the master plan (pg. 22) implies that this is an “other areas and transitions – 60 feet.”

**Custom GRMTC-13 (master plan property TC-19): CR-1.5 C-1.0 R-1.0 H-60 T**

The master plan (pg. 48) says to “Allow up to 1.5 FAR on the Safeway (TC-19) and EuroMotors (TC-17) properties between Century Boulevard and MD 118. Redevelopment should be a mix of commercial and residential uses with street level retail.” The master plan (pg. 51) also says “Along Century Boulevard, limit building heights to 60 feet to maintain sufficient light and air along the promenade.”

**Custom GRMTC-14 (master plan property TC-17): CR-2.0 C-1.5 R-1.5 H-100 T**

The master plan (pg. 51) says “properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-15A (master plan property TC-30): CR-2.0 C-1.75 R-0.75 H-100 T**

The master plan (pg. 49) says “The Trevion property (TC-30) should be rezoned from the existing C-O zoning to TMX-2 to allow for the mix of uses and densities indicated in the Plan... with an employment emphasis that achieves at least 65 percent office uses, a hotel and some service retail, and a maximum of 35 percent residential uses located along the Wisteria Drive end of the site.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-15B (master plan property TC-25): CR-2.0 C-1.75 R-0.75 H-100 T**

The master plan (pg. 49) says this property should be rezoned “to provide a consistent zoning pattern and density with adjoining properties.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-15C (master plan property TC-29): CR-2.0 C-1.0 R-1.5 H-100 T**

The master plan (pg. 49) says that this property is recommended “to be rezoned to TMX-2 to create a consistent zoning pattern with non-residential development limited to 1.0 FAR.” The master plan (pg. 51) also says “The Trevion property and properties fronting MD 118 between Wisteria Drive and Aircraft Drive should have building heights up to 100 feet.”

**Custom GRMTC-20A (master plan property TC-37): CR-0.5 C-0.25 R-0.25 H-60 T**

The master plan (pg. 54) says to “Redevelop properties south of MD 118 between the MARC station and Wisteria Drive (TC-37) with mixed uses up to 0.5 FAR.” The master plan (pg. 54) also says to “Allow building heights along MD 118 to gradually increase from 40 feet at the County’s commuter parking lot to 100 feet at Middlebrook Road. Building heights in the west end generally should not exceed 60 feet and should step down adjacent to existing residential communities.” This property is not at Middlebrook Road or the County’s commuter lot, so the 60’ height is appropriate.

**Custom GRMTC-20B (master plan property TC-35, TC-38): CR-2.0 C-1.5 R-1.5 H-40 T**

The master plan (pg. 54) says to “Allow building heights along MD 118 to gradually increase from 40 feet at the County’s commuter parking lot to 100 feet at Middlebrook Road. Building heights in the west end generally should not exceed 60 feet and should step down adjacent to existing residential communities.” These properties encompass the County’s commuter parking lot, so the 40’ height is appropriate.

**Custom GRMTC-20C (master plan property TC-39): CR-0.75 C-0.25 R-0.5 H-60 T**

The master plan (pg. 54) says this property, which is in the west end, “is suitable for multifamily and attached housing with the FAR limited to 0.5.” The master plan (pg. 54) also says to “Allow building heights along MD 118 to gradually increase from 40 feet at the County’s commuter parking lot to 100 feet at Middlebrook Road. Building heights in the west end generally should not exceed 60 feet and should step down adjacent to existing residential communities.”

**Custom GRMTC-21A (master plan property TC-40): CR-1.0 C-0.5 R-0.75 H-60 T**

The master plan (pg. 54) says “Redevelop the Medical Office Park (TC-40) as mixed-use with a residential emphasis, up to 18 units per acre. The property should be rezoned from R-200 to TMX-2 to allow a mix of uses.” The master plan (pg. 54) also says to “Allow building heights along MD 118 to gradually increase from 40 feet at the County’s commuter parking lot to 100 feet at Middlebrook Road. Building heights in the west end generally should not exceed 60 feet and should step down adjacent to existing residential communities.” This property is in the west end.

**Custom GRMTC-21B (master plan property TC-41): CR-1.0 C-0.25 R-1.0 H-60 T**

The master plan recommends these properties for 18 units/acre, ( 1.0 FAR assuming a 2400 SF unit size). Specifically, the master plan (pg. 54) says “If the post office (TC-41) relocates, redevelop the site for residential uses at 18 units per acre. The property should be rezoned from

C-T Zone to TMX-2 so the zoning will be consistent with that of the surrounding properties.” The master plan (pg. 54) also says to “Allow building heights along MD 118 to gradually increase from 40 feet at the County’s commuter parking lot to 100 feet at Middlebrook Road. Building heights in the west end generally should not exceed 60 feet and should step down adjacent to existing residential communities.” This property is in the west end.

**Custom GRMTC-24 (master plan property SM-1): CR-2.0 C-1.75 R-0.75 H-145 T**

The master plan (pg. 67) says “To ensure the area retains an employment profile, develop with a minimum of 70 percent employment uses that include limited street level retail and a maximum of 30 percent residential uses.” The master plan (pg. 68) also says to “Allow building heights up to 143 feet clustered at the transit station to create a defined center.”

**Custom TWBRK-01 (master plan property Metro Core 3) CR-1.5 C-1.0 R-1.25 H-145 T**

The master plan (pg. 33) says this area is good for moderate intensity mixed use and to “Rezone from O-M to TMX-2 with a 1.5 FAR cap, consistent with uses and densities proposed for adjacent sites in the City of Rockville. Limit development to 1.5 FAR with a requirement that at least 25% of any optional method development is residential.” The master plan (pg. 30) also says to “establish building heights, but no higher than those at Twinbrook Station, with 10 to 12 stories, or a maximum of 143 feet, near the Metro station, stepping down to approximately 60 feet, or four to five stories, next to the residential communities along Ardennes Avenue and Halpine Road.”

**Custom TWBRK-02 (master plan property Technology Employment Area 4, excluding USP site & Technology Employment Area 5): CR-1.5 C-1.5 R-1.5 H-145 T**

The master plan (pg. 38) says to “Rezone Fishers Place from I-1 to TMX-2, with a 1.5 FAR cap for all development. Rezone remaining acres from I-1 to TMX-2, with a 1.5 FAR cap for all development.” The master plan (pg. 34) also says for the entire Technology Employment Area to “locate the tallest buildings along Parklawn Drive and Fishers Lane with a maximum building height of 10 to 12 stories or 143 feet. Step buildings down from a maximum of 143 feet along Fishers Lane and Parklawn Drive to approximately 60 feet along the northern edge of the planning area to establish compatibility with existing garden apartments.”

