

CITY OF GAITHERSBURG

NEIGHBORHOOD THREE
LAND USE PLAN

A MASTER PLAN ELEMENT



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NEIGHBORHOOD THREE LAND USE PLAN
Adopted February 1997

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NEIGHBORHOOD THREE LAND USE PLAN

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NEIGHBORHOOD THREE LAND USE PLAN

BACKGROUND

INTRODUCTION

It is timely that the City is developing the land use plan for Neighborhood Three for the following reasons:

- Pending development on the large vacant property known as the Washingtonian Center.
- Last planning neighborhood within the City to have a revision to the 1974 Land Use Plan and Map.
- The State of Maryland mandate to complete all elements of the City's master plan by July, 1997.
- The reservation of a right-of-way for a transit line from Shady Grove Metro to Clarksburg.

WORK SCHEDULE

Citizen participation has been an integral part of the preparation of this land use plan for Neighborhood Three. The Ad Hoc Committee for Neighborhood Three was established by Resolution R-100-94 and Resolution R-1-95, and adopted by the City Council on November 21, 1994, and January 3, 1995. This eleven-member committee helped plan and participated in a neighborhood-wide Master Plan Informational Meeting on December 13, 1994. The Committee, Planning Commission, and City Council members accompanied the Planning Staff on a bus tour of the neighborhood on December 10, 1994, and January 14, 1995. The purpose of the tour was to become more familiar with existing land uses and the large amount of vacant land known as the Washingtonian Center. The Committee met frequently on Mondays or Tuesdays in the months of December, January, February and March. These meetings were to develop an issues report that would list critical land use issues that the Committee had identified for Neighborhood Three. This report was presented before the Planning Commission on April 5, 1995.

The land use options/strategies described in this report have been formulated utilizing the following: the Committee report; discussion held at the informational meeting; and staff's professional judgement and knowledge of the City. The staff draft land use plan was heard at a formal joint Mayor and City Council/Planning Commission public hearing on Monday, September 18, 1995. This allowed for the required 60 days of review by public agencies and affected parties. Following the formal public hearing on September 18, 1995, the Planning Commission and Mayor and City Council conducted work sessions and adopted the land use plan. The City then initiated the comprehensive rezoning for Neighborhood Three to implement the adopted Neighborhood Three Land Use Plan.

The Planning Commission, at their April 24, 1996 meeting, adopted Resolution PCR-1-96 and recommended approval of the Neighborhood Three Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-98-96 on November 18, 1996. The Mayor and City Council then comprehensively rezoned Neighborhood Three by Ordinance O-13-97. These resolutions and ordinance can be found in the exhibit files located in the Planning and Code Administration at the City Hall.

1974 MASTER PLAN (SUMMARY)

In 1974, the Master Plan and Map designated parcels that were within the City limits. Since that time additional land has been annexed into the City within the Neighborhood Three Planning Area. In 1974, the majority of the land area in the neighborhood was designated medium density residential. Other land use designations included open space-recreational and commercial.

EXISTING USE OF LAND

Neighborhood Three currently consist of 695 acres. Approximately 561 acres, or 80 percent of the total neighborhood acreage, are currently developed. This includes 299 acres of residential equalling 55 percent of the total developed land area, 56 acres in retail commercial development, and 168 acres in office development. The remaining land includes a 10-acre elementary school site, 106 acres open space, and 56 acres in public rights-of-way.

Most of the vacant land is concentrated in the southern end of the neighborhood and is known as the Washingtonian Center. This land use plan will allow the 101 acres of vacant land in the Washingtonian Center to develop into a large mixed use development with an emphasis on retail, entertainment, and restaurant uses. The total vacant land, 134 acres, constitutes 20 percent of the total land area.

LAND USE CLASSIFICATION HIERARCHY

1974	1997 Land Use Plan
Vacant-Farm	
Low Density Residential	Low Density Residential
—	Medium-Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
—	Mixed Residential
—	Residential-Office
—	Commercial-Office-Residential
Urban Core	Mixed Use
Commercial	Commercial
—	Commercial/Industrial-Research-Office
Industrial-Research-Office	Industrial-Research-Office
Industrial-Commercial	Industrial
Institutional	Institutional
—	Institutional-Residential
Open Space-Recreational	Open Space
Water	

LAND USE DESIGNATIONS AND CORRESPONDING ZONING CATEGORIES

The following chart shows the relationship between the City's land use designations and corresponding zoning categories.

LAND USE DESIGNATIONS	CORRESPONDING ZONING CATEGORIES
Low Density Residential	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-90 Cluster (3.5 units/acre)
Medium-Low Density Residential	R-6 (6 units/acre maximum)
Medium Density Residential	RP-T (9 units/acre maximum) R-18 (18 units/acre maximum) R-20 (21.5 units/acre maximum)
High Density Residential	R-H (54 units/acre maximum)
Mixed Residential	MXD (Mixed Use Development)
Residential-Office	R-B (Residential Buffer) R-O (Planned Residential) MXD (Mixed Use Development)
Commercial-Office-Residential	C-B (Commercial Buffer) MXD (Mixed Use Development)
Commercial	C-1 (Local Commercial) C-2 (General Commercial) C-3 (Highway Commercial) H-M (Hotel-Motel)
Mixed Use	CBD (Central Business District)
Commercial/Industrial- Research-Office	MXD (Mixed Use Development)
Industrial-Research-Office	E-1 (Urban Employment) E-2 (Moderate Intensity Industrial Park) I-3 (Industrial and Office Park)
Industrial	I-1 (Light Industrial) I-4 (General Industrial)
Institutional	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-B (Residential Buffer)
Open Space	R-A (20,000 sq.ft. minimum/unit)

ANNEXATIONS SINCE 1974

There have been five annexations to Neighborhood Three since the 1974 Master Plan was adopted. The Washingtonian Village Tract (Annexation X-119), north of Fields Road and east of Story Drive, consists of 17.9 acres annexed in 1979. The next annexation was the Warther Tract which occurred in 1986 (Annexation X-140), consisting of 4.0 acres, which is now part of the Mission Hills subdivision. The Muddy Branch Road right-of-way at Diamondback Drive (Annexation X-155), was annexed into the City in 1990 and consisted of 5.1 acres. The largest addition to the neighborhood was X-159, the Washingtonian Center, in 1991. This annexation included a total of 236.7 acres of vacant and developed land, 215.62 acres within Neighborhood Three. The remaining 21.08 acres is in Neighborhood Two. The most recent annexation, the Schultze Property consisting of 1.3 acres (Annexation X-160), took place in 1992 and is located at the corner of West Side Drive and Muddy Branch Road.

NEIGHBORHOOD THREE GROWTH BY ANNEXATION 1960-MARCH 1995

YEAR	FILE NUMBER	ACRES ANNEXED
1965	X - 73	80.62
1965	X - 74	141.90
1965	X - 78	13.00
1966	X - 82	84.70
1972	X - 110	91.89
1979	X - 119	17.92
1986	X - 140	3.98
1990	X - 155	5.13
1991	X - 159	215.62
1992	X - 160	1.30
TOTAL		656.06

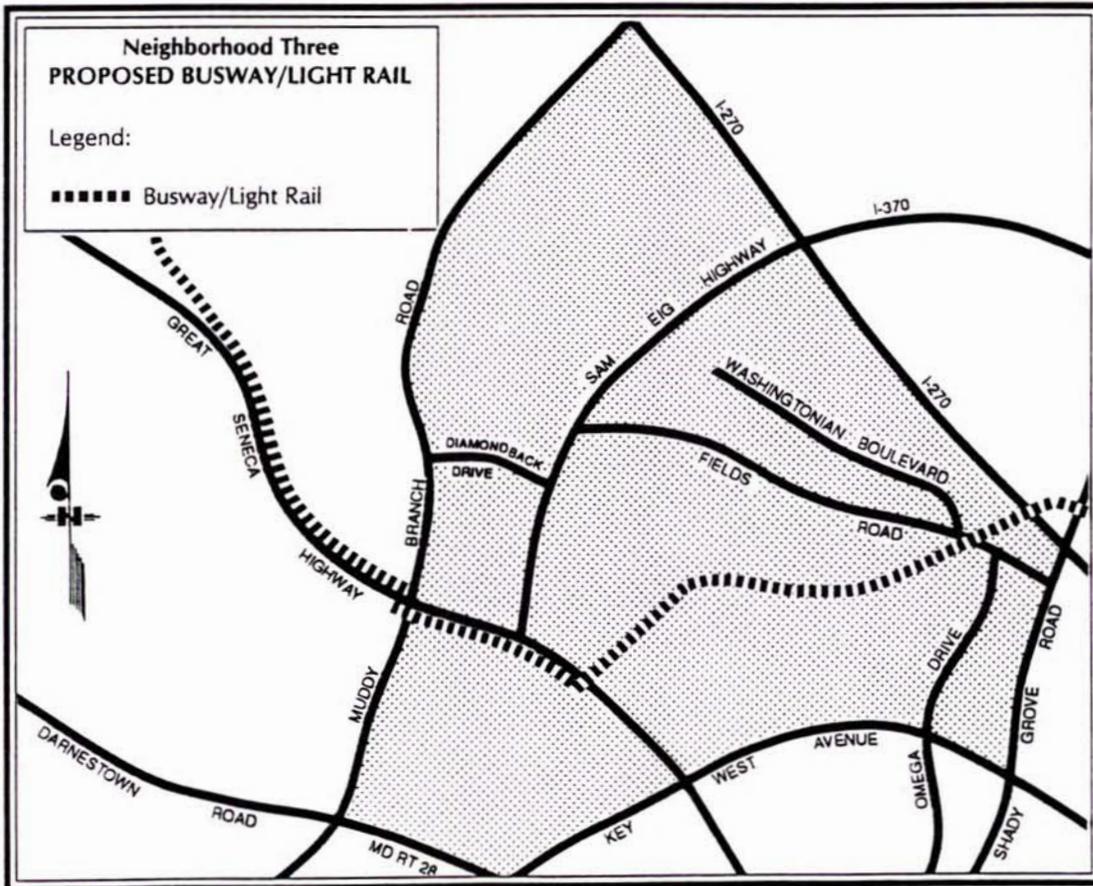
CURRENT POPULATION

The estimated 1997 population of Neighborhood Three as of January 1997 is 7,890.

