

### **3. Land Use and Zoning Categories and Maps**

#### **3.1 Land Use Categories**

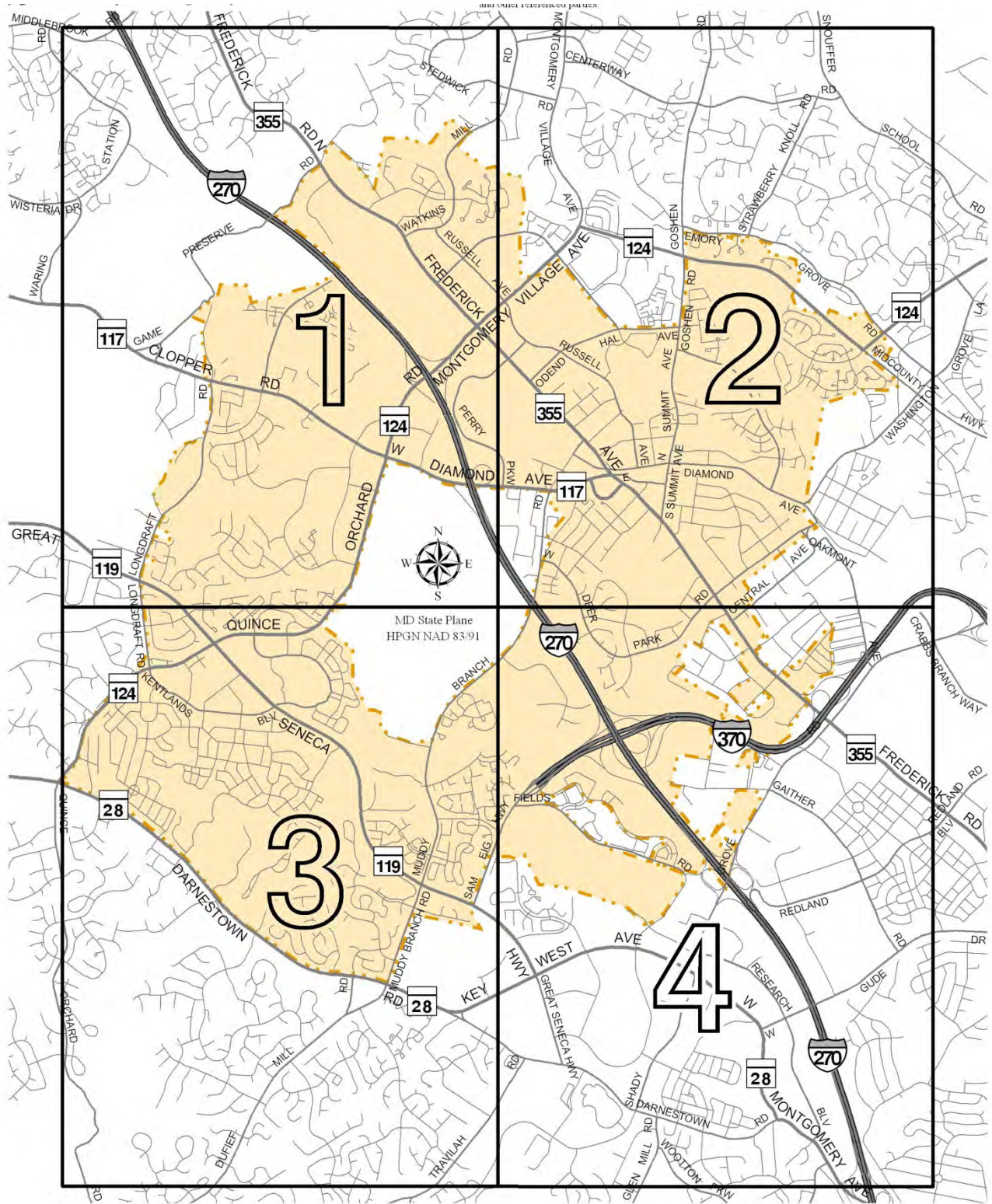
This Gaithersburg Master Plan Land Use section contains a variety of land use designations to describe and establish current and intended land uses in different areas of the City. The land use designations contained in this Master Plan are described below.