**Custom TWBRK-03 (master plan property Technology Employment Area 6 & 8): CR-2.0 C-1.5 R-2.0 H-145 T**

For density on Employment Area 6, the master plan (pg. 40) says “Rezone from I-1 to TMX-2 with a 1.5 FAR cap on commercial development, with up to 2.0 FAR for residential development. For density on Employment Area 8, the master plan (pg. 41) says to “limit commercial development to 1.5 FAR and allow additional residential development up to 2.0 FAR.” The master plan (pg. 34) says for the entire Technology Employment Area to “locate the tallest buildings along Parklawn Drive and Fishers Lane with a maximum building height of 10 to 12 stories or 143 feet. Step buildings down from a maximum of 143 feet along Fishers Lane and Parklawn Drive to approximately 60 feet along the northern edge of the planning area to establish compatibility with existing garden apartments.”

**Custom TWBRK-04 (master plan property USP site in Technology Employment Area 4): CR-2.0 C-2.0 R-1.5 H-145 T**

The master plan (pg. 38) says to “Rezone the USP site from C-O to TMX-2, with a 1.85 FAR cap for commercial development reflecting the existing density of construction completed in 2007.”

The master plan (pg. 34) also says for the entire Technology Employment Area to “locate the tallest buildings along Parklawn Drive and Fishers Lane with a maximum building height of 10 to 12 stories or 143 feet. Step buildings down form a maximum of 143 feet along Fishers Lane and Parklawn Drive to approximately 60 feet along the northern edge of the planning area to establish compatibility with existing garden apartments.”

**Custom TWBRK-05 (master plan property Metro Core 2 Area): CR-2.0 C-1.5 R-2.0 H-145 T**

The master plan (pg. 33) states that “The full 2.0 FAR is appropriate in this area, but any development above 1.5 must be applied to residential uses. The site could also redevelop completely with residential uses at 2.0 FAR, and provide MPDUs and workforce housing.” The master plan (pg. 34) also says for the entire Technology Employment Area to “locate the tallest buildings along Parklawn Drive and Fishers Lane with a maximum building height of 10 to 12 stories or 143 feet. Step buildings down form a maximum of 143 feet along Fishers Lane and Parklawn Drive to approximately 60 feet along the northern edge of the planning area to establish compatibility with existing garden apartments.”

**Custom TWBRK-06: CR-1.75 C-1.75 R-1.5 H-145 T**

Originally part of TWBRK-02, the property owner called and requested to be zoned to the FAR allowed under their site plan approval (82001025B). Per the PHED Committee’s recommendation to match currently conforming approvals when requested, this site was given additional total and commercial FAR.

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**CBD 0.5**

**Default: CR-1.5 C-1.0 R-1.5 H-60 T**

Under the current code, the maximum total density is 1.5 FAR. Maximum commercial density is 1.0 FAR, and the maximum residential density is 100 du/acre. The maximum height is 60’. A maximum residential density of 100 du/acre is approximately 2.5 FAR (assuming an average unit size of a 1000sf). Residential density cannot exceed the total FAR, therefore the residential density is set equal to the maximum total FAR of 1.5.

**Custom SLVSP-17: CR-1.5 C-1.0 R-1.5 H-90 T**

Properties where the currently conforming approved height or density is greater than the proposed zone can be mapped to accommodate the approval. The property denoted as Custom SLVSP-17 has an approved height of 90’ under project plan 919980050.

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**CBD-R1**

**Default: CR-3.0 C-0.75 R-3.0 H-145 T**

Under the current code, the maximum total density is 3.0 FAR. Maximum commercial density is 0.6 FAR, in the conversion this density limit would round to 0.75. The maximum residential density is 125 du/acre, and the maximum height is 145’. A maximum residential density of 125 du/acre is approximately 3.0 FAR (assuming an average unit size of a 1000 sf).

**Custom SLVSP-20: CR-3.0 C-1.25 R-3.0 H-145 T**

This conversion is based on a footnote for the CBD-R1 zone: "The FAR may be increased to 1.2 FAR by the Planning Board if the site will be owned and occupied by a nonprofit organization that provides needed child care and adult day care services in cooperation with the Montgomery County Department of Health and Human Services that is in effect on December 31, 1999." This property is the site of a nonprofit organization providing child and adult day care that entered into a partnership agreement with Montgomery County HHS as of December 31, 1999. (Staff Report for Site Plan 820020160, page 11).

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## **CBD-R2**

### **Default: CR-5.0 C-1.0 R-5.0 H-200 T**

Under the current code, the maximum total density is 5.0 FAR. Maximum commercial density is 1.0 FAR, and the maximum residential density is 200 du/acre. The maximum height is 200'. A maximum residential density of 200 du/acre is approximately 5.0 FAR (assuming an average unit size of a 1000sf).

### **Custom BTHDA-19A: CR-3.0 C-1.0 R-3.0 H-75 T**

This conversion is based on a recommendation in the Bethesda CBD master plan (page 124) which states that the CBD-R1 property south of Miller Ave. should be limited to a 3.0 FAR and a height 75'.

### **Custom BTHDA-19B: CR-3.0 C-1.0 R-3.0 H-120 T**

This custom conversion is based on an approved site plan (820130230). This property is located in the same block as **BTHDA-19A** implying that the conversion for this property should be limited to a 3.0 FAR and a height of 75'; however, the Planning Board approved a site plan for this property with a height of 120' to accommodate bonus density and the provision of MPDUs in excess of 12.5%. The custom conversion in this case increases height to 120' to match the site plan approval.

### **Custom BTHDA-25: CR-5.0 C-1.0 R-5.0 H-145 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 143' for this property.

### **Custom SLVSP-16: CR-5.0 C-0.5 R-5.0 H-200 T**

This conversion is based on footnote 18 attached to the maximum commercial FAR allowed in the CBD-R1 zone. It states that "On sites of 10 contiguous acres or more, the amount of non-residential development is limited to a maximum of 450,000 gross square feet." This footnote was drafted in conjunction with the Silver Spring CBD master plan, where the plan recommends this ZTA for the Blair's site (page 69). The site area in this case is approximately 29 acres. 450,000SF of commercial development for this site translates into an FAR of 0.36 – rounding up to an FAR of 0.5.