TRANSPORTATION NETWORK: EXISTING AND PLANNED

Neighborhood Three is well served by existing streets and highways. Interstate 270 runs to the north of the neighborhood with an interchange at I-370 and Sam Eig Highway. Sam Eig Highway is a four-lane road that runs southward the length of the neighborhood to intersect with Great Seneca Highway. Muddy Branch Road and Great Seneca Highway also intersect in the southern end of the neighborhood. Muddy Branch Road provides the western boundary to Neighborhood Three. Smaller collector streets, such as Diamondback Drive, School Drive, Suffield Drive, and West Side Drive, serve the residential communities throughout the neighborhood. Fields Road and Washingtonian Boulevard serve the Washingtonian Center. Fields Road and Washingtonian Boulevard serve the Washingtonian Center.

In addition to existing and planned highways, a busway/light rail line is proposed to extend from the METRO station at Shady Grove to Germantown and Clarksburg in a transit corridor that includes Neighborhoods Three, Four, and Five within the City. The proposed transit line will be a major connection with the existing MARC rail line at Metropolitan Grove Station. The alignment is described and shown in a plan and profile in the Shady Grove/Clarksburg Transitway Study Final Report dated March 1993 prepared for the Montgomery County Department of Transportation. Montgomery County has conducted public hearings to add portions of the Shady Grove/Clarksburg transit alignment to the appropriate County Master Plans. The alignment of the Transitway within the City is detailed in the Transportation Element of the City Master Plan. The portion of the proposed busway/light rail line within Neighborhood Three is shown in the map below. Two additional components of the City's transportation system, the pedestrian and bicycle networks, with specific proposals for additional Neighborhood Three sidewalks, as well as bike paths, lanes and routes can also be found in the Transportation Element of the City's Master Plan.



HISTORIC STRUCTURES AND SITES

Neighborhood Three is a relatively young neighborhood where most of the housing stock has been built in the past thirty years. However, just outside of the incorporated limits and within the City's Maximum Expansion Limits, lies a Montgomery County designated historic site. This site located at 10425 Darnestown Road is designated as a historic resource in the adopted Maryland-National Capital Park and Planning Commission Gaithersburg Vicinity Shady Grove West Master Plan.

This farm, historically known as Belward Farm/Ward House and now known as the Banks Farm, is numbered 20/21 on the Montgomery County Historic Sites Atlas. The house was built by Ignatius Ward about 1891 and is an example of a high style late 19th-Century Queen Anne. The two-story frame house features shingled gables and a two-story porch with turned posts. Ward had a combination country store and post office and also ran a wheelwright and blacksmith shop at that location. Ignatius died in 1909 leaving all his property, including the farm and store, to his wife Elizabeth Ward, to be divided after her death among their seven children. The house remains in the family to this day. The environmental setting according to Montgomery County is the entire 134.4-acre tract of land which lies adjacent to the City limits. The site also contains outbuildings, significant shade trees, and a tree lined driveway which defines the historic relationship of the farmstead to the road. If the land were to develop, special care must be taken to preserve the view of the house from Maryland Route 28.

The site, if annexed into the City, would qualify to be placed on the City's historic building inventory. At the time of annexation, the City's Historic District Commission would review the site and make a determination on its historic designation. A designation would assure the preservation of the buildings and surrounding grounds. The delineation of the environmental setting around the site would help achieve the City goal of preserving historic sites. The farm would be individually reviewed to establish an appropriate environmental setting if annexation were to occur. The County master plan assumes preservation of both house and outbuildings should development occur, as well as protection of views, natural resources, and adherence to the county's historic preservation ordinance, chapter 24A of the Montgomery County Code.

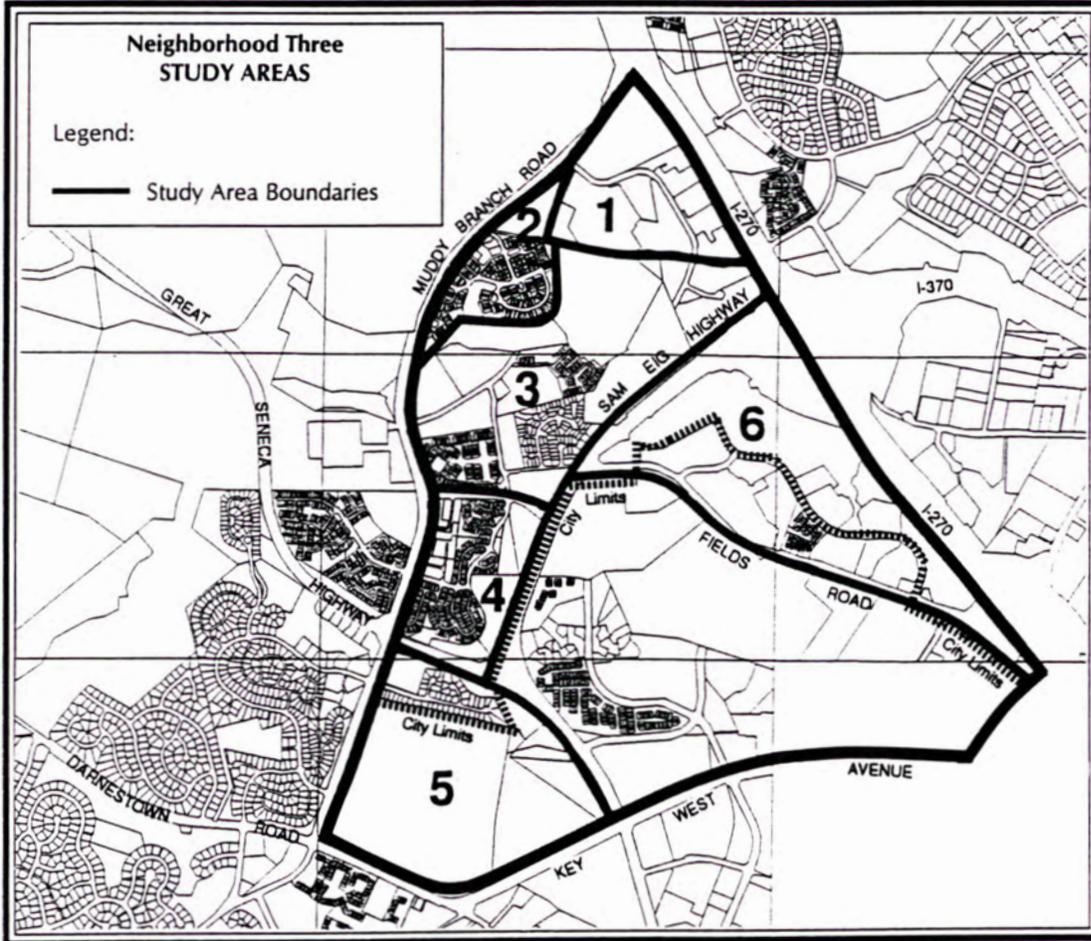
NEIGHBORHOOD THREE LAND USE PLAN

LAND USE

INTRODUCTION

Land use options/strategies for properties in each of the six study areas shown within Neighborhood Three are discussed in the pages that follow and are shown on the map below, on maps within the text of this report, and are listed in the chart on pages 28-29.

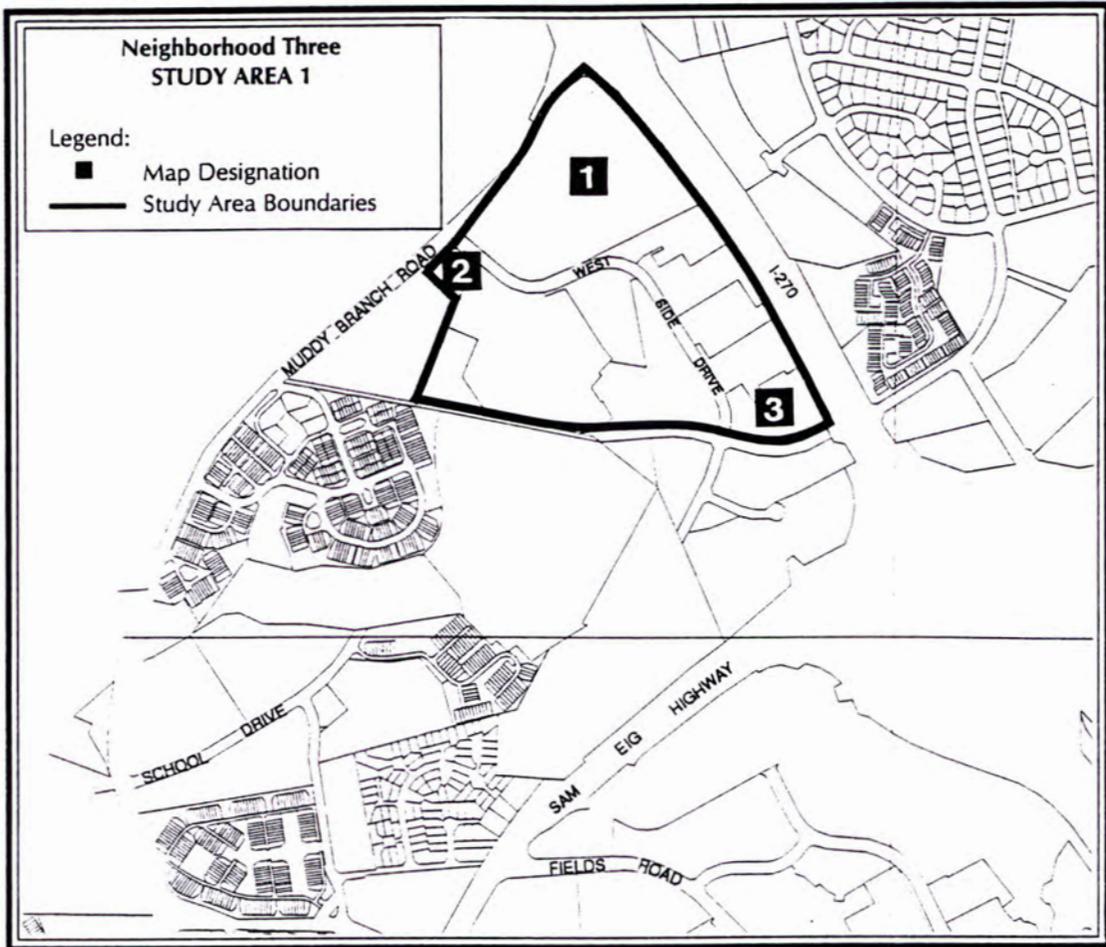
Any properties which may not be specifically addressed in the text, map, and chart, will retain their 1974 land use designation.