##### **Land Use Categories**

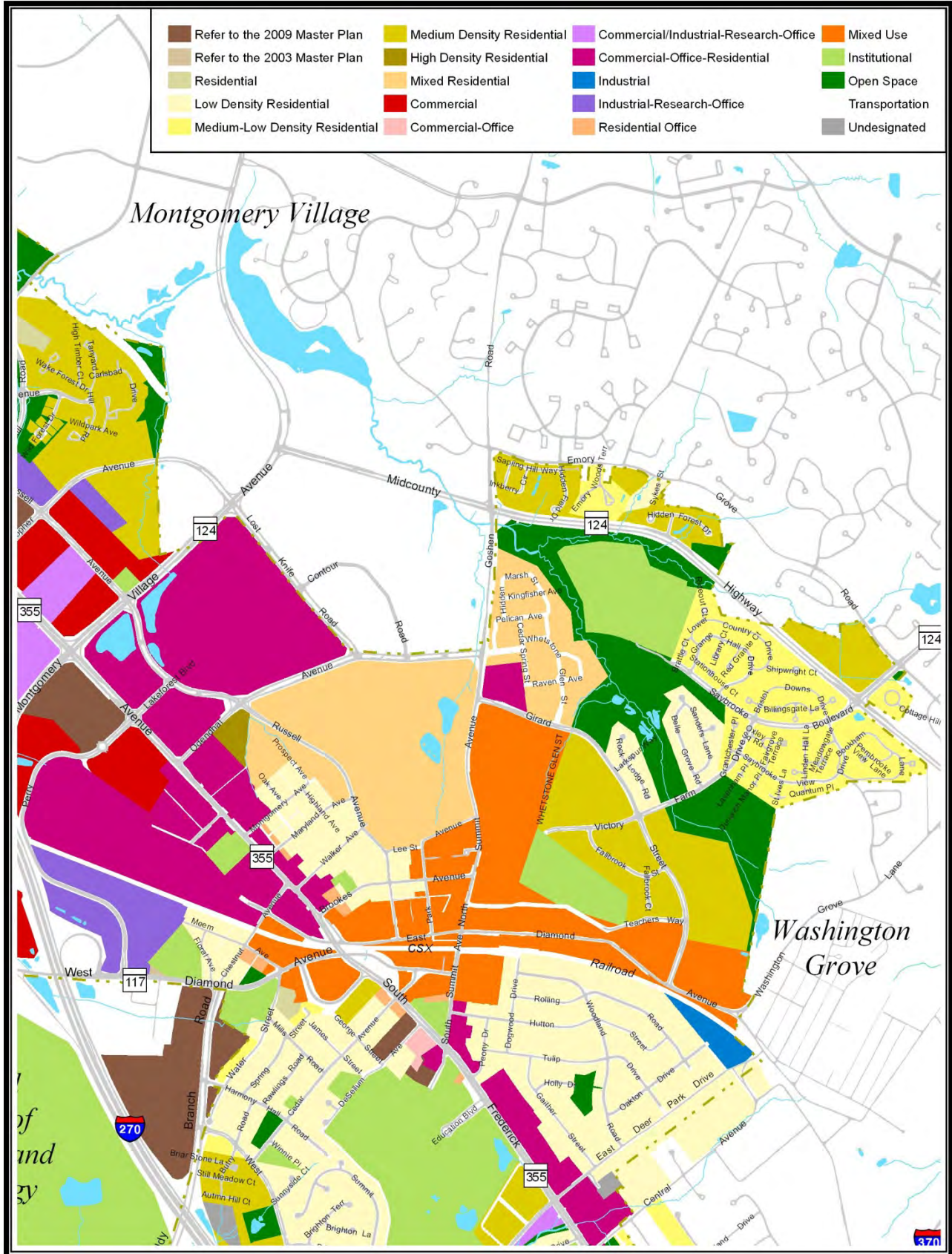
- Low Density Residential
- Medium-Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Residential
- Residential Office
- Mixed Use
- Commercial-Office-Residential
- Commercial
- Commercial-Office
- Commercial/Industrial-Research-Office
- Industrial
-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

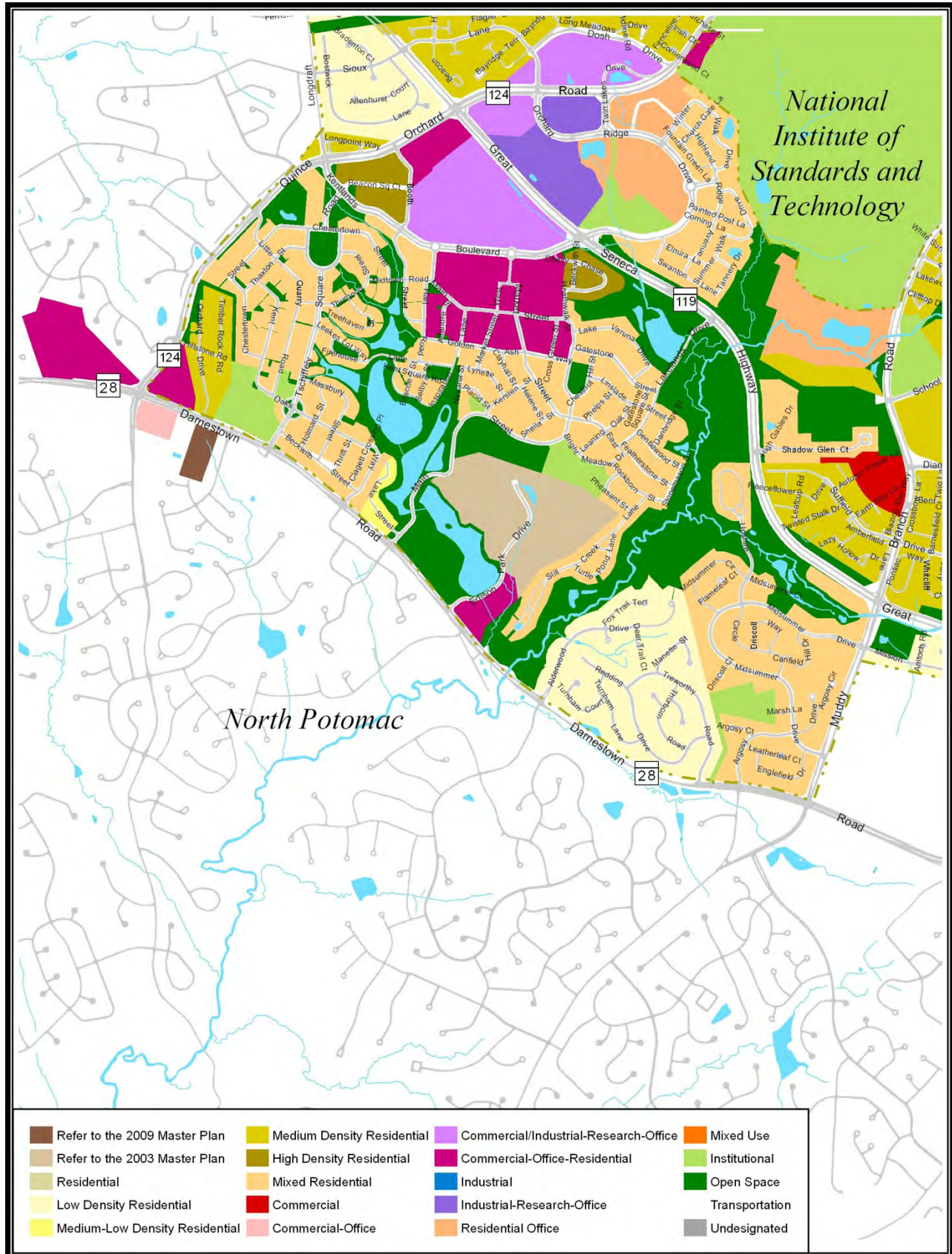
Please note that the following City-wide maps reflect the land use recommendations of the most recent master plan, site development plan, or annexation agreement. The maps may contain “undesigned” land use for properties that have been recently annexed into the City of Gaithersburg and do not have an adopted land use designation. Additionally, the maps will indicate “refer to master plan” for those properties that have more than one recommended land use designation (scenarios) in the Master Plan.