### **Custom WDMNT-03: CR-5.0 C-1.0 R-5.0 H-145 T**

This custom conversion is based on a master plan recommendation in the Woodmont Triangle plan. The sector plan contains a table on page 22 indicating by block the building heights for the

plan area. The properties within this area zoned CBD-R2 have a recommended building height limit of 143'.

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## **CBD-1**

### **Default: CR-3.0 C-2.0 R-2.75 H-90 T**

Under the current code, the maximum total density is 3.0 FAR. Maximum commercial density is 2.0 FAR, and the maximum residential density is 125 du/acre. The maximum height is 90'. A maximum residential density of 125 du/acre is approximately 3.0 FAR (assuming an average unit size of 1000 sf), density is set at 2.75 FAR to ensure mixed-use to maximize total density.

### **Custom BTHDA-01: CR-3.0 C-2.0 R-2.75 H-75 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 75' for these properties.

### **Custom BTHDA-02: CR-3.0 C-2.0 R-2.75 H-60 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 60' for these properties.

### **Custom BTHDA-17: CR-3.0 C-2.0 R-2.75 H-35 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 35' for these properties.

### **Custom FSHIP-01: CR-3.0 C-1.5 R-2.75 H-90 T**

This custom conversion limits commercial density based on a 1974 sector plan recommendation to allow 200 du/acre and 30,000 SF ground-floor retail if the office building is demolished. 30,000 SF on this site is approximately 0.32 FAR, thus the proposed conversion limits commercial FAR to 0.5. Total and residential FAR unchanged. However, if the building is not demolished, current commercial density should be allowed. Recommend 1.5 commercial FAR as this is what is currently built.

### **Custom FSHIP-05: CR-2.0 C-2.0 R-1.5 H-90 T**

This custom conversion is based on a master plan recommendation that limits total development on this site to a maximum of 300,000 SF, with approximately 65,000 SF of neighborhood ground floor retail, and 235,000 square feet of office space (page 42 in the Friendship Heights sector plan). This limit includes any existing structure that is not redeveloped. On this site, 300,000 SF of development would be approximately 1.9 FAR. Residential density is reduced to 1.5 to accommodate mandatory ground-floor retail recommended in Sector Plan.

### **Custom SLVSP-10: CR-3.0 C-2.0 R-2.75 H-75 T**

This custom conversion is based on the Fenton Village overlay zone which state that "for properties with frontage on both Wayne Avenue and Fenton Street, notwithstanding the height limitations in Subsection (b)(1)(B)-(D), (height) may be increased by 15 feet for a building that includes residential uses or a mix of residential and commercial uses, if such additional height is

not more than 200 feet from the right-of-way line for Fenton Street as recommended in the Approved and Adopted 2000 Silver Spring CBD Sector Plan...” The height limitation in Subsection (b)(1)(B)-(D) is that property located in a block that includes property in any single-family residential zone must not exceed 45’ in height for all uses except the height must not exceed 60 feet for: (i) residential use; or (ii) mixed use optional method, if at least 33% of the project’s floor area is residential and the project includes a hotel.

**Custom SLVSP-11: CR-3.0 C-2.0 R-2.75 H-110 T**

This custom conversion is based on the Fenton Village overlay zone which state that “[Building Height in the overlay zone] within the area between a major highway and a street that confronts a block that includes property zoned in any one-family residential classification, must not exceed 60 feet but may increase up to 90 feet the maximum height if at least 33% of a project’s floor area is residential; however, if additional building height is necessary to allow to accommodate workforce housing units and at least 33% of the project’s floor area is residential, up to 110 feet and where the additional height is placed near a major highway and decreases in the direction of the closest property zoned in any one-family residential classification;”

**Custom SLVSP-12: CR-3.0 C-2.0 R-2.75 H-60 T**

This custom conversion is based on the Fenton Village overlay zone which states that property located in a block that includes property in any single-family residential zone must not exceed 45’ in height for all uses except the height must not exceed 60 feet for: (i) residential use; or (ii) mixed use optional method, if at least 33% of the project’s floor area is residential and the project includes a hotel.

**Custom SLVSP-15: CR-3.0 C-2.0 R-2.75 H-125 T**

This custom conversion is based on the Ripley Street overlay zone which states that “Building height in the overlay zone along Newell Street and Eastern Avenue that confronts a residential zone in the District of Columbia must not exceed a height of 45 feet. However, this building height may be increased to: (A) a maximum of 90 feet for any building or portion of a building that is set back at least 60 feet from the street; or (B) a maximum of 125 feet for residential development that is set back at least 100 feet from Eastern Avenue and Newell Street and includes a public parking garage constructed under a General Development Agreement with the County.”

**Custom SLVSP-18: CR-3.0 C-2.0 R-2.75 H-145 T**

Under certain circumstances, the Planning Board may increase height in the CBD-1 zone to 143’. This site is being developed under project plan 91998005A and 91998005B, and has been approved for a height of 143’ in the CBD-1 zoned areas. For that reason, the conversion is proposing a height limit of 145’ to match the development which has already been approved.

**Custom WDMNT-01: CR-3.0 C-1.0 R-3.0 H-90 T**

This custom conversion is based on the Woodmont Triangle plan which states on page 13 that “in order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for nonresidential development.” In addition, this property has been approved for residential density above the standard conversion up to 3.0 FAR under site plan 82006036B. As a result, the conversion will give the additional density which has already been approved.

**Custom WDMNT-02: CR-3.0 C-1.0 R-2.75 H-90 T**

This custom conversion is based on the Woodmont Triangle plan which states on page 13 that “in order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for nonresidential development.” Custom conversion limits commercial FAR to 1.0.

**Custom WDMNT-11: CR-3.0 C-1.0 R-2.75 H-120 T**

This custom conversion is based on the Woodmont Triangle plan which states on page 13 that “in order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for nonresidential development.” In addition, this plan “limits height in Block 9 to 90 feet. Parcel 646, the American Inn property, is situated between two taller buildings. To achieve comparable heights, building height may be increased on this property up to 118 feet.”

**Custom WDMNT-13: CR-3.0 C-1.0 R-2.75 H-120 T**

This custom conversion is based on the Woodmont Triangle plan which states on page 13 that “in order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for nonresidential development.” In addition, this plan limits height in Block 11 “to 118 feet or 143 feet with a 22 percent MPDU bonus density.”