NEIGHBORHOOD LIMITS

Neighborhood Three is a planning area within the City of Gaithersburg which includes property south of I-270 and east of Muddy Branch Road to Sam Eigh Highway and Fields Road.

STUDY AREA 1



Total Area:	94 Acres
Estimated Population:	2031
Housing Units:	855
Predominant Land Use:	Medium Density Residential
Vacant Land:	5.89 Acres

This study area is bounded on the east by I-270, on the south by the property line between the City parkland and property owned by M-NCP&PC, on the west by the rear property lines of the Brighton Apartments and the City parkland, and on the north by Muddy Branch Road.

The existing land use pattern consists of a large commercial center called Festival at Muddy Branch, two medium density residential developments named Brighton West Condos and Brighton Apartments, and open space which is part of Malcolm King Park. The Festival at Muddy Branch Shopping Center stands at the northern point of Study Area 1. The center is comprised of 25.3 acres and consists of 161,000 square feet of leasable area. Brighton West Condos are an older townhouse community consisting of 255 units. Across the street is the Brighton Apartments, a 600-unit apartment complex of garden style buildings. The vacant land in the study area is located along Muddy Branch Road in two locations. The first 4.6-acre parcel is located at the northern entrance to and part of the Festival at Muddy Branch Shopping Center. The second is the Schultze property consisting of 1.3 acres located on the corner of Muddy Branch Road and West Side Drive.

Land use options, identified by map designation numbers on the Study Area 1 map on page 8 and listed in the chart beginning on page 28, are described as follows:

Land Use Options

- 1** **Retain the commercial designation** on the 25-acre Festival at Muddy Branch Shopping Center (Map Designation 1). This is consistent with its 1974 land use designation. A small 1.1 acre lot within the Festival Center is currently zoned C-3 (Highway Commercial) and could be rezoned to C-2 (General Commercial) during the comprehensive rezoning process. As background information, the rezoning Z-267 changed the 1.1 acre parcel from C-2 to C-3 for the specific use of a Mobil Service Station. In 1991, a text amendment (T-280) was adopted by the City Council that allows automobile filling stations to be located in the C-2 (General Commercial) Zone. That text amendment allows an automobile filling station in the C-2 Zone only if it receives a conditional use permit. A permit can be issued only after the Planning Commission recommends and the City Council approves an application.

Land Use and Zoning Actions:

- Retained **commercial** land use designation
- Property rezoned to **C-2**

- 2** **Designate P380, as medium density residential** (Map Designation 2) a 1.3-acre parcel known as the Schultze Property. The parcel was annexed (X-160) into the City in 1992. At that time, the property was given a zoning classification of R-20 (Medium Density Residential). The annexation agreement for this parcel allows 20 one-bedroom apartments with the buildings sited so as to not impact the adjacent wetlands. The land use and zoning should remain the same.

Land Use and Zoning Actions:

- Adopted **medium density residential** land use designation
- Zoning remains **R-20**

- 3** **Retain the open space designation** on four parcels, equalling 10.6 acres, owned by the City and called Malcolm King Park (Map Designation 3). The 1974 land use plan designated these parcels as open space and recreational. Two streets planned for the end of West Side Drive will be abandoned because of the negative environmental impact on Malcom King Park.

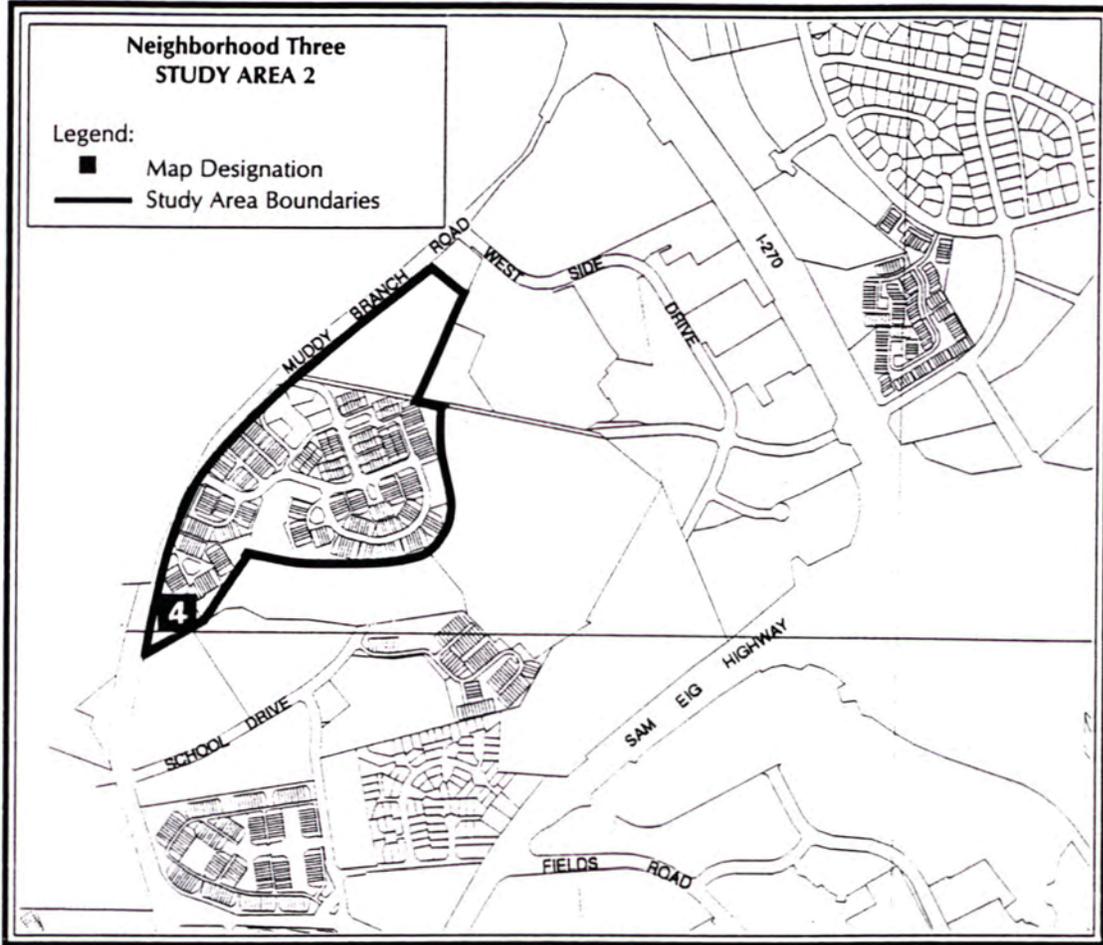
Land Use and Zoning Actions:

- Retained **open space** land use designation
- Zoning remains **R-A**

**PROJECTIONS FOR STUDY AREA 1
WITH MAXIMUM DEVELOPMENT OF LAND USE OPTIONS SELECTED**

Estimated Population	2,074	
Existing Housing Units		
Single-Family Attached	255	
Low Rise Apartments	600	
Additional Housing Units		
Map Designation 2		
Low-Rise Apartments	20	
TOTAL HOUSING UNITS	875	
School-Age Children		
K-5	152	
6-8	44	
9-12	33	
Major Commercial Development		
Festival at Muddy Branch	161000	sq.ft.
Phase III	4000	sq.ft.
Open Space/Undeveloped Land	10.6	

STUDY AREA 2



Total Area:	81 Acres
Estimated Population:	1605
Housing Units:	633
Predominant Land Use:	Medium Density Residential

Study Area 2 is bounded on the north and east by the property line between part of Malcolm King Park and the Brighton Apartments, on the south by the Muddy Branch Stream, and on the west by Muddy Branch Road.

The predominant land use in Study Area 2 is medium density residential consisting of one townhouse and condominium community, and one apartment complex. The subdivision of Park Summit includes a 323-unit townhouse community which was constructed in the mid-to-late 1980s, and the Park Summit Condominiums (72 units). The apartment complex of Governor's Square consists of 238 units built in the late 1960s. The residential component of Study Area 2 is zoned R-20. The remaining land in the study area is owned by the Washington Suburban Sanitary Commission (WSSC) and the City of Gaithersburg (part of Malcolm King Park).

One land use option, identified by a map designation number on the Study Area 2 map on page 11 and listed in the chart beginning on page 28, is described as follows:

Land Use Option

- 4** **Redesignate P985 from medium density residential to institutional** (Map Designation 4). The current long-term owner of this 1.8-acre property is the Washington Suburban Sanitary Commission and it is used as a waste water pumping station. The 1974 Land Use Plan had designated this parcel as medium density residential which is not consistent with its current use and owner. Redesignating this parcel is technical in nature and would be a logical extension of the institutional designation on the adjoining Montgomery County Board of Education school site.