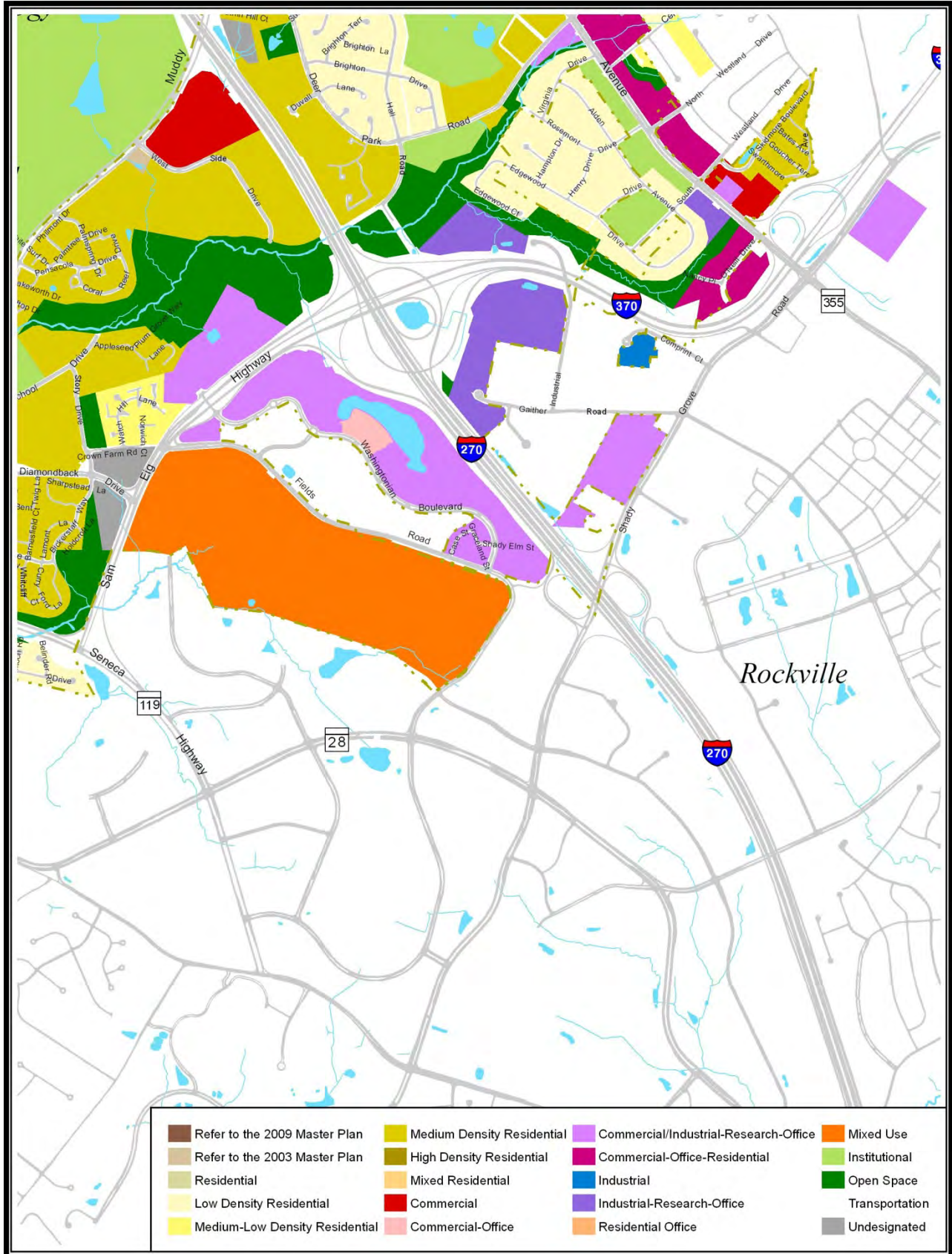
Map 2: 2009 Master Plan Land Use Map











## 2. LAND USE AND ZONING CATEGORIES

This Gaithersburg Master Plan Land Use section contains a variety of land use designations to describe and establish current and intended land uses in different areas of the City. The designations contained in this Master Plan are described below and can be seen on the [Master Plan Map Designations](#) and [Special Study Areas Map](#).