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**CBD-2**

**Default: CR-5.0 C-4.0 R-4.75 H-145 T**

Under the current code, the maximum total density is 5.0 FAR. Maximum commercial density is 4.0 FAR, and the maximum residential density is 200 du/acre. The maximum height is 143'. A maximum residential density of 200 du/acre is approximately 5.0 FAR (assuming an average unit size of 1000sf). Residential density is set at 4.75 FAR to ensure mixed-use for maximum total density.

**Custom BTHDA-03: CR-5.0 C-4.0 R-4.75 H-90 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 90' for these properties.

**Custom BTHDA-04: CR-5.0 C-4.0 R-4.75 H-60 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 60' for these properties.

**Custom BTHDA-08: CR-5.0 C-4.0 R-4.75 H-100 T**

This custom conversion is based on an approval for this site. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a

height limit of 90' for these properties. However, under site plan 820090150, height is approved for 98'.

**Custom BTHDA-22: CR-5.0 C-4.0 R-4.75 H-125 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 125' for this property.

**Custom BTHDA-40: CR-5.0 C-5.0 R-4.75 H-145 T**

Under the current zoning ordinance, additional commercial density can be granted by the Planning Board for sites meeting certain criteria, including:

- A minimum lot size of 22,000 square feet
- Frontage on a "major highway"
- Within an "Urban District" as defined by Chapter 68A
- At least 250' from single-family zoned land
- Includes a hotel
- Includes ground-floor retail

This site has been approved for density under this method; commercial FAR for this property is set at 5.0. (Site plan 820120210)

**Custom FSHIP-03: CR-3.0 C-2.75 R-3.0 H-145 T**

This custom conversion is based on a master plan recommendation to "rezone the site from the CBD-1 Zone to the CBD-2 Zone with a maximum of 1,050,000 square feet of total development ... With optional method development, the Plan recommends a total of 750,000 square feet of combined retail and office space. ... In addition, the Plan recommends a hotel of approximately 150,000 square feet and a minimum of 150,000 square feet of residential space. ... A grocery store could also be included within the development on the site... A facility of up to 40,000 square feet could be constructed. If the Planning Board determines... that additional grocery space is desirable for Friendship Heights, it may allow the grocery store to be included in the development without being counted toward the overall square footage limits. On this site, 1,050,000 square feet would be approximately 3.0 FAR. Commercial development (office, retail, and hotel) totaling 900,000 square feet would be approximately 2.6 FAR. And, 150,000 square feet of residential would be approximately 0.4 FAR (which is the minimum required).

**Custom SLVSP-02: CR-5.0 C-4.0 R-4.75 H-200 T**

This custom conversion is based on the Silver Spring CBD master plan which recommends "[allowing] additional height above 143' on the Silver Triangle site with Planning Board Approval." Footnote 11 of the Montgomery County Zoning Ordinance, §59-C-6.235(b) states that "under the optional method of development process, the Planning Board may approve height over 143 feet, but not more than 200 feet, if ... (ii) the additional height is specifically recommended for the property in the applicable sector plan or urban renewal plan..."

**Custom SLVSP-07: CR-5.0 C-4.0 R-4.75 H-75 T**

This custom conversion is based on the Silver Spring CBD master plan that states "rezone the National Concrete Ready Mix parcels located on Cedar Street and Ellsworth Drive from CBD-1 to CBD-2 with a height limit of 60 feet, allowing the height to exceed 60 feet up to a maximum height of 75 feet with Planning Board approval based on compatibility with surrounding structures."

**Custom SLVSP-14B: CR-5.0 C-4.0 R-5.0 H-200 T**

Under the optional method of development process, the Planning Board may approve height over 143 feet, but not more than 200 feet, if: ... "(ii) the additional height is specifically recommended for the property in the applicable sector plan or urban renewal plan or the property is within a revitalization area designated in the applicable sector plan is located fully or partially within 800 feet of an entrance to a metro station..." In addition, this site has been approved for development with a residential FAR of 4.86. As a result, the conversion maps this property with a 5.0 residential FAR. (Site plan 82008015)

**Custom SLVSP-14C: CR-5.0 C-4.0 R-4.75 H-200 T**

Under the optional method of development process, the Planning Board may approve height over 143 feet, but not more than 200 feet, if: ... "(ii) the additional height is specifically recommended for the property in the applicable sector plan or urban renewal plan or the property is within a revitalization area designated in the applicable sector plan is located fully or partially within 800 feet of an entrance to a metro station..."

**Custom SLVSP-14D: CR-5.0 C-4.0 R-4.75 H-200 T**

Under the optional method of development process, the Planning Board may approve height over 143 feet, but not more than 200 feet, if: ... "(ii) the additional height is specifically recommended for the property in the applicable sector plan or urban renewal plan or the property is within a revitalization area designated in the applicable sector plan is located fully or partially within 800 feet of an entrance to a metro station..."

**Custom SLVSP-19: CR-5.0 C-4.0 R-4.75 H-200 T**

Under the optional method of development process, the Planning Board may approve height over 143 feet, but not more than 200 feet, if: ... "(ii) the additional height is specifically recommended for the property in the applicable sector plan or urban renewal plan or the property is within a revitalization area designated in the applicable sector plan is located fully or partially within 800 feet of an entrance to a metro station..." In addition, this property has an approval for 200' in height. (Project plan 91998005A).

**Custom SLVSP-21: CR-5.0 C-4.0 R-4.75 H-200 T**

This custom conversion is based on the Ripley Street Overlay, which states that "The Planning Board may approve a maximum building height of 200 feet in any CBD-2 zoned optional method of development project that provides ground floor retail. Any structure or device used to collect or radiate electromagnetic waves, including a satellite dish, must not be included in calculating building height under this paragraph."

**Custom WDMNT-06: CR-5.0 C-1.0 R-4.75 H-145 T**

This custom conversion is based on the Woodmont Triangle plan that states on page 13 "in order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to an FAR of 1.0 for nonresidential development."

**Default: CR-8.0 C-6.0 R-7.5 H-200 T**

Under the current code, the maximum total density is 8.0 FAR. Maximum commercial density is 6.0 FAR, and the maximum residential density is 200 du/acre. The maximum height is 200'. Under the translation residential density is set at 7.5 FAR to ensure mixed-use for maximum total density.