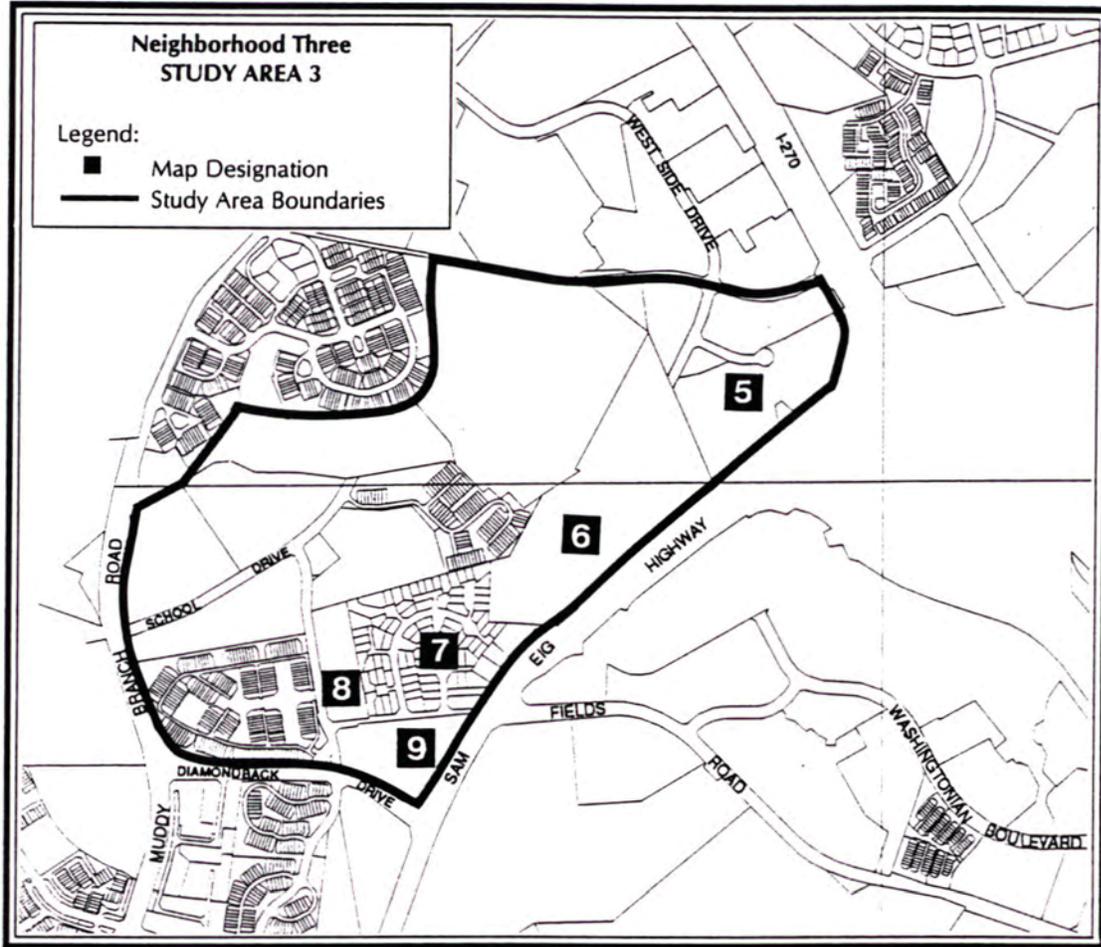
Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Zoning remains **R-A**

PROJECTIONS FOR STUDY AREA 2 WITH MAXIMUM DEVELOPMENT

Estimated Population	1605
Existing Housing Units	
Single-Family Attached	323
Condominiums	72
Low-rise Apartments	238
TOTAL HOUSING UNITS	633
School-Age Children	
K-5	126
6-8	42
9-12	19
Open Space	25 acres

STUDY AREA 3



Total Area:	160 Acres
Estimated Population:	1692
Housing Units:	745
Predominant Land Use:	Medium Density Residential
Vacant Land:	28 Acres

Study Area 3 is bounded on the north by the stream that runs through Malcolm King Park, on the east by Sam Eig Highway to include the northern parcels of the Washingtonian Center, on the south by Diamondback Drive, and on the west by Muddy Branch Road.

The land use in this study area is dominated by the 487-unit townhouse development of Shady Grove Village. Malcolm King Park and a 13-acre parcel owned by the Maryland-National Capital Park and Planning Commission are also located in this study area as well as Fields Road Elementary School. There also exists the single-family detached subdivision of Washingtonian Village consisting of 90 units, and the Suburban Park apartment complex with 168 units. Study Area 3 also contains two parcels, outside the corporate limits and owned by the Crown Family, which are bounded by Story Drive, Diamondback Drive, and Sam Eig Highway. The Hazel/Peterson Company owns a 28-acre MXD zoned parcel which is part of the Washingtonian Center and on the north side of Sam Eig Highway.

Land use options, identified by map designation numbers on the Study Area 3 map on page 13 and listed in the chart beginning on page 28, are described as follows:

Land Use Options

5 **Redesignate** Part of Parcel 3 **from medium density residential to open space** (Map Designation 5). This 13-acre R-20 zoned parcel which is owned by the Maryland-National Capital Park and Planning Commission, is 95 percent wooded and situated at the northwestern corner of the I-270 and I-370 interchange. Examination of this parcel reveals several development constraints. Steep slopes, wetland protection, stream buffers, and forest conservation requirements all severely limit the possible development on the site. An 85-foot WSSC easement containing two 48" inch pipes runs from Sam Eig Highway west through the southern edge of the parcel. The estimated acres of developable land, after considering all of these constraints, is 3 to 4 acres. A redesignation to open space is the most logical land use designation.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Nine (9) acres rezoned to **R-A**, remaining four (4) acres rezoned to **MXD**

6 **Designate** Parcel A Blocks F, G, and H (Map Designation 6) **as commercial/industrial-research-office**. This 28-acre site is located north of Sam Eig Highway and is part of the Washingtonian Center. A land use designation of commercial/industrial-research-office will be consistent with the parcel's current MXD zoning. This land use designation will limit development to office, and research and development uses. Commercial development in the form of large, freestanding retail establishments will not be consistent with this plan amendment. Access to this map designation will only be by a bridge over Sam Eig Highway linking the two sides of the Washingtonian Center. The design of this bridge crossing must be approved by the City's Department of Public Works, and the Montgomery County Department of Transportation (MCDOT) to include pedestrian linkages and bikeways. State-of-the-art storm water management practices must be in place to protect Malcolm King Park and Muddy Branch Creek. Permitted office buildings would be limited to a total square footage cap of 500,000 square feet with supporting businesses that are incidental to the main use and contained within a nonresidential building. Noise attenuation should be achieved by, among other things, siting buildings adjacent to Sam Eig Highway.

It is also the intent of this land use plan to allow the property owner the flexibility to exchange some of the permitted square footage for office/commercial development into a fixed number of residential units only under the following circumstances:

- Map Designation 15, 16, and 17 must be submitted as the first Schematic Development Plan (SDP) amendment application.
- After 50 percent of commercial development approved via the SDP for Map Designation 15, 16, and 17 is completed, the City will allow the developer to seek an SDP amendment for the conversion of nonresidential square footage to residential uses under an established conversion formula.
- A formal request for conversion must be made by the property owner, and a public hearing must be conducted by the Planning Commission and City Council following the same rules that pertain to a map amendment in regards to posting of the property and notification requirements.

Conversion Formula

The conversion formula for Map Designation 6 will be 2,000 square feet of commercial/industrial-research-office space may be converted to one residential unit, up to a limit of 220 total residential units. This residential cap translates into the conversion of 440,000 square feet into residential units. Furthermore, any dwelling units included in an amended SDP that uses this conversion formula must contain a preponderance of single-family detached units. "Like" units within the residential village must abut other "like" units existing in the community, and realistic efforts will be made to protect the environmental conditions of the adjacent M-NCPPC parcel. The City will require at least a 100-foot buffer or setback as required, and will be determined at SDP discussions. The remaining commercial/industrial-research-office space equaling 60,000 square feet must be located adjacent to Sam Eig Highway so as to provide a noise buffer for the proposed new residential units and existing homes. The office-commercial buffer must be integral to and architecturally compatible with the proposed residential units. Specific uses for this map designation will be reviewed and approved by the City Council at the time of SDP approval. However, uses considered incompatible and not encouraged would include retail big box users that would occupy the entire approved square footage and 24-hour convenience retail uses. Twenty-four-hour convenience uses should not be considered within this map designation.

The City Council would approve the change of 1 unit=2,000 square feet, based upon a preliminary traffic study submitted at the time of the conversion request. The traffic study must show that peak hour trip reductions in both morning and afternoon time periods will be reduced by 30 to 50 percent in comparison to 500,000 square feet of office development. One SDP must be submitted at the time of conversion showing the layout of the entire 28-acre parcel.

* For additional text on the Washingtonian Center, please turn to page 24 to see important staging elements.

- 7** **Designate** the subdivision of Washingtonian Village **as medium density residential** (Map Designation 7). This 17.9-acre, 90-unit single-family detached community was not within the City limits in 1974, but was annexed in 1979 (Annexation X-119) and is currently zoned RP-T. This subdivision is somewhat secluded due to its one access point off Crown Farm Road. This street currently ends at Norwich Court.

Land Use and Zoning Actions:

- Adopted **medium-low density residential** land use designation
- Zoning remains **RP-T**

- 8** **Designate** P302, (Map Designation 8), **as low density residential (Option A) or open space (Option B)**. This 4-acre parcel is located outside of the corporate boundary but is within Gaithersburg's maximum expansion limits. Annexation of this parcel should be actively pursued. The 1990 adopted Gaithersburg Vicinity Shady Grove West Master Plan designated this parcel as residential. This allows 2 to 6 dwelling units per acre with a zoning category of R-200. If this parcel were to be annexed with a low density residential designation (Option A), the City would need to assure tree preservation for the mature forest. In order to achieve this goal, the number of allowable lots should be restricted to 2 dwelling units per acre. This would result in a maximum of 8 units on this parcel. Reserving this parcel as open space (Option B) would commit the City to the purchase and maintenance of the lot. However, in the context of the possible annexation of the

surrounding Crown Farm, the annexation agreement could set aside this parcel as dedicated open space if annexed in conjunction with the larger tract.

