

From: M-NCPPC
Sent: Dec 7, 2010 9:31 AM
To:
Subject: Zoning Rewrite Project Update- December 6, 2010

Thanks for your interest in the Montgomery County Zoning Rewrite Project. Following release of the first consultant draft of a section of the code, we are providing an update on the schedule and direction of the project.



The zoning rewrite is in the early drafting stage. The consultant team's first discussion [draft](#) on Agricultural and Residential zones lays out initial ideas related to building types and standards. The draft was posted online to foster discussion with the [Zoning Advisory Panel](#), appointed by the Planning Board to provide direction and advice to staff throughout the Zoning Code Rewrite project.

After three ZAP meetings commenting on the discussion draft and analysis by planning staff and the planning board chair, the planning director has directed the zoning team to pull the section on development patterns out of the [draft](#).

The ideas behind the development patterns - which the consultant proposed to raise the level of design and bring enhanced public benefits along with a slight increase in density in some areas with "cottage courts" and "corner stores" - will become the focus of a long-term study. Initial staff analysis indicates development patterns may be best placed along major arterials where infill housing may be appropriate.

A staff response draft to the consultant's discussion draft will be posted online early in the new year. Additional sections of the code will be drafted in the coming months. Later, these sections will be consolidated into a *Public Review draft* incorporating comments and input from the consultant team, planning staff, Zoning Advisory Panel, and other stakeholders.

The next section on Uses and Use Standards for Agricultural and Residential zones will be available later in December.

In concert with a team of consultants and a public steering committee, planners are simplifying a complex, outdated code to reinforce Montgomery County's enviable quality of place. The zoning code was last comprehensively rewritten in 1977.

You can continue to help the consultants and staff shape the future direction of the rewrite. [Learn more](#) and visit our new [online comment tool](#).

You are also invited to observe as our consultant, Code Studio, presents a discussion draft related to residential and agricultural uses to the Zoning Advisory Panel on **Tuesday 12/14 at 7-9 pm** in the auditorium at **8787 Georgia Ave, Silver Spring**.

For questions or comments, please contact Pamela Dunn at 301-650-5649 or pamela.dunn@mncppc-mc.org.

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