**Custom BTHDA-05: CR-5.0 C-5.0 R-4.0 H-200 T**

This custom conversion is based on the Bethesda CBD master plan. It states that “the following specific requirements for the optional method of development apply to the Hot Shoppes site: (a) Limit the density to 615,000 square feet of gross floor area (4 FAR). This density can be increased to 750,000 square feet (approximately 4.9 FAR) of retail and office uses with the provision of a professional theater as the preferred, substantial benefit. The gross floor area of the professional theater is not included in the limitations on density and would be in addition to the 750,000 square feet. If the Planning Board determines that the theater is not viable, a minimum of 135,000 SF of housing may be provided within the 750,000 SF.”

**Custom BTHDA-23: CR-8.0 C-6.0 R-7.5 H-145 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 143' for this property.

**Custom BTHDA-24: CR-8.0 C-6.0 R-7.5 H-175 T**

This custom conversion is based on a master plan recommendation to limit height. The Bethesda CBD plan provides a recommended height map for the entire sector plan boundary on page 39. This map indicates a height limit of 175' for this area.

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**TS-R (Transit station, residential)**

In the current zoning code, TS-R is a floating zone with a maximum overall density of 2.5. The commercial density is determined by the master plan or, if the master plan is silent, limited to street level or a restaurant in the penthouse. Residential density is limited to 150 dwelling units/ acre and the maximum height is established during site plan review.

Many projects in the TS-R zone were approved for residential development without a commercial component. For projects approved as residential only, the commercial density in the CR formula is set to 0.25 because that is the lowest threshold of commercial FAR required in by the CR zone.

**Custom BTHDA-27: CR-2.25 C-0.5 R-2.0 H-125 T**

This site, in conjunction with BTHDA-28, was reclassified to the TS-R zone by Local Map Amendment/ Development Plans G-561, G-583, and received further development approvals with Preliminary Plan 1-1988-0860, and Site Plan 8-1988-0310 & A. The project was approved for a total FAR of 2.20, including 21,050 sf of commercial development and 149 dwelling units. This portion of the site was approved with a maximum height of 122'.

**Custom BTHDA-28: CR-2.25 C-0.5 R-2.0 H-35 T**

This site, in conjunction with BTHDA-27, was reclassified to the TS-R zone by Local Map Amendment/ Development Plans G-561, G-583, and received further development approvals with Preliminary Plan 1-1988-0860, and Site Plan 8-1988-0310 & A. The entire project was approved for a total FAR of 2.20, including 21,050 sf of commercial development, and 149 dwelling units. The development plan limited the offices in this portion of the site to the existing structures, which were built under R-60 standards, so the maximum height is 35', identical to the maximum height in the R-60 zone.

**Custom BTHDA-29A: CR-1.0 C-0.25 R-1.0 H-40 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-720, as amended by DPA 03-2. The zoning approvals authorized 6 three story townhouses (approximately 1.0 FAR and 40' in height).

**Custom BTHDA-29B: CR-1.75 C-0.25 R-1.75 H-40 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-720, and received further development approvals with Preliminary Plan 1-1997-0380 and Site Plan 8-1998-0120. This site was approved for 22 three story townhouses (approximately 1.64 FAR and 40' height.)

**Custom BTHDA-29C: CR-2.0 C-0.25 R-2.0 H-50 T**

This site was approved for the TS-R zone by G-865, G-779, and DPA 07-03 with a 2.0 FAR of residential density and a maximum height of 48'.

**Custom BTHDA-29D: CR-2.0 C-0.25 R-2.0 H-50 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-778, and received further development approvals with Preliminary Plan 1-2001-0180 and Site Plan 8-2001-0040. The project was approved for 36,700 sf (1.9 FAR) of residential development and a maximum height of 3 stories, up to 46'.

**Custom BTHDA-30: CR-2.5 C-0.25 R-2.5 H-70 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plans G-954 and DPA 13-0, and received further development approvals with Preliminary Plan 1-2008-0050 & A, and Site Plan 8-2008-0030. The project was approved for 3.05 FAR of residential development, including a 22% density bonus for providing 15% MPDUs. The MPDU density bonus is captured in the 'T' provision, so the maximum and residential FAR are capped at 2.5 FAR. The project was approved with a maximum height of 70'.

**Custom BTHDA-30B: CR-2.5 C-0.25 R-2.5 H-70 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-908, and received further development approvals with Preliminary Plan 1-2013-0120 and Site Plan 8-2013-0150. The project was approved for 2.496 FAR of residential development at a maximum height of 69'.

**Custom BTHDA-31: CR-2.5 C-0.25 R-2.5 H-130 T**

This site was approved for the TS-R zone by Local Map Amendment / Development Plan Amendment 87-1, and received further development approvals with Preliminary Plan 1-1986-

2830 and Site Plan 8-1986-1020. The site was approved for a total FAR of 2.50 with 255 dwelling units with a maximum height of 12 stories (130').

**Custom BTHDA-32A: CR-2.5 C-0.25 R-2.5 H-75 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-347 and received further development approvals with Preliminary Plan 1-1984-0580 and Site Plan 8-1986-0810. The site was approved for 115,192 sf of residential development (2.499 FAR) and a height of 8 stories, or 72'.

**Custom BTHDA-32B: CR-1.5 C-0.25 R-1.5 H-40 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-755 and received further development approvals with Preliminary Plan 1-1998-0670 and Site Plan 8-1988-0350. The site was approved for 17 dwelling units (1.39 FAR, assuming a 2400 sf unit size) and a maximum height of 38'.

**Custom BTHDA-32C: CR-2.5 C-0.25 R-2.5 H-75 T**

This site was approved for the TS-R zone by Local Map Amended/ Development Plan G-842, as modified by DPA 00-2 and DPA 06-02. DPA 06-02 approved 60 residential units at 3.05 FAR, including a 22% density bonus for providing 15% MPDUs. The site was mapped with a 2.5 total and residential FAR, and the 22% bonus density is incorporated into the "T" provision. The site was approved with a maximum height of 71'.

**Custom BTHDA-32D: CR-1.75 C-0.25 R-1.75 H-50 T**

This site was approved for the TS-R zone by Local Map Amendment/Development Plans G-721, G-755, G-769, G-842, DPA 98-1, DPA 98-2, DPA 00-2, and DPA 06-2. The site received further development approvals with Preliminary Plan 1-2007-0720 and Site Plan 8-2007-0230 for 12,750 sf of residential development (approximately 1.71 FAR) and a maximum height of 48'.