Land Use and Zoning Actions:

Parcel is not within the City limits and no action has been taken.

- 9** **Designate P458, (Map Designation 9) medium-low density residential (Option A), or commercial (Option B).** This 7-acre parcel is part of the Crown Farm and is not within the City limits; however, annexation should be pursued. Currently the parcel is zoned R-200/TDR 5 in the County. A medium-low density residential designation (Option A) would allow for 6 units per acre. A commercial designation (Option B) on this prominent corner is also a viable option. Any type of commercial activity would require adherence to stringent design standards to be imposed by the Planning Commission during site development review.

This map designation may be subject to future transportation impacts by a schematic grade-separated proposal for a new urban interchange on Sam Eig Highway at Diamondback Drive. Appendix A of the Gaithersburg Vicinity Shady Grove Master Plan includes a drawing and text concerning this issue. At the current time, this new road improvement is not necessary, but the possible construction of the Inter-County Connector may force the State and County to explore the idea.

Land Use and Zoning Actions:

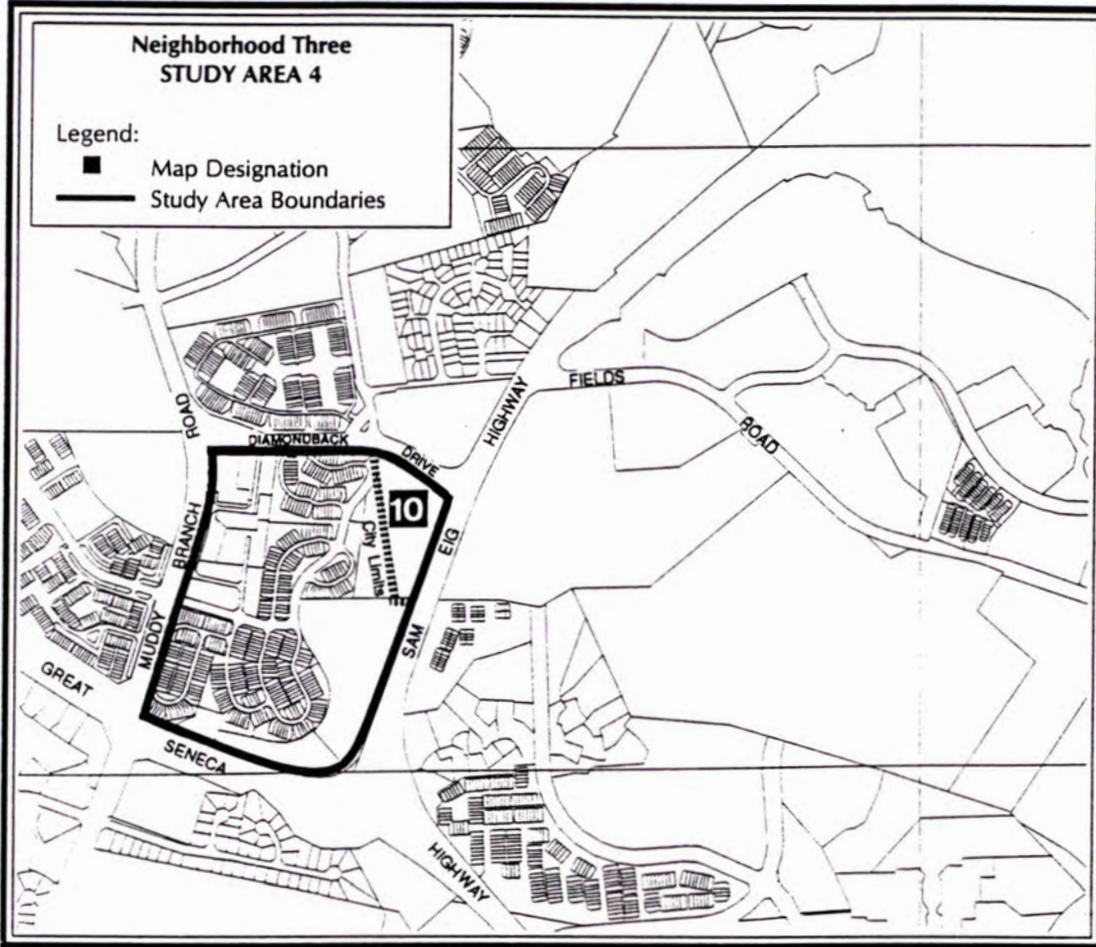
Parcel is not within the City limits and no action has been taken.

**PROJECTIONS FOR STUDY AREA 3
WITH CURRENT DEVELOPMENT**

Estimated Population	
Existing	1692
TOTAL POPULATION	1692
Existing Housing Units	
Single-Family Detached	90
Single-Family Attached	487
Low-Rise Apartments	168
TOTAL HOUSING UNITS	745
School-Age Children	
K-5	173
6-8	60
9-10	52

Note: This chart does not include proposed housing units on Map Designation 6.

STUDY AREA 4



Total Acres:	66 Acres
Estimated Population:	1428
Housing Units:	494
Predominant Land Use:	Medium Density Residential

Study Area 4 is bounded on the north by Diamondback Drive; on the east by Sam Eg Highway; on the south by Great Seneca Highway; and on the west by Muddy Branch Road.

This study area is served well by the current road network listed above and with two internal streets, Suffield Drive and Bickerstaff Way. These roads all provide access to several large townhouse developments. The Greens of Warther is a townhouse community of 159 units which fronts along Muddy Branch Road. Its neighbor is a 123-unit townhouse development called The Towns of Warther. The largest subdivision in the study area is called Washingtonian Towns which contains 212 housing units. The City also maintains a 15-acre park named Green Park.

One land use option, identified by a map designation number on the Study Area 4 map on page 17 and listed in the chart beginning on page 28, is described as follows:

Land Use Option

10 **Designate** P619, (Map Designation 10) **as medium density residential (Option A), commercial (Option B), or open space (Option C).** This parcel is located outside the City but within the maximum expansion limits. Currently the Gaithersburg Vicinity Shady Grove West Master Plan designates this parcel as medium density residential with a zoning classification of R-200, TDR 5. Option A would be consistent with the County’s master plan and could result in a 54-unit townhouse style development at 9 units per acre. A commercial designation on this parcel (Option B) could promote development in a similar fashion as Map Designation 9. A highway-oriented use such as a medical clinic or bank could be sited on this parcel. The Gaithersburg Vicinity Shady Grove West Master Plan also illustrates a schematic grade separation proposal for Sam Eig Highway and Diamondback Drive (see Map Designation 9). If this were to occur, P619 would be taken and used for a southbound on-ramp to Sam Eig Highway. Option C would be the appropriate designation if the County were to utilize this parcel.

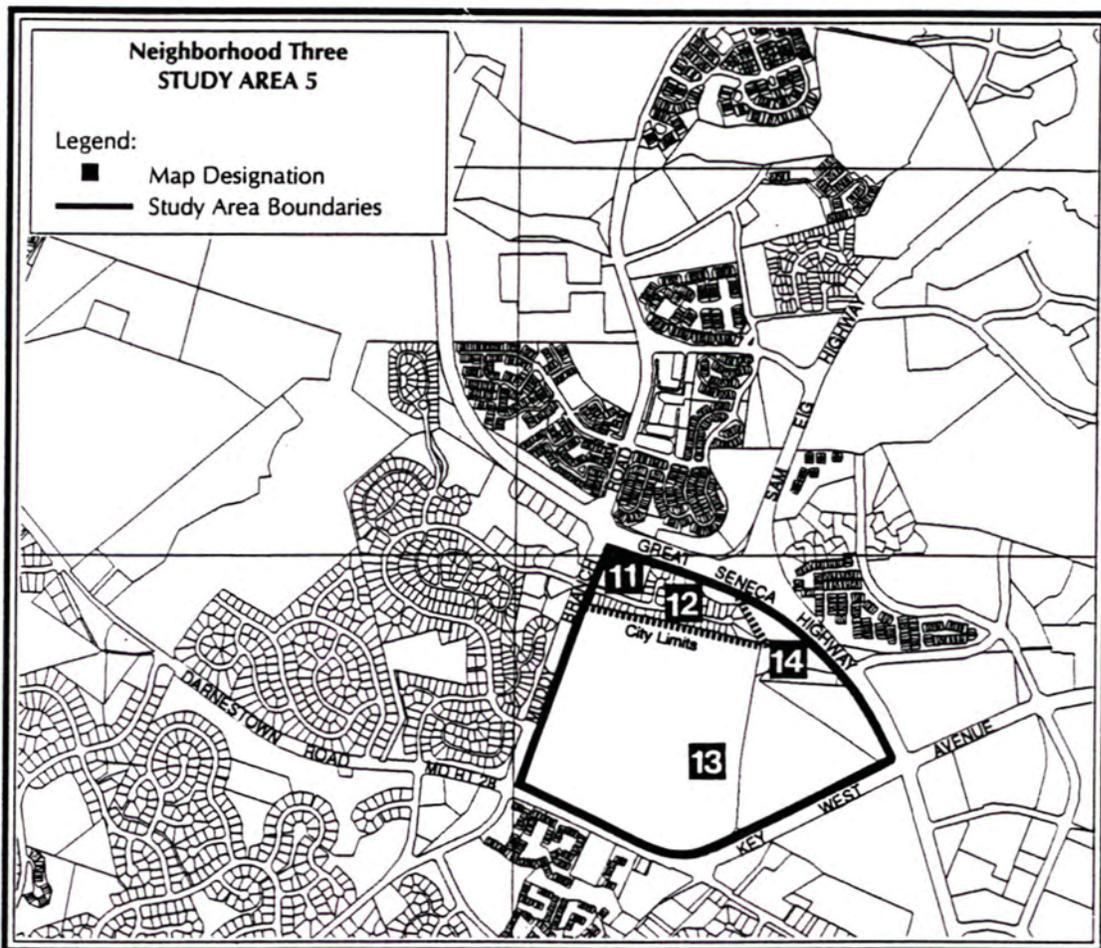
Land Use and Zoning Actions:

Parcel is not within the City limits and no action has been taken.