### 2.1 Land Use Categories (Map Designations)

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

### 2.2 Zoning Categories

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

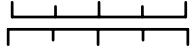
# Master Plan 2003

## Land Use, Study Area, and Designation Maps Index

City Quadrant Index Map.mxd • 16-Aug-2005 • jke

1 inch equals 3,500 feet

0.3 0.15 0 0.3 Mi



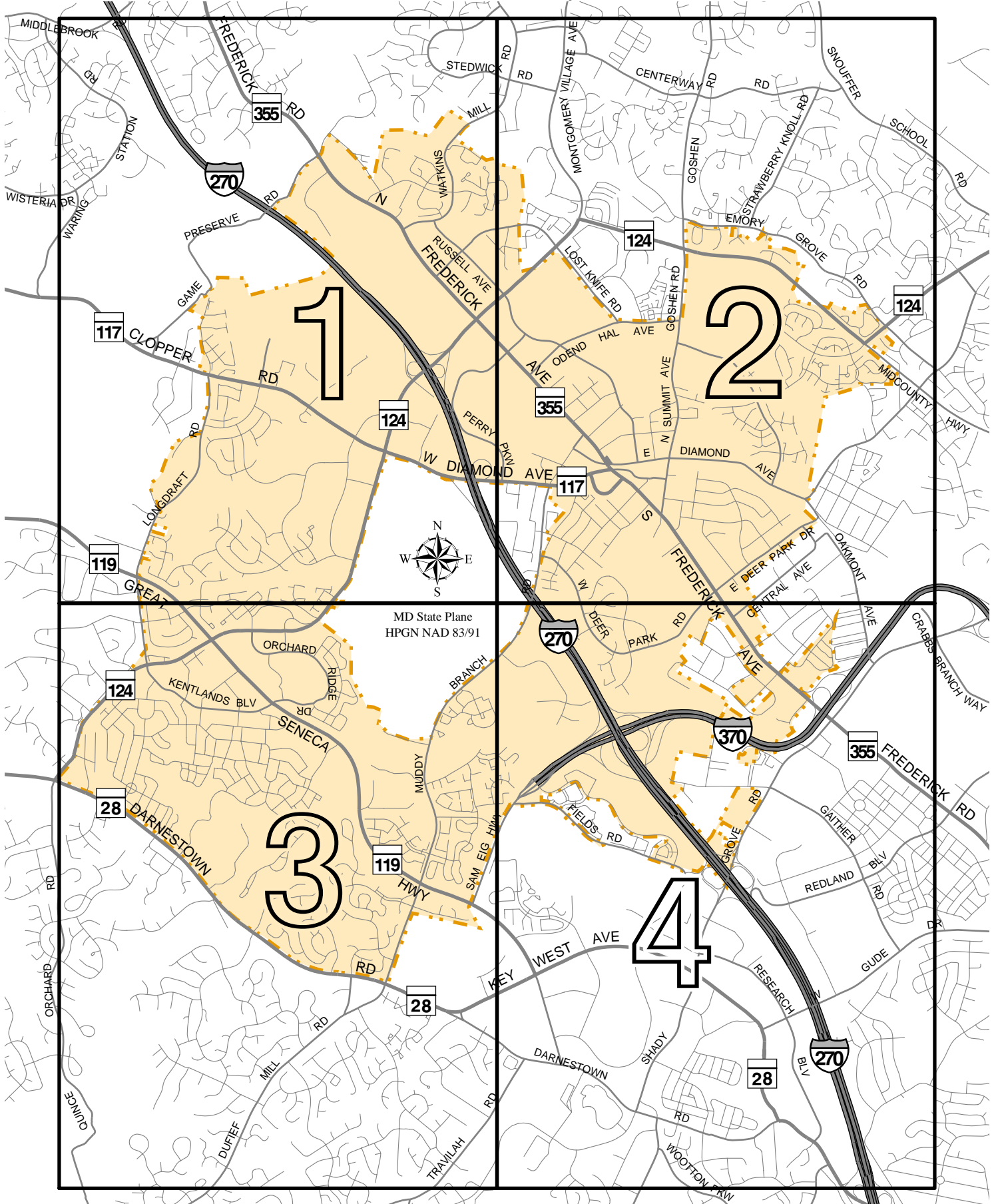
0.5 0.25 0 0.5 km

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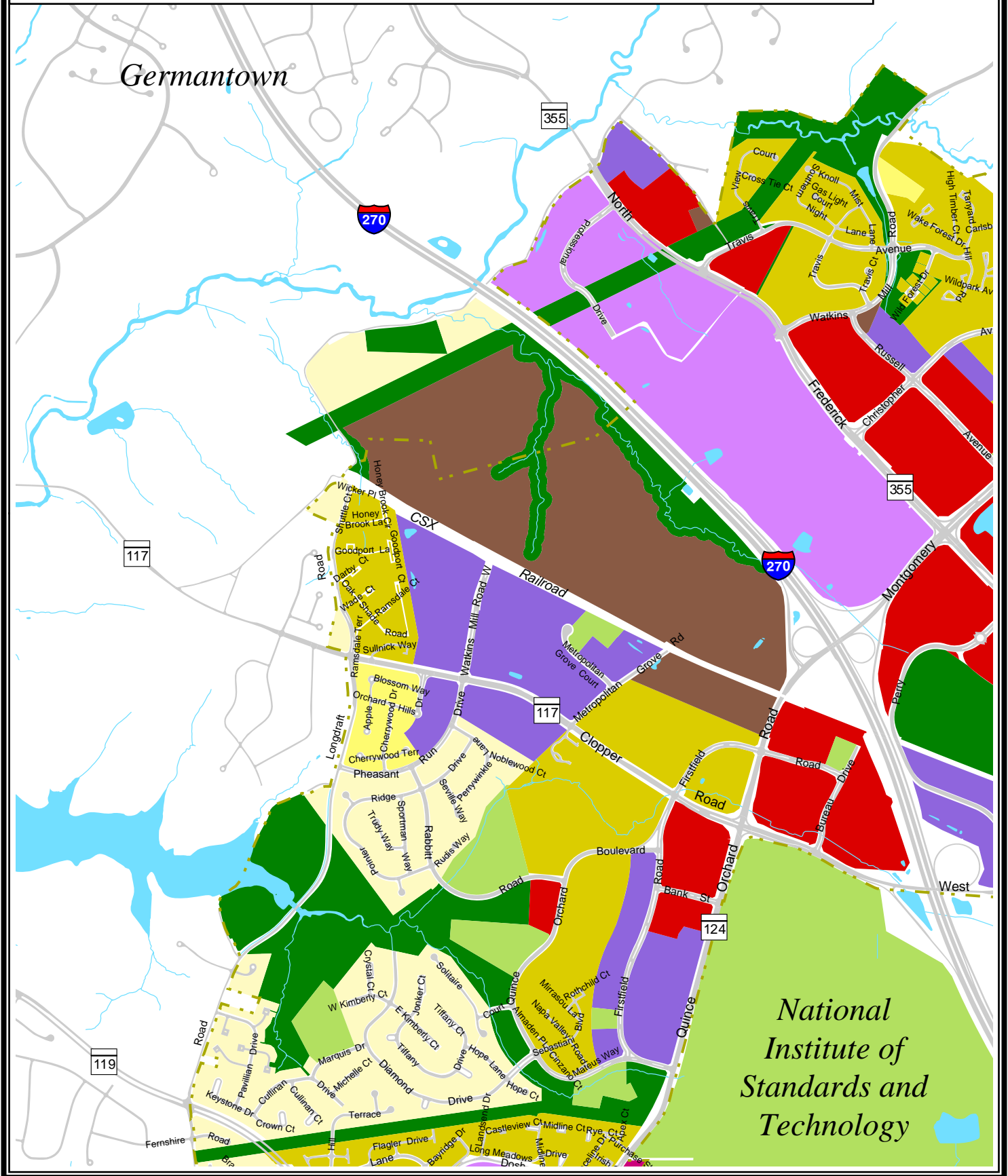
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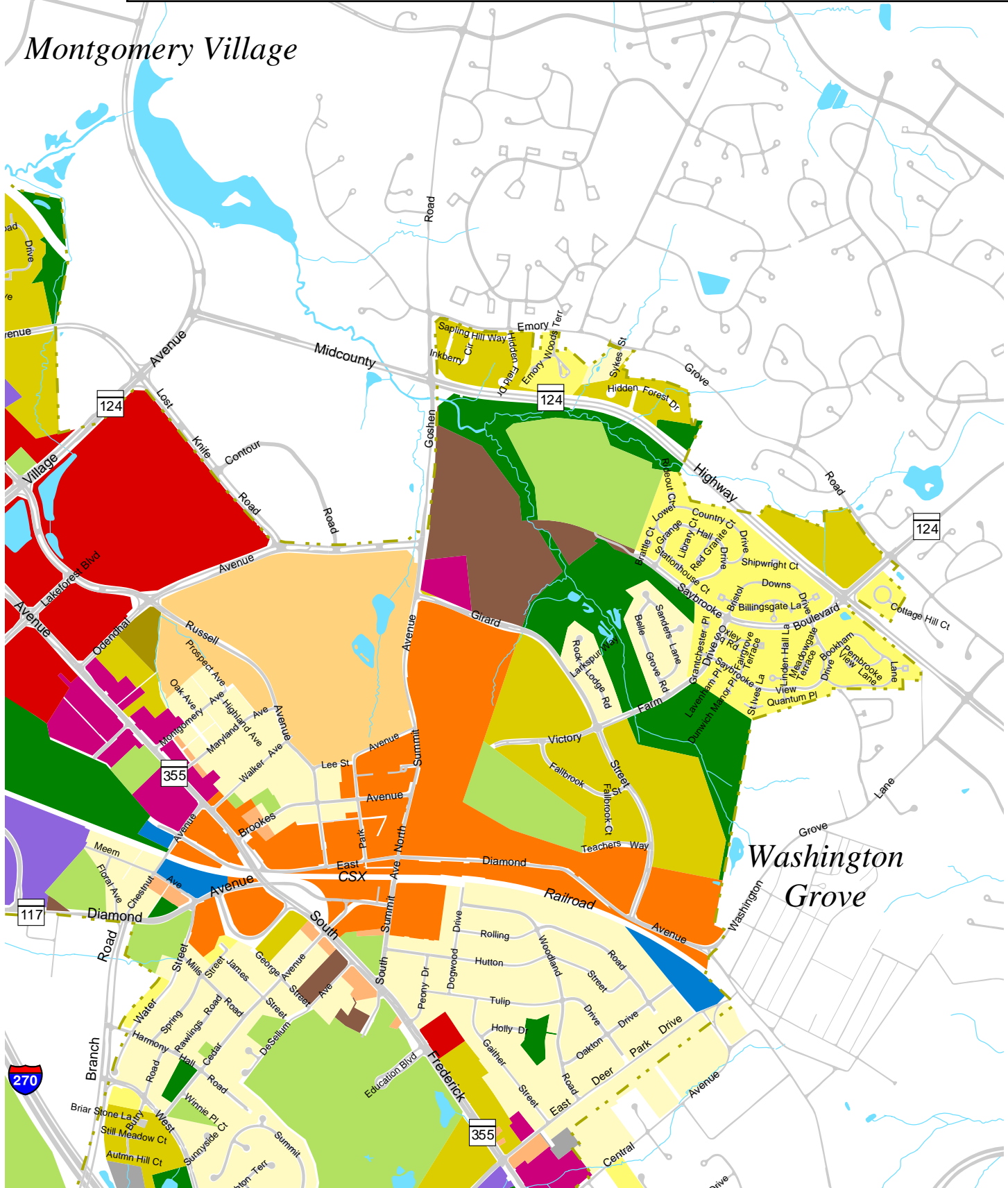


- |                                |                                       |                            |                |
|--------------------------------|---------------------------------------|----------------------------|----------------|
| Refer to Master Plan           | Mixed Residential                     | Industrial                 | Open Space     |
| Low Density Residential        | Commercial                            | Industrial-Research-Office | Transportation |
| Medium-Low Density Residential | Commercial-Office                     | Residential Office         | Undesignated   |
| Medium Density Residential     | Commercial/Industrial-Research-Office | Mixed Use                  | City Boundary  |
| High Density Residential       | Commercial-Office-Residential         | Institutional              |                |