**Custom BTHDA- 32E: CR-2.5 C-0.25 R-2.5 H-75 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-819, and received further development approvals with Preliminary Plan 1-2007-0280 and Site Plan 8-2007-0060. The site was approved for 3.05 FAR of residential development, including a 22% bonus density for providing 15% MPDUs. The site was mapped with a 2.5 total and residential FAR, and the 22% bonus density is incorporated into the "T" provision.

**Custom BTHDA-32F: CR-1.75 C-0.25 R-1.75 H-45 T**

This site was approved for the TS-R zone by Local Map Amendment/ Development Plan G-721, as amended by DPA-96-4, and received further development approvals with Preliminary Plan 1-1996-0590 and Site Plan 8-1997-0110/A. The site was ultimately approved for 12 dwelling units (1.66 FAR, assuming a unit size of 2400 sf) at a maximum height of 42'.

**Custom WFLINT-03: CR-2.5 C-0.25 R-2.5 H-190 T**

This site was approved for the TS-R zone by Local Map Amendment / Development Plan Amendment DPA 86-1 and received further development approvals with Preliminary Plan 1-1980-1120 and Site Plan 8-1986-0590(A). The project was approved for a total FAR of 2.43, 3,000 sf of retail space (rounded up 0.25 FAR), 945 dwelling units, and a maximum height of 18 stories (190').

**TS-M** (Transit station, mixed)

TS-M is a floating zone with an overall density limitation of 3.0 FAR in the existing zoning code. The current zoning code does not provide guidance about height or the appropriate mix of commercial and residential densities, so development plans were used to create the CR formula.

**Custom BTHDA-20: CR-2.75 C-0.5 R-2.5 H-55 T**

This site is part of a project in downtown Bethesda (see also BTHDA-21) approved for the TS-M zone by Local Map Amendment/ Development Plan G-850. The development plan authorized a maximum overall density of 2.59 FAR, including 250 dwelling units (approximately 2.5 FAR using a 1437.5 average unit size assumption). The development plan did not have an explicit statement about commercial development, so staff looked to the site plan for guidance. Site plan 8-2007-0180 authorized 40,000 sf of commercial development (approximately 0.28 FAR). The development plan limited the height to 54' on this lot.

**Custom BTHDA-21: CR-2.75 C-0.5 R-2.5 H-90 T**

This site is part of a project in downtown Bethesda (see also BTHDA-20) approved for the TS-M zone by Local Map Amendment/ Development Plan G-850. The development plan authorized a maximum overall density of 2.59 FAR, including 250 dwelling units (approximately 2.5 FAR using a 1437.5 average unit size assumption). The development plan did not have an explicit statement about commercial development, so staff looked to the site plan for guidance. Site plan 8-2007-0180 authorized 40,000 sf of commercial development (approximately 0.28 FAR). The development plan limited the height to 90' on this lot.

**Custom FSHIP-02: CR-3.0 C-2.0 R-1.0 H-100 T**

This site was reclassified to the TS-M zone by Local Map Amendment/ Development Plan G-760. The development plan authorized a maximum overall density of 2.85 FAR comprised of 810,000 sf of commercial space (1.88 FAR) and 420,536 sf of residential development (0.97 FAR). The development plan set the maximum height at 9 stories.

**Custom FSHIP-06: CR-0.75 C-0.75 R-0.25 H-55 T**

This site was reclassified to the TS-M by Local Map Amendment/ Development Plan G-775, and amended by DPA 10-01. The development plan authorized 112,000 sf of commercial development (0.54 FAR) and a maximum height of 3 stories. However, the property owner requested a height of 55' to match the building's current and approved height (at 3 stories, it still complies with the zone) it received under the TS-M zone (site plan #82001021A). Since no residential development was approved for this site, staff recommends decreasing the residential density to 0.25 FAR, the lowest amount allowed in the CR zone.

**Custom SDYGR-15: CR-0.75 C-0.75 R-0.25 H-80 T**

The zoning translation for this property was based on Local Map Amendments/ Development Plans G-7, G-401, and DPA 83-4 (which modified G-7). Based on the most recent approvals, G-401 and DPA 83-4, the density of this site should be limited to 0.5585 FAR of commercial development with a maximum height of 7 stories.

**Custom WFLINT-02: CR-3.0 C-2.5 R-0.75 H-200 T**

The zoning translation for this property was based on G-96, as amended by DPA 87-2, and DPA 92-3. The original development plan, G-96, consisted of 12.25 acres. However, a portion of the original TS-M zoned site (Lot 5, owned by HOC) has since been rezoned to CR by the White Flint Sector Plan. The portion of the site that remains in the TS-M zone is 6.646 acres. Therefore, density is calculated based on the 6.646 acres, assuming 673,990 sf of commercial space (2.32 FAR), and 200 dwelling units (approximately 0.69 FAR, assuming an average unit size of 1000 sf).

**Custom WFLINT-04: CR-2.5 C-0.25 R-2.5 H-190 T**

The zoning translation was based on Local Map Amendment/Development Plan G-726, as amended by DPA-01-01, DPA-04-01 and DPA 06-04. The most recent zoning approval, DPA 06-04, authorized an overall density of 2.4 FAR (2.39 FAR of residential plus .01 FAR of commercial) and a maximum height of 18 stories.

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**MXN (Mixed Use Neighborhood) floating zone**

The current zoning code specifies a maximum overall density of 0.3 FAR in the MXN zone. The current code also requires that 25% of the gross floor area for any project be residential. The maximum height in the MXN zone when adjoining an area of existing or planned one-family detached house residential zoning is equal to the setback from the tract boundary.

All land classified as MXN is located in the 192 acre Traville development. The site was rezoned to MXN by Local Map Amendment/ Development Plan G-718. The development plan authorized 1,322,500 sf of non-residential development (0.16 FAR) and 750 dwelling units (approximately 0.22 FAR). The LMA doesn't specify a height and just states that the application provides sufficient setbacks and height. Further, the Hearing Examiner's report states that "the proposed development will provide for extensive setbacks including a 100' setback from adjoining single-family detached homes. The building heights will be limited to a height no greater than the setback from the tract boundary because the applicant did not request a waiver of this requirement." The height is mapped at 100' to accommodate the existing development and allow a reasonable height for new buildings given the current language about height in the MXN zone.