**PROJECTIONS FOR STUDY AREA 4
WITH MAXIMUM DEVELOPMENT**

Estimated Population	1545
Existing Housing Units	
Single-Family Attached	494
School-Age Children	
K-5	114
6-8	40
9-10	29
Open Space	15.6 Acres

STUDY AREA 5



Total Area:	176 Acres
Estimated Population:	154
Housing Units:	49
Predominant Land Use:	Vacant Open Space
Vacant Land:	167 Acres

Study Area 5 is mainly comprised of land outside of the City limits and bounded on the north and east by Great Seneca Highway, on the south by Key West Avenue, and on the west by Muddy Branch Road, all within the City's established maximum expansion limits.

The Neighborhood Three Land Use Plan will only suggest possible land uses for areas within the maximum expansion limits. The Gaithersburg Vicinity Shady Grove West Master Plan has been adopted and land uses have been affixed to these parcels. The proposals for this study area will deviate slightly from the Montgomery County Plan.

Land use options, identified by map designation numbers on the Study Area 5 map on page 19 and listed in the chart beginning on page 28, are described as follows:

Land Use Options

- 11** **Redesignate P45 from medium density residential to open space** (Map Designation 11). The 5-acre parcel located at the corner of Muddy Branch Road and Great Seneca Highway is a Montgomery County-owned storm water management facility. Redesignating it to open space will reflect its current use.

Land Use and Zoning Actions:

- Adopted **open space** land use designation
- Zoning remains **R-A**

- 12** **Retain and designate** the subdivision of Mission Hills **as low density residential** (Map Designation 12). The 1974 Land Use Plan originally designated this area as low density residential; however, a small 4-acre tract was added to the City in 1986 (Annexation X-140). This small 4-acre parcel has become part of the 49-unit single-family detached subdivision of Mission Hills. Only three lots remain vacant, and they have received site plan approval from the City Planning Commission. A designation of low density residential would be in line with its current use.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Zoning remains **R-6**

- 13** **Designate** P500, P515, P430, part of the Banks Farm (Johns Hopkins University), a 10-acre parcel owned by Katherine Thomas, and N723 owned by Montgomery County, **as industrial-research-office** (Map Designation 13), if annexation occurs. The major property owner in this study area is the Johns Hopkins University who currently owns 138 acres. If the property were to be annexed, a land use designation of industrial-research-office should be explored. This land use designation would promote economic development by allowing a mix of educational, research and development type uses. The R&D uses should be concentrated in the eastern and southern sections along Darnestown Road, Key West Avenue, and the proposed transit stop. The proposed concentration of employment uses around a transit stop will help reduce automobile trips and increase transit ridership. A comprehensive system of pathways and sidewalks must provide easy and convenient access to the transit station and bus stops. The ten-acre parcel owned by Katherine Thomas should also be designated as stated above. Montgomery County currently owns a small parcel equaling 23,492 square feet adjacent to Key West Avenue that could also be designated as industrial-research-office.

When the Banks Farm was sold to Johns Hopkins University, a covenant was placed on the property which limits the types of uses permitted on the large tract. These uses are agricultural, academic, research and development, and delivery of health and medical care and services. If the property were to be annexed, the covenant would stand. Any development must be compatible with the surrounding residential neighborhoods. A large landscaped buffer must be reserved between the Mission Hills subdivision and the Johns Hopkins University property. To be consistent with the adopted Gaithersburg Vicinity Shady Grove West Master Plan, a 100-foot buffer along Darnestown Road would enhance the entry into the proposed Research and Development Village and would preserve the historic setting for the existing farmhouse and surrounding neighborhoods.

The Banks Farm House site is an historically designated area and is discussed in the Background section of this land use plan (see page 6).

The preservation of the environmental setting of the Banks Homestead must be adhered to in any development schemes. The environmental setting of the farm house would be established at the time of possible annexation.

In regards to transportation, the access to the interior of the Banks Farm should be limited to Darnestown Road, and Key West Avenue. No access would be permitted from Great Seneca Highway, and Muddy Branch Road. The proposed transit easement alignment runs along the northern edge of this study area parallel to Great Seneca Highway. A 50-foot right-of-way easement has been set aside next to Mission Hills.

Land Use and Zoning Actions:

No action can be taken until annexation occurs.

- 14** **Designate** P186, P193, P216, P269, P321, and P328 **as open space** (Map Designation 14). These six parcels, totaling 9.8 acres, owned by Montgomery County, are planned to be used as a future transit stop and parking area. The Shady Grove/Clarksburg Transitway Study has designated this area to be reserved for the above mentioned use. A land use designation of open space would be in line with its current ownership and future use if the property were to be annexed.

Land Use and Zoning Actions:

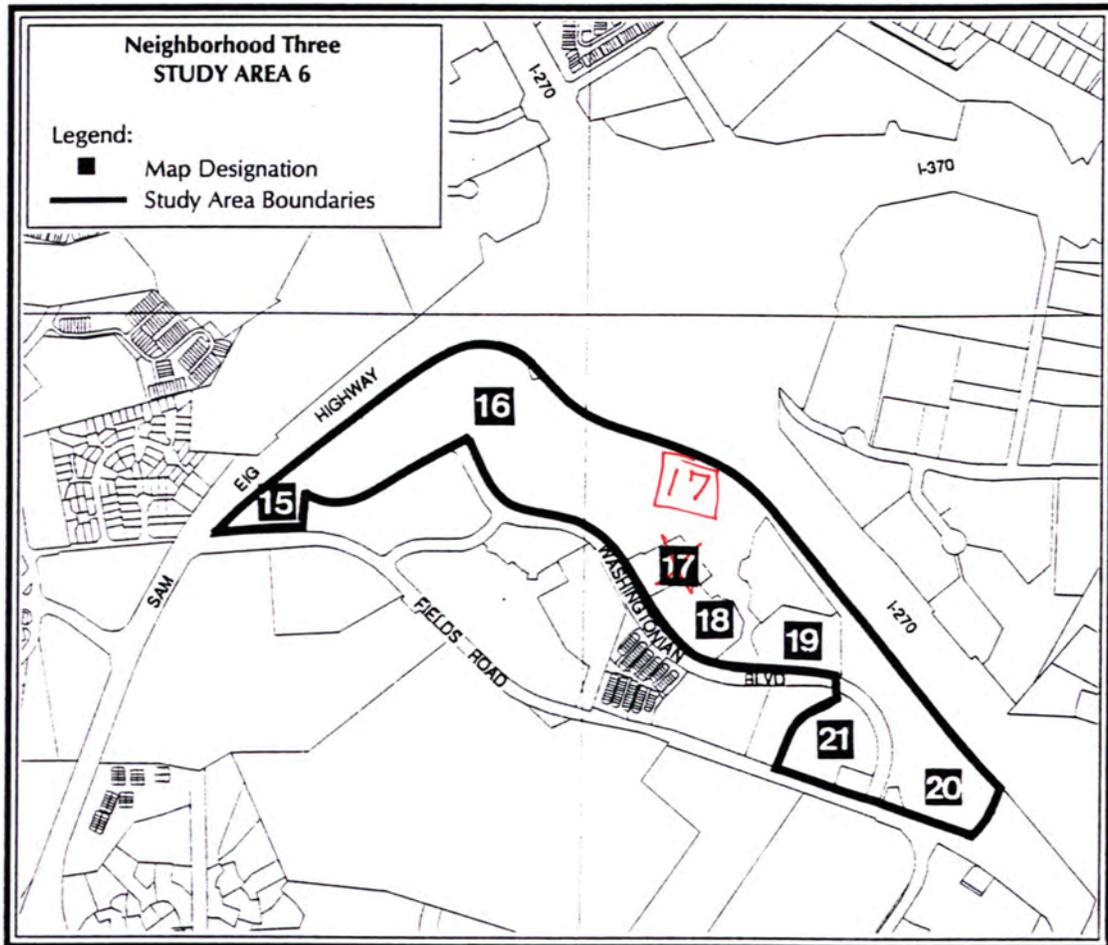
No action can be taken until annexation occurs.

**PROJECTIONS FOR STUDY AREA 5
WITH MAXIMUM DEVELOPMENT WITH LAND USE OPTION SELECTED**

Estimated Population	154
Existing Housing Units	49
Single-Family Detached	
School-Age Children	
K-5	20
6-8	8
9-12	10

STUDY AREA 6

The following study area offers the greatest opportunity for future development in Neighborhood Three. The location of the Washingtonian Center at the intersection of Interstate 270 and Sam Eig Highway renders this development highly visible and sensitive. The development of the area known as the Washingtonian Center is viewed by the City of Gaithersburg as the future premier entertainment, retail, and office destination of upper Montgomery County. Extensive discussion on how to achieve this goal was an integral part of this land use plan. The following text for Map Designations 6 (Study Area 3), and 15 through 21, will state specific road improvements, staging, annexation agreement amendments, and number of housing units permitted which must be followed in order for development of the vacant land to occur.



