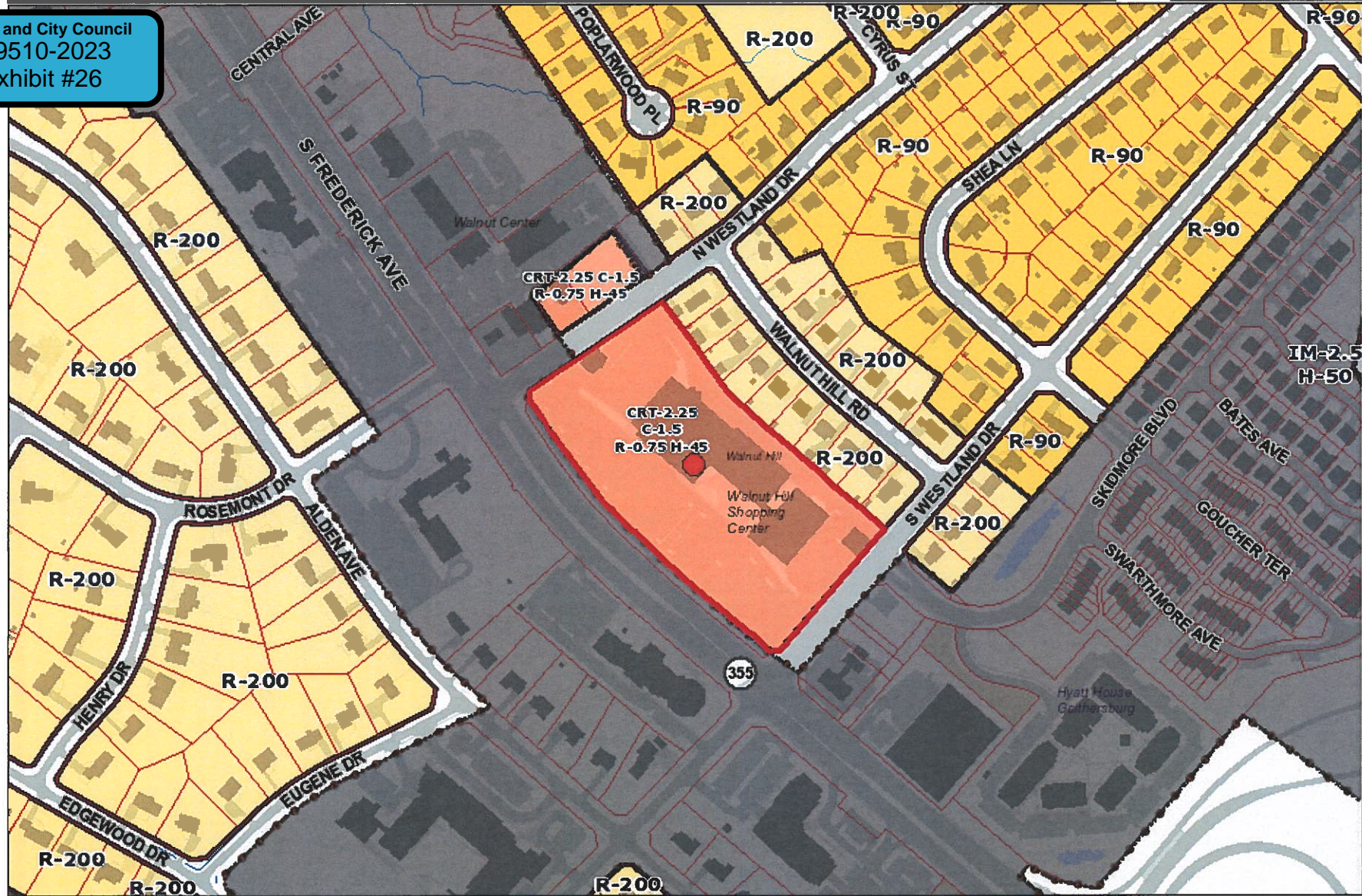


Montgomery County Zoning

Date: 1/20/2023

Montgomery County
Planning Department
ITL Division

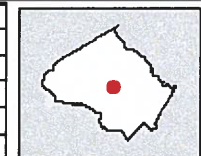
Mayor and City Council
X-9510-2023
Exhibit #26



Account #	00794560
Address	16531 S FREDERICK AVE GAITHERSBURG, 20877
Zone	CRT-2.25 C-1.5 R-0.75 H-45
Overlay Zone	N/A
TDR Overlay Zone	N/A
Landuse	Retail
Parcel, Lot, Block	NA, N/A, A
WSSC Grid	222NW09
Map Amendments	G-602 G-890 G-956

Parking District	N/A
CBD	N/A
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Legal Description	PAR B WALNUT HILL SEC 1 15466/107

Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	GREAT SENECA SCIENCE CORRIDOR MASTER PLAN
Historic Site/District	N/A
Water/Sewer Categories	W-1/ S-1



1 inch = 441 feet