**Custom GSSCR-05A: CRT-0.5 C-0.5 R-0.25 H-100 T**

This translation is the result of a request from a property owner based on Site Plan 820010120, which authorized 1,030,000 sf (0.34 FAR) of commercial development to locate on this lot.

**Custom GSSCR-05B: CRT-0.5 C-0.25 R-0.25 H-100 T**

This translation is based on the standards of the zone and the development plan approval.

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**MXPD (Mixed Use Planned Development) floating zone**

The current zoning code specifies a maximum commercial density of 0.75 FAR and a maximum residential density of 75 du/acre (2.48 FAR, assuming an average unit size of 1437.5 sf) for the MXP zone. Since the zoning code does not specify a maximum height in the MXP zone, staff used the development plan to set the parameters of the translation.

**Custom CLRKG-06: CRT-0.5 C-0.25 R-0.25 H-130 T**

This site was reclassified to the MXP zone by Local Map Amendment/ Development Plan G-806, as amended by DPA 13-02. DPA 13-02 authorized 2,420,000 sf of commercial development (.20 FAR) and 1,639 residential units (0.25 FAR assuming 700 detached or townhouse units at an average size of 2400 sf, and 939 multifamily units averaging 1437.5 sf).

**Custom GSSCR-06: CRT-1.0 C-0.25 R-1.0 H-110 T**

This site was reclassified to the MXP zone by Local Map Amendment/ Development Plan G-439, as amended by DPA 86-2 and DPA 86-5. However, a majority of the original 212.6 acre MXP site has since been annexed by the City of Gaithersburg. Because this translation only applies to a small portion of the land area in the original development plan, and the development plan was vague about the location of buildings, staff based the CRT density on the following Site Plans: 819940040, 819930180, 819970150. These site plans approved a residential density of approximately 0.85 FAR, and a commercial density of 0.0008 FAR. The height in the translation is based on G-439, which authorized a maximum height of 10 stories for the majority of the area.

**Custom NBETH-02: CR-1.5 C-0.75 R-0.75 H-275 T**

The District Council approved Local Map Amendment/ Development Plan G-713 in 1997 to reclassify this property from the R-H zone to the MXP zone. The development plan authorized 1250 multi-family dwelling units (0.67 FAR assuming a 1437.5 average unit size) and 1,325,000.00 sf of commercial space (0.58 FAR). The tallest building is approved at 272' per Site Plan 820090030. This site, unlike the other MXP sites which translate to CRT, translates to CR because the CRT zone does not permit building heights above 150'.

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**I-1**

**Default: IM-2.5 H-50**

The I-1 zone allows a maximum building height of 42'; however, the Planning Board increased the height in the conversion to 50' after hearing concerns from several industrial property owners about the height necessary to accommodate certain industrial uses. The I-1 zone has no maximum FAR; the 2.5 FAR in the conversion accommodates existing buildings. Under special regulations in the I-1, height can be increased up to 120' for providing an employment center if the master plan does not indicate that large employment centers are unsuitable.

**Custom BOYDS-02: IM-1.5 H-45**

The master plan (pg. 9) states that "Although the master plan recommends I-1 zoning, this property is not suitable as a major employment center. Low intensity uses, such as warehousing,

are envisioned.” Since the master plan recommends a lower intensity on this site, it was given a lower FAR and height in the conversion.

**Custom GTOWN-03: IM-2.5 H-80**

This conversion is the result of the property owner requesting that staff match the site’s development approval under site plan 81998022F, which allows for a maximum building height of 79.’

**Custom WESTB-02: IM-1.5 H-45**

The master plan (table on pg. 65) notes that the height limit in the I-1 zone is 42’. The master plan also states (pg. 64) that “the optional method of development in both the C-O zone and I-1 zoned areas may not be authorized” for all of Westbard. Since the master plan recommends a lower intensity on this site, it was given a lower FAR and height in the conversion.

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**I-2**

**Default: IH-2.5 H-70**

The I-2 zone allows a maximum of 70’ in height and has no maximum FAR. The 2.5 FAR given in the conversion accommodates existing development.

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**I-4**

**Default: IL-1.0 H-50**

The I-4 zone allows a maximum building height of 42’; however, the Planning Board increased the height in the conversion to 50’ after hearing concerns from industrial property owners about the height necessary to accommodate certain industrial uses. The I-4 zone allows a maximum FAR of 1.0.

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**R&D**

**Default: IM-0.5 H-75**

The R&D zone allows a maximum building height of 50’ for standard method and 75’ for optional method. The maximum FAR in the R&D zone is 0.3 under standard method and 0.5 under optional method.

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**R-S**

**Default: IM-0.25 H-50**

The R-S zone allows a maximum building height of 50’ and a maximum FAR of 0.15.

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**I-3**

**Default: EOF-0.75 H-100 T**

The I-3 zone allows a maximum building height of 100 feet. The maximum density is 0.5 FAR, except that the maximum density may be increased to a 0.6 FAR, provided that the applicant for development obtains approval of a traffic mitigation agreement at time of site plan review that will result in traffic generation equal to or less than a project with a FAR of 0.5. In addition, special regulations for optional method development in the I-3 zone permit a mixed-use development at locations that have convenient access to transit and are recommended in the master plan. The purpose of the I-3 mixed use option is to promote mixed use, transit and pedestrian oriented centers, which include housing and a commercial component with an employment emphasis. Dwellings are permitted by right under this method of development and density must not exceed any density limits set in the master plan. The maximum non-residential density is 0.6 FAR, and retail/service can be no more than 20% of total FAR while employment has to be at least 60% of FAR. Base residential density must not exceed 8 units per acre. Base density may be increased to accommodate MPDUs and TDRs provided that the final density does not exceed 12.5 units per acre and does not exceed the recommended total density in the applicable master plan.

**Custom GTOWN-01 (KI-B): EOF-0.25 H-100**

The master plan (pg. 73) "recommends that the property be zoned I-3 with a 0.25 FAR. The base zone should be R&D; however, this area is not suitable for the optional method of development due to issues of compatibility with surrounding residential uses." Since the master plan recommends against the optional method of development, this conversion does not include the "T."

**Custom NBETH-05: EOF-1.0 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval under site plan 819890490. Site plan amendment G says "in no event shall the total FAR on the site exceed 1,635,100 SF." The gross tract area is 44.1628 acres. This works out to a 0.849 FAR.