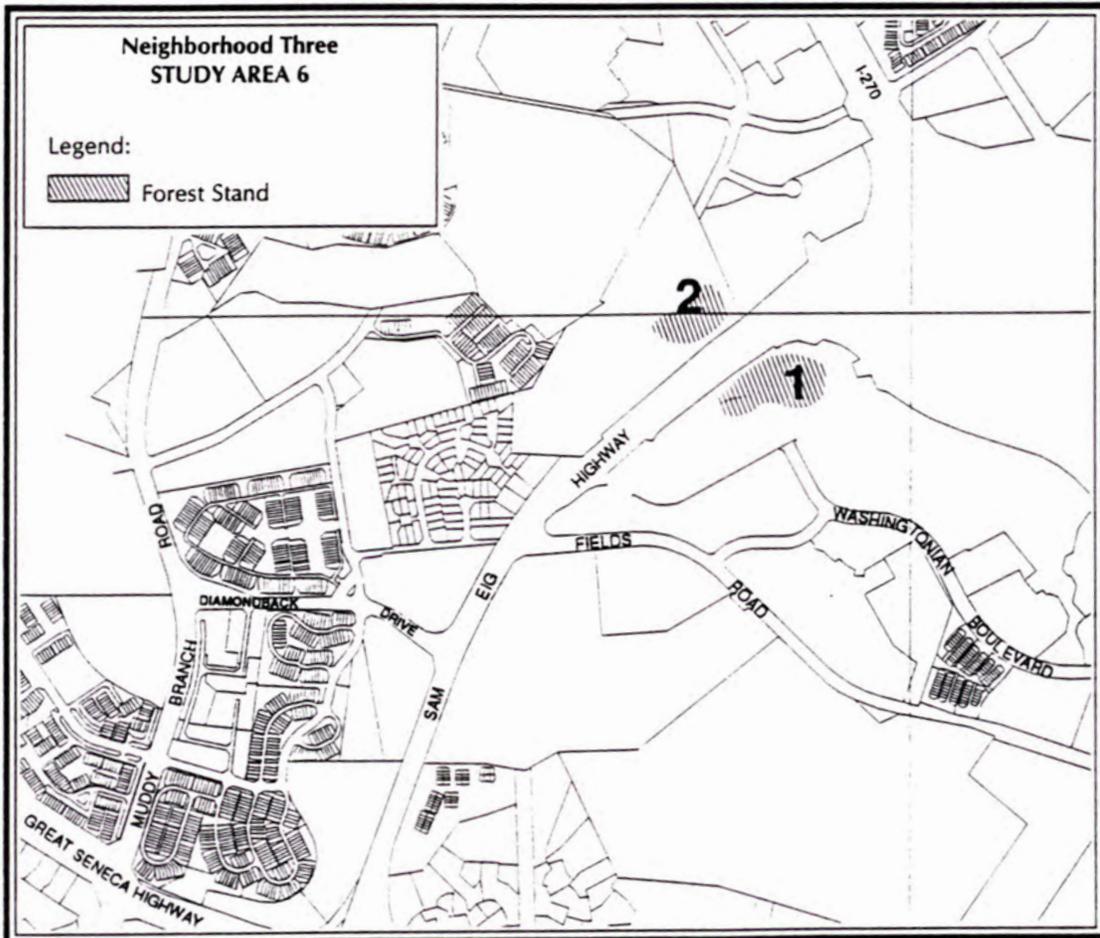
Total Area:	118 Acres
Vacant	101
Developed	17
Predominant Land Use:	Mixed Use Development and Vacant Land

Study Area 6 is bounded on the north by Sam Eig Highway, on the east by Interstate 270, and on the south and west by part of Fields Road and Washingtonian Boulevard. All property within Study Area 6 is formally known as the Washingtonian Center and was not in the City limits in 1974.

The Washingtonian Center is a mixed use development that was originally approved by Montgomery County in the mid-1980s. The schematic development plan for the project within Montgomery County at the time of this land use plan amendment allowed 4.5 million square feet in office, retail and hotel space throughout the entire Washingtonian Tract including commercial/office uses on the north side of Sam Eig Highway. In 1991, the Washingtonian Tract was annexed into the City (Annexation X-159) and zoned MXD (Mixed Use Development). The annexation agreement at that time incorporated the Montgomery County approved schematic development plan. This approved County plan on the south side of Sam Eig Highway would allow nine office towers with a range of 200,000 to 550,000 square feet each with structured parking and two hotels plus retail shops. All of this development would be accessed from a large highway improvement known as the "Trumpet Interchange."

There currently exists on the site a 180,000 square foot destination retail center known as Rio, which contains theaters, retail shops, restaurants, an entertainment arcade, and a health club. Adjacent to the Rio complex is a mixed use 5-level parking deck that contains several ground floor restaurants. The Bechtel Corporation headquarters is a 304,000-square foot high-rise structure which is located next to a Marriot Hotel of 168,000 square feet and 284 guest rooms. All current uses incorporate a building side that faces the 18-acre man-made Washingtonian Lake.

The remaining vacant parcels of the Washingtonian Center are owned by Hazel/Peterson Companies. Roughly 101 acres of MXD zoned land are yet to be developed in this study area. Of the 101 acres, 8.5 acres is delineated as Forest Stand 1. Forest Stand 1 is an area of mature oak and poplar trees with trunk diameters ranging from 18 inches to 34 inches. The other portions of the vacant land in this study area are unforested.



STAGING

Gaithersburg realizes that the development of the Washingtonian Center is of the utmost importance to the citizens of Gaithersburg, the people of the region who will shop and work on the site, and the land owner. Accordingly, the Land Use Plan for Neighborhood Three includes staging elements to assure appropriate sequencing of future development and the subsequent submission and approval of schematic development plans (SDP) in order to permit the neighborhood and associated public facilities to absorb the impact of the new development and meet the purpose and objectives of the MXD Zone.

The key factor to the potential development of the north side of Sam Eig Highway, and the retail section of the Washingtonian Center, is obtaining approval for a bridge crossing over Sam Eig Highway. Proper site planning cannot take place until the exact location and concept design of the bridge crossing is approved by the Montgomery County Department of Transportation (MCDOT) and the City of Gaithersburg. As part of the design requirements imposed by the land use plan, the bridge, the surrounding road network, and all internal roads serving the Washingtonian Center shall be designed to a capacity which will serve all future development to the limits set forth in the Neighborhood Three Land Use Plan, in so far as it affects the Washingtonian Center. These following staging elements must be completed in order to submit SDP amendment applications:

1. Map Designation 15, 16, and 17 must be submitted as the first SDP amendment application.
2. The conceptual design for the bridge over Sam Eig Highway, including the surrounding road network leading to and from the bridge (except the exact internal road network design for Map Designation 6), the location of the bridge, the number of lanes proposed, the design for the pedestrian and bike crossings, the architectural design including lighting, materials and appropriate elevations, and the connections to Sam Eig Highway, must be submitted as part of the first SDP submission for Map Designation 15, 16, and 17. Acknowledging the complexity and time involved in obtaining the final design approval from all affected federal, state, and local agencies, the City will require the developer to submit before SDP final approval, a letter from Montgomery County Department of Transportation (MCDOT) which approves, in principle, the conceptual design as shown on the SDP. Further, the City will require final engineering approval of the bridge design by MCDOT and all affected agencies prior to the issuance of building permits. In addition, the bridge must be open to traffic within one year from the issuance of the first occupancy permit for Map Designation 15, 16, or 17. This condition does not include parcels B and C, Block A, commonly known as the "Bullnose." The City realizes that unforeseen problems or delays may arise in obtaining the final engineering approval of the bridge design. If this situation arises due to delay beyond the control of the developer, before building permit issuance, the developer may request an extension of time for the City provided they have demonstrated a good faith effort in obtaining the final engineering for the design of the bridge.
3. The annexation agreement for X-159, the Washingtonian Center, must be amended to reflect the land use proposals as adopted by the master plan, as well as an agreed upon amenities package. Any approved SDP must contain a condition requiring an amendment of the annexation agreement before any building permits are issued which outlines the amenities that the City so desires.

Land use options, identified by map designation numbers on the Study Area 6 map on page 22 and listed in the chart beginning in page 28, are described as follows:

Land Use Options

15 **Designate** Parcels B & C, Block A as **commercial/industrial-research-office** (Map Designation 15). This designation will allow a use that is consistent with a mixed use commercial development such as office, restaurants, and highway convenience services. This map designation has high visibility and easy access to surrounding roads which would be a benefit to future office development. Uses that are encouraged on this site would be high-rise office buildings with ancillary commercial/retail business within the office building structure. A landscape buffer shall be included in any site development plan between the tennis courts of the Oakwood Apartments and Map Designation 15.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

Note: See staging elements.

16 **Designate** Parcel H Block C as **commercial/industrial-research-office** (Map Designation 16). This 23.42 acre parcel contains Forest Stand #1. Development should be clustered around the existing lake so that a lively, pedestrian-friendly commercial/retail entertainment center emerges. A commercial/industrial-research-office designation will limit development to architecturally innovative buildings with commercial building footprints of 25,000 to 80,000 square feet. A hotel building will be permitted. Tree preservation of forest stand #1 shall include clustering of healthy, quality trees where ever possible within parking areas to include the use of structured parking, and around buildings to preserve a forested view of the site from Interstate 370/Interstate 270. Buildings should front on streets, or pedestrian walkways, with parking in the rear of the site. Any development within this map designation must be innovative in that it provides for a unique retail/commercial experience that links the existing and residential uses through a high pedestrian oriented design.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

Note: See staging elements.

17 **Designate** Parcel I, Block C as **commercial/industrial-research-office** (Map Designation 17). This designation will allow for a continuation of the pedestrian and entertainment activity currently located around the Washingtonian Lake. Commercial/retail development around the lake between Map Designation 16, 17, and 18 will provide a lively entertainment focal point. Any development must include design features that utilize the lake frontage to promote pedestrian activity. Uses that are encouraged are retail, hotels, restaurants, and office development.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

Note: See staging elements.

- 18** **Designate** Parcels A, C, D, and J of Block E as **commercial/industrial-research-office** (Map Designation 18). These four parcels make up the developed portion of the Washingtonian Center. Parcel A contains the 168,000 square foot Marriot Hotel and Conference Center. Parcel C is the Bechtel Corporate Headquarters and consists of a 304,000-square foot, 14-story office tower, with an adjacent parking deck and several restaurants on the ground floor. Parcel D is the 180,000 square foot Rio complex which is a destination retail center, entertainment arcade with restaurants, theaters, and a health club. The last parcel is Parcel J, which is the Washingtonian Lake and its surrounding green space. This man-made lake and pathway system totals 18 acres and has become the focus of the entire Washingtonian Center development. The preservation of the lake is vital, and any new development must not adversely impact the established theme. This designation is technical in nature because the uses are currently existing.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

- 19** **Designate** Parcel E Block C as **commercial/industrial-research-office (Option A) or high density residential (Option B)** (Map Designation 19). This 5-acre parcel is owned by the Bechtel Corporation and is a possible site for future expansion. The commercial/industrial-research-office designation will would allow for a range of nonresidential use, such as a hotel or a 500,000 square foot office building.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

- 20** **Designate** Parcels F, Block C as **commercial/industrial-research-office and institutional** (Map Designation 20). This map designation is located in the southern corner of the Washingtonian Center adjacent to I-270 and equals 14 acres. A commercial/industrial-research-office and institutional designation will allow for three office buildings equaling 400,000 square foot each. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office and Institutional** land use designation
- Zoning remains **MXD**

Note: See staging elements.

21 **Designate** Parcel B Block D as **commercial-office residential and Institutional** (Map Designation 20). This 5.6-acre parcel is situated between Washingtonian Boulevard and Fields Road. The current development in the County adjacent to this map designation consists of townhouses, and three- or four-story apartment buildings. A commercial-office-residential designation could allow for the following uses: residential (single-family attached), commercial/retail, office, or institutional. Multi-family units will not be permitted unless associated with an institutional use. Institutional uses may include a conference center, elderly housing, medical center, hospital, educational uses, or any similar type uses. If commercial/office uses are built, ancillary retail, restaurants, recreational uses and institutional uses would be permitted.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office and Institutional** land use designation
- Zoning remains **MXD**

**PROJECTIONS FOR STUDY AREA 6
WITH LAND USE OPTIONS SELECTED**

Estimated Population	240
Existing Housing Units	0
Additional Housing Units Map Designation 21	83 High-Rise Condos or Apatments
TOTAL HOUSING UNITS	83
 School-Age Children	
K-5	19
6-8	7
9-12	5

NEIGHBORHOOD THREE
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/ LOT	ACRES/PROPERTY OWNER(S)	ZONING 1995	1974 LAND USE DESIGNATION	1995 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1	1	Parcel 4	25.3 MB Limited Ptshp	C-2 C-3	Comm	Comm	Comm	Comm	C-2
2	1	P380	1.3 Edward Schultze	R-20	-	Med Den Res	Med Den Res	Med Den Res	R-20
3	1	3872/665 3872/671 3872/674 3872/677	10.6 City of Gaithersburg	R-A	Open Space-Rec	Open Space	Open Space	Open Space	R-A
4	2	P985	1.8 Washington Suburban Sanitary Commission	R-A	Med Den Res	Inst	Inst	Inst	R-A, MXD
5	3	Part of Parcel 3	13.1 M-NCP&PC	R-20	Med Den Res	Open Space	Open Space	Open Space	R-A
6	3	Part of P244	28.0 Hazel/Peterson Co.	MXD	-	Med Low Den Res (Opt A) Mixed Res (Opt B)	Mixed Res	Comm/Ind-Rsch-Off	MXD
7	3	Washingtonian Village	17.9 Multiple Owners (90 Lots)	RP-T	-	Med Den Res	Med-Low Den Res	Med-Low Den Res	RP-T
8	3	P302	4.2 Crown Family et.	R-200 ¹	-	Res ² Low Den Res (Opt A) ³ Open Space (Opt B) ³	Low Den Res	Low Den Res	-
9	3	P458	7.1 Crown Family et.	R-200 ¹	-	Res ² Med Den Res (Opt A) ³ Comm (Opt B) ³	Low Den Res	Low Den Res	-
10	4	P619	6.1 Crown Family et.	R-200 ¹	-	Res ² Med Den Res (Opt A) ³ Comm (Opt B) ³ Open Space (opt C) ³	Low Den Res	Low Den Res	-

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/ LOT	ACRES/PROPERTY OWNER(S)	ZONING 1995	1974 LAND USE DESIGNATION	1995 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
11	5	P45	5.0 Montgomery County	R-6	Low Den Res	Open Space	Open Space	Open Space	R-A
12	5	Mission Hills	13.2 Multiple Owners (52 lots)	R-6	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-A
13	5	P500, P515 P430, N723	148 Johns Hopkins University Katherine Thomas Montgomery County	Res & Dev ¹	-	Employment ² Ind-Rsch-Off ³	-	-	-
14	5	P186, P269 P193, P216 P321, P32B	9.8 Montgomery County	Res & Dev ¹	-	Employment ² Open Space ³	Open Space	Open Space	R-A
15	6	Parcels B, C Block A	3.1 H/P Company	MXD	-	Comm/Ind-Rsch-Off (Scenarios A, B and C)	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
16	6	Parcel H Block C	23.4 H/P Company	MXD	-	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
17	6	Parcel I Block C	5.3 H/P Company	MXD	-	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
18	6	Parcels A, C D & J Block E	30.0 H/P Company	MXD	-	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
19	6	Parcel E Block C	5.0 Bechtel Corp.	MXD	-	High Den Res (Option A) Comm/Ind-Rsch-Off (Option B)	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
20	6	Parcels F, G Block C	14 H/P Company	MXD	-	High Den Res (Option A) Comm/Ind-Rsch-Off (Option B)	Comm-Off-Res	Comm/Ind-Rsch-Off	MXD
21	6	Parcels B Block D	5.6 H/P Company	MXD	-	High Den Res (Option A) Comm/Ind-Rsch-Off (Option B) Med Den Res (Opt C)	Comm-Off-Res	Comm-Off-Res and Inst	MXD

Abbreviations: Comm = Commercial Den = Density Ind = Industrial Inst = Institutional Med = Medium Off = Office Opt = Option Rec = Recreational Res = Residential Rsch = Research

¹ Current zoning in Montgomery County.
² 1995 land use designation in Montgomery County.
³ City of Gaithersburg land use designation, if annexed.

LAND USE CLASSIFICATION HIERARCHY

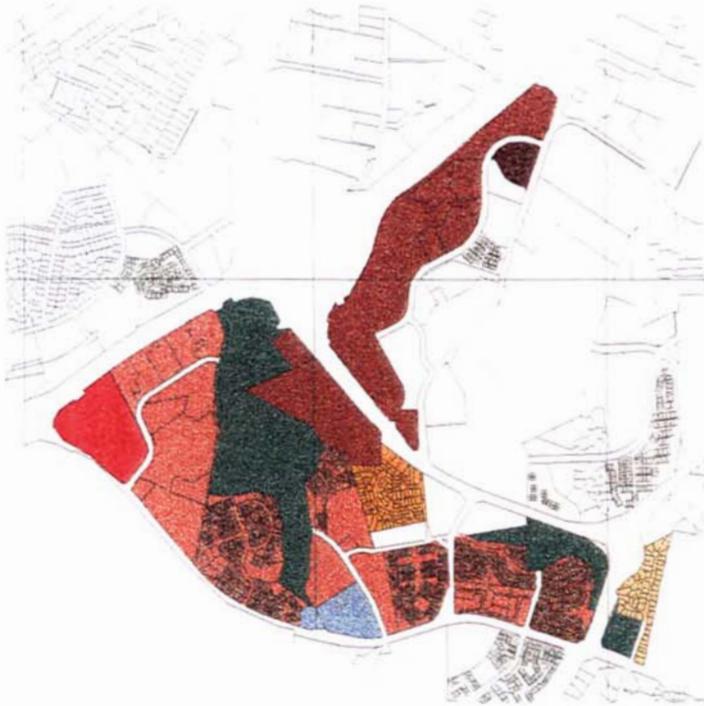
Low Density Residential
 Medium-Low Density Residential
 Medium Density Residential
 High Density Residential
 Mixed Residential
 Residential-Office
 Commercial-Office-Residential
 Mixed Use
 Commercial
 Commercial-Industrial-Research-Office
 Industrial-Research-Office
 Industrial
 Institutional
 Institutional-Residential
 Open Space

ZONING CATEGORIES

R-A	Low Density Residential (maximum density: 2 units per acre)
R-90	Medium Density Residential (maximum density: 3.5 units per acre)
R-6	Medium Density Residential (maximum density: 6 units per acre)
RP-T	Medium Density Residential (maximum density: 9 units per acre)
R-18	Medium Density Residential (maximum density: 18 units per acre)
R-20	Medium Density Residential (maximum density: 21.5 units per acre)
R-H	High Density Residential (maximum density: 54 units per acre)
R-O	Planned Residential
R-B	Residential Buffer
C-B	Commercial Buffer
C-1	Local Commercial
C-2	General Commercial
C-3	Highway Commercial
CBD	Central Business District
C-P	Commercial Office Park
E-1	Urban Employment
E-2	Moderate Intensity Industrial Park
I-1	Light Industrial
I-3	Industrial and Office Park
I-4	General Industrial

LEGEND

	LOW DENSITY RESIDENTIAL
	MEDIUM LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	MIXED RESIDENTIAL
	RESIDENTIAL OFFICE
	COMMERCIAL OFFICE - RESIDENTIAL
	MIXED USE
	COMMERCIAL
	COMMERCIAL/INDUSTRIAL - RESEARCH - OFFICE
	INDUSTRIAL - RESEARCH - OFFICE
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE



**NEIGHBORHOOD THREE
LAND USE MAP**



Gaithersburg

**PLANNING AND CODE
ADMINISTRATION**