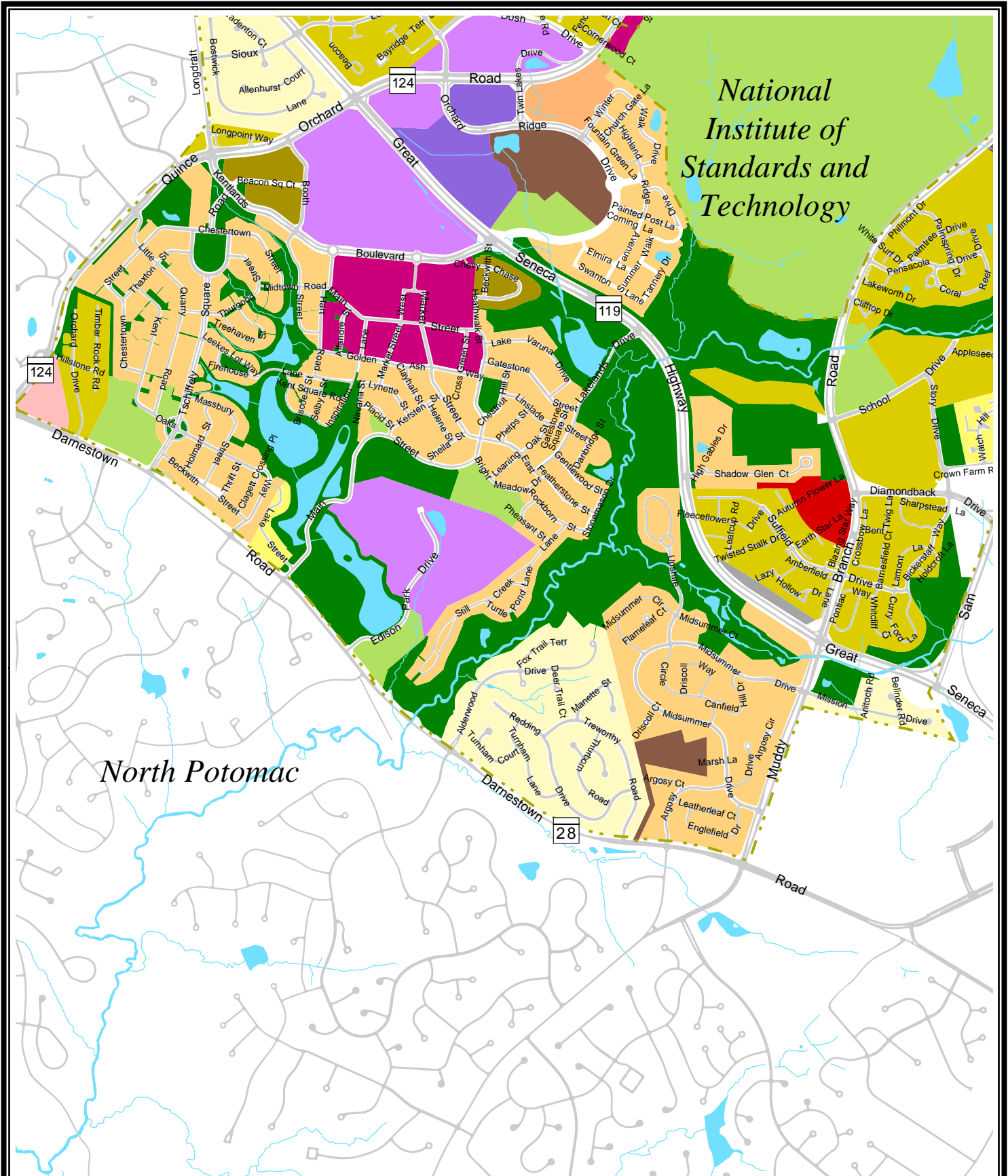
 Refer to Master Plan	 Mixed Residential	 Industrial	 Open Space
 Low Density Residential	 Commercial	 Industrial-Research-Office	 Transportation
 Medium-Low Density Residential	 Commercial-Office	 Residential Office	 Undesignated
 Medium Density Residential	 Commercial/Industrial-Research-Office	 Mixed Use	 City Boundary
 High Density Residential	 Commercial-Office-Residential	 Institutional	

# Montgomery Village






















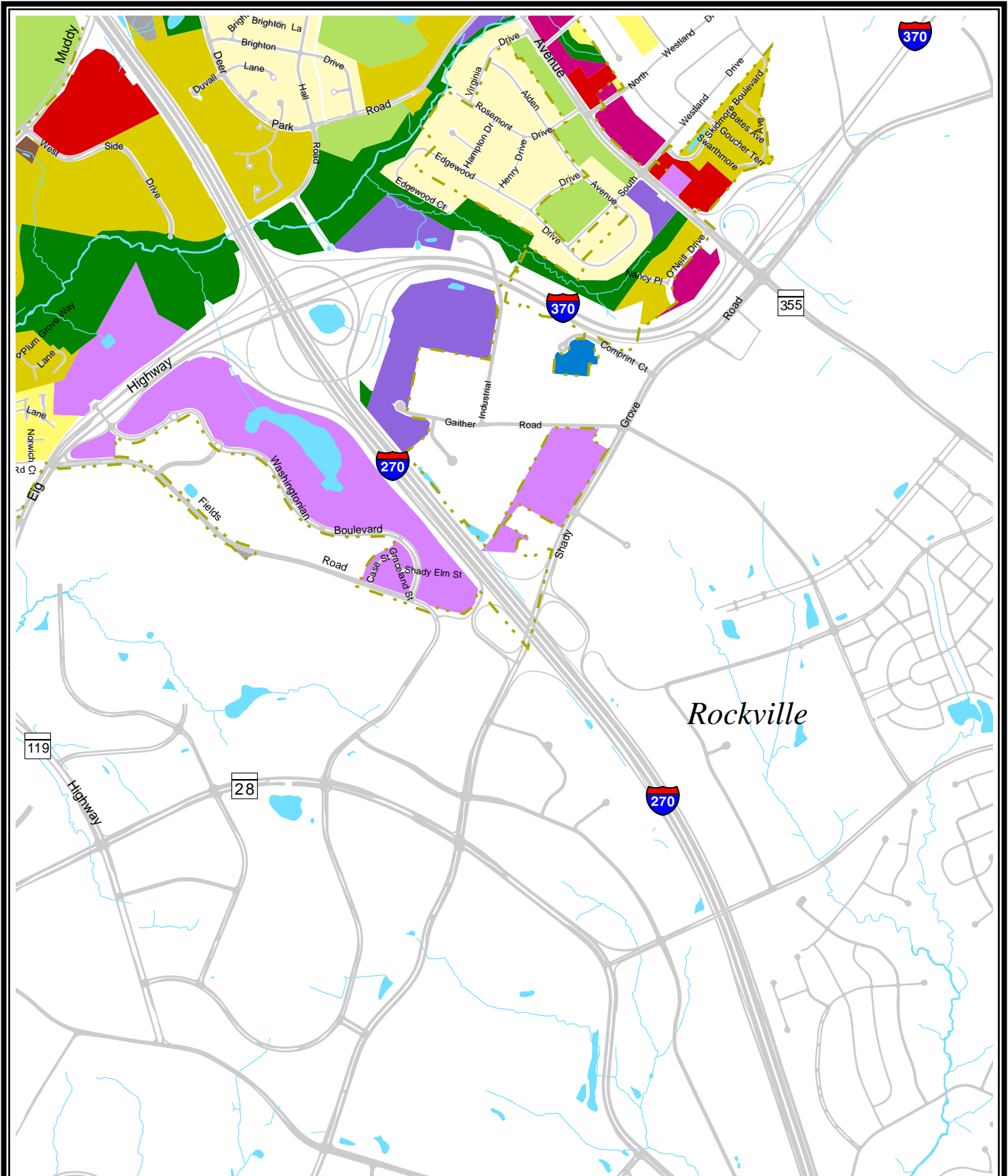
# Washington Grove

# National Institute of Standards and Technology



North Potomac

	Refer to Master Plan		Mixed Residential		Industrial		Open Space
	Low Density Residential		Commercial		Industrial-Research-Office		Transportation
	Medium-Low Density Residential		Commercial-Office		Residential Office		Undesignated
	Medium Density Residential		Commercial/Industrial-Research-Office		Mixed Use		City Boundary
	High Density Residential		Commercial-Office-Residential		Institutional		

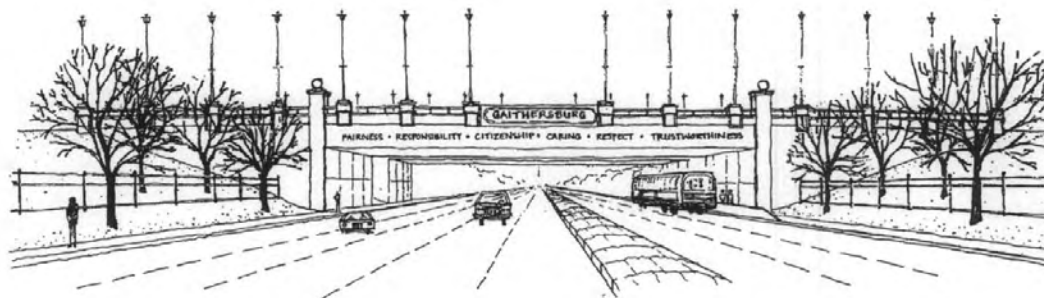


Refer to Master Plan	Mixed Residential	Industrial	Open Space
Low Density Residential	Commercial	Industrial-Research-Office	Transportation
Medium-Low Density Residential	Commercial-Office	Residential Office	Undesignated
Medium Density Residential	Commercial/Industrial-Research-Office	Mixed Use	City Boundary
High Density Residential	Commercial-Office-Residential	Institutional	

CITY OF GAITHERSBURG

SPECIAL STUDY AREA  
FREDERICK AVENUE CORRIDOR  
LAND USE PLAN

A MASTER PLAN ELEMENT



*Gaithersburg*

*A CHARACTER COUNTS! CITY*

Published January 2001

CITY OF GAITHERSBURG

SPECIAL STUDY AREA  
FREDERICK AVENUE CORRIDOR  
LAND USE PLAN

A MASTER PLAN ELEMENT

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SPECIAL STUDY AREA  
FREDERICK AVENUE CORRIDOR

Adopted January 2001

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*Printed June 2003*

**SPECIAL STUDY AREA  
FREDERICK AVENUE CORRIDOR**

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## INTRODUCTION

The *Frederick Avenue Corridor Plan* is a result of a recommendation made in the Land Use element for Neighborhood One of the City's 1997 adopted Master Plan. The Plan designated a portion of the North Frederick Avenue Corridor from Cedar Avenue to Montgomery Village Avenue as a Special Urban Design Corridor requiring additional study and a new guiding plan. The study was to focus on the development of a comprehensive approach to improve the aesthetic quality of the Corridor, to provide a safer pedestrian environment, to identify and preserve historic resources in the Corridor, and to ensure continued economic revitalization. Specifically, the recommendation noted that new land use designations should be considered once the Corridor Plan is completed. The new land use designations would allow the existing mix of retail, restaurants, offices, and residential, but also would allow future flexibility in redevelopment proposals and foster a continued mix of uses. The Master Plan also suggested that to implement these future ideas, the zoning of the area could be changed from C-1 (LocalCommercial), C-2 (General Commercial), and R-20 (Medium Density Residential) to MXD (Mixed Use Development), with some modifications to the text of the MXD zone. However, following the public hearing on this plan, an outline of a new zoning district was developed as a result of public input. The new zone is known as the CD (Corridor Development) Zone. This new zoning category has been developed through the text amendment process prior to final adoption of this plan. No property would be re-zoned until after the new zoning category is adopted for the City at large.

Subsequent to the Master Plan recommendations, additional zoning and design issues related to South Frederick Avenue and North Frederick Avenue (north of Montgomery Village Avenue) arose that required the expansion of the study limits.

## WORK SCHEDULE

A Request for Proposals (RFP) was issued in July 1998 for consultants to conduct the *Frederick Avenue Corridor Plan*. In September 1998, the RFP was awarded to EDAW, Inc., which subcontracted with several firms, including Duany Plater-Zyberk and Company, Gensler Architects, Moran Coventry Lighting, and Wells and Associates. The *Frederick Avenue Corridor Plan* was developed from October to December 1998 and included two, three-day planning charettes that were open to the public. The charettes generated a good deal of public participation, with over 150 residents, property owners, developers and public officials participating during the six days. After this intensive study period, the *Frederick Avenue Corridor Plan* was completed and a final presentation given to the Mayor and Council and Planning Commission during a worksession on January 11, 1999. A joint public hearing for this Amendment to the Master Plan was advertised on March 17, 1999, with a hearing held on May 17, 1999.

## EXISTING USE OF LAND

Frederick Avenue is a successful transportation and business corridor within the City of Gaithersburg and is also part of a major multi-jurisdictional business route extending from Washington D.C. to Pennsylvania. Over 50,000 vehicles use the Corridor every weekday, either traveling to destinations along the corridor or commuting to areas outside the City. Currently, Frederick Avenue is struggling with many of the same issues being confronted by transportation corridors throughout America. Generally, these issues stem from uncontrolled and unplanned development as urban populations grow and spread beyond their metropolitan centers. As a result, Frederick Avenue exhibits a cluttered and unpredictable building pattern, comprised of a wide range of land uses, including residential, commercial, office, service, hotel, church, civic uses, parking lots and public open space. Irregular building setbacks create a disorderly street edge. Signage and lighting standards are inconsistent, as are streetscapes and roadway standards. Pedestrian and bicycle traffic are not integrated into the overall street design, creating numerous difficulties for those using the Corridor.

## 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)
Commercial-Office-Residential	C-B (Commercial Buffer) MXD (Mixed Use Development) CD (Corridor 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) CD (Corridor 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)

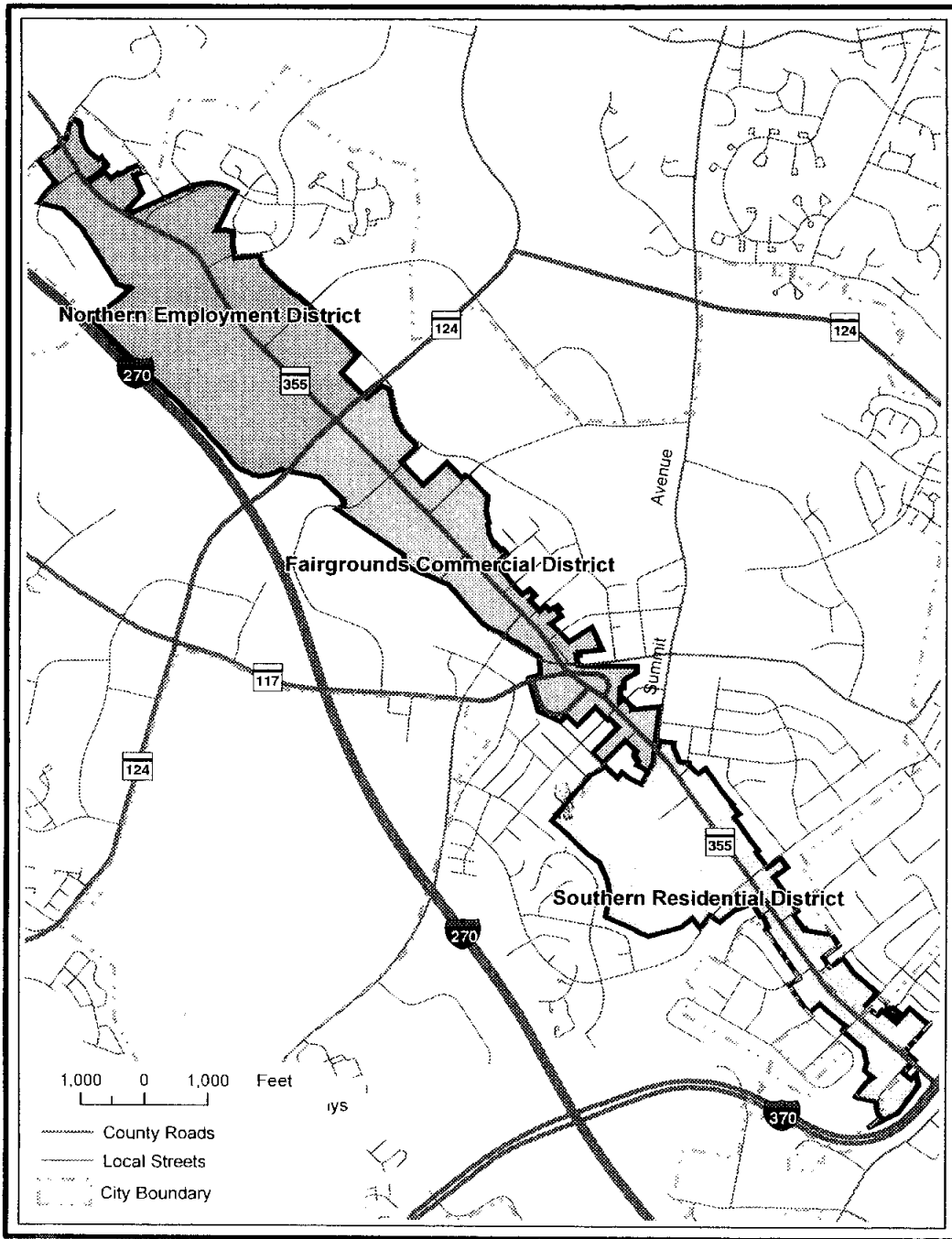
## FREDERICK AVENUE CORRIDOR STUDY AREA LIMITS

The Frederick Avenue Corridor constitutes a four-mile portion of state highway, Maryland Route 355, which extends the entire length of Frederick Avenue through the City from Shady Grove Road on the south, to Game Preserve Road on the north. The Corridor, except in very specific locations, extends one parcel deep on either side of the Frederick Avenue right-of-way and encompasses three land use neighborhoods: Neighborhoods One, Two, and Six.

Land use options/strategies for properties in each of three study areas along the Frederick Avenue Corridor are discussed in the pages that follow. The preceding map delineates the boundaries of the three study areas: Southern Residential District, Fairgrounds Commercial District, and Northern Employment District. Land use designations and zoning recommendations made in this plan will supersede any recommendations made for the same properties in the 1997 Land Use Plan. Any properties which are not specifically addressed in the text, maps, and charts herein will retain their 1997 land use designations as defined in the Neighborhoods One, Two and Six adopted Land Use Plans. All parcels within the Frederick Avenue Corridor, regardless of whether or not there is a change in land use designation or zoning recommendation, must adhere to the *Frederick Avenue Corridor Plan* design code upon adoption of this special study. In addition, properties along the Corridor that are not undergoing a change in land use are eligible for subsequent comprehensive rezoning to the new CD Zone. Owners of properties not comprehensively rezoned are encouraged to apply for rezoning to the CD Zone in order to meet the goals and objectives of the Frederick Avenue Corridor Master Plan.