**Custom NBETH-06: EOF-1.0 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval under site plan 819900270. The site plan is approved for 463,651 SF of development on 12.52 acres, which is a 0.85 FAR.

**Custom NBETH-07: EOF-1.0 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval. There is no available plan information for this site, but the master plan confirms that the site is built to 0.84 FAR (see table on page 97).

**Custom NBETH-08: EOF-1.0 H-110 T**

This conversion is the result of the property owner requesting that staff match the site's development approval. There is no available plan information for this site, but the master plan confirms that the site is built to 1.0 FAR and is 10 stories tall (see table on page 97).

**Custom NBETH-10: EOF-1.5 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval. The site plan provides limited information; according to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 1.36

**Custom NBETH-11: EOF-1.0 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval. There is no site plan information; According to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 0.79.

**Custom NBETH-12: EOF-1.25 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval. The site plan provides limited information; According to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 1.15.

**Custom POTMC-10: CRT-1.25 C-0.5 R-0.75 H-100 T**

This conversion is the result of the property owner requesting that staff match the site's development approval under site plan 82004015K. The site is approved for 600 dwelling units (150 townhouses and 450 multifamily) and 850,000 SF of commercial FAR, on 54.84 acres. According to the resolution and site plan, the commercial portion is on 20.28 acres, which is 0.35 FAR of commercial. For the residential, the FAR works out to 0.67 (assuming 150\*2400 + 450\*1437.5, on 34.41 acres as stated in the site plan). This I-3 conversion utilizes CRT instead of EOF because of the residential to commercial split that was already approved (EOF would limit residential development to 30% of the FAR on site).

**Custom SDYGR-01 (Robert's Oxygen Property-Site 1): EOF-0.5 H-45**

The master plan (pg. 29-30) states that this area should be rezoned to the "R&D/I-3 zone standard method. Development should be limited to 0.3 FAR in order to maintain the jobs to housing ration in the plan area." It also says to "establish a 42' building height limit to improve compatibility with adjacent residential community." Since the master plan recommends the standard method of development, this conversion does not include the "T."

**Custom SDYGR-02 (Casey 6-Site 2): EOF-0.5 H-50**

The master plan (pg. 30) says "to accommodate housing options between Casey 6, Casey 7, Metro North-CSP and Jeremiah Park, allowing up to 130 units on Casey 6...Density cannot be increased for bonus MPDUs due to site constraints." It also recommends "rezoning from I-1 to R&D/I-3 zone. Allow up to 0.3 FAR industrial/office uses and support the I-3 optional method with housing under the provisions outlined in the Potential Joint Development section....Limit building heights to 4 stories to establish compatibility with nearby residential communities." Since the master plan notes that density cannot be increased for bonus MPDUs, this conversion does not include the "T."

**Custom SDYGR-03 (Casey 7-Site 3): EOF-0.75 H-60 T**

The master plan (pg. 31) says to limit "non-residential density to 0.3 FAR to limit employment in the plan area....to accommodate housing options among Casey 6, Casey 7, Metro North-CSP, and Jeremiah Park, this site can accommodate up to approximately 135 base density housing units on Casey 7 under the R&D/I-3 zone optional method with housing...Housing units can be increased for workforce housing, TDRs, and MPDU bonus density where applicable, but cannot exceed 340 units maximum. Allow up to 0.3 FAR industrial/office uses....Rezoning from I-1 to R&D/I-3 zone and support housing options under the I-3 optional method with housing or with

PD-18 zoning....Limit building heights to 5 stories to establish a midrise character along Shady Grove Road. Maintain 4 stories or less along Crabbs Branch Way.”

**Custom SDYGR-13 (Casey Property – Vacant Site 2): EOF-0.75 H-100**

The master plan (pg. 26) says to “Provide technology, research and development, or office uses... Rezone from R-20 to R&D with an I-3 standard method allowing expanded employment.” Since the master plan recommends the standard method of development, this conversion does not include the “T.”

**Custom SDYGR-14 (Casey Property – Vacant Site 3): EOF-0.75 H-100**

The master plan (pg. 26) says to “Provide technology, research and development, or office uses to create a technology corridor...Rezone from I-1 to R&D with an I-3 standard method allowing expanded employment. Housing is not appropriate given the site’s proximity to solid waste transfer station.” Since the master plan recommends the standard method of development, this conversion does not include the “T.”

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**LSC**

**Default: LSC-2.0 H-200 T**

The maximum building height allowed in the LSC zone is 200’ and the maximum allowed FAR is 2.0

**Custom CCLAK-01: LSC-0.5 H-65 T**

The master plan (pg. 36) recommends limiting development at HHMI to a maximum of 0.5 FAR and a maximum building height of 65 feet.

**Custom GRMTC-26: LSC-2.0 H-100 T**

The master plan (pg. 73) says to “permit building height up to 100 feet (8 stories) and cluster new development to ensure a dense and cohesive campus.”

**Custom GSSCR-01: LSC-1.0 H-150 T**

The master plan (pg. 36) says to “allow a maximum of 1.0 FAR for properties in LSC Central....Locate the highest density and tallest buildings (150 feet) adjacent to the transit station to form an identifiable center.”

**Custom GSSCR-02: LSC-1.5 H-150 T**

The master plan (pg. 36) says to “allow a maximum of 1.5 FAR for properties in the center of the district (bounded by Key West Avenue, Medical Center Drive, and Broschart Road): AHC, JHU, and 9707, 9711, and 9715 Medical Center Drive....Locate the highest density and tallest buildings (150 feet) adjacent to the transit station to form an identifiable center.”

**Custom GSSCR-03: LSC-1.0 H-110 T**

The master plan (pg. 36) says to “allow a maximum of 1.0 FAR for properties in LSC Central.” Although the text broadly recommends the highest density and tallest buildings (150 feet) adjacent to the transit station to form an identifiable center, the map on pg. 36 shows these properties limited to 110’ maximum.

**Custom GSSCR-04: LSC-1.0 H-150 T**

The master plan (pg. 45) says to “rezone the Belward property from R&D to the LSC zone and allow up to 1.0 FAR.” On pg. 46, the master plan says to “concentrate the highest density and building heights (150 feet) near the CCT station.”

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### **Miscellaneous**

The following mapping change is a result of a Corrective Map Amendment that is being incorporated into DMA G-956:

**Custom POTMC-13: PD-3**

This property is currently incorrectly zoned R-200 on the official Mylar zoning maps and is being corrected to PD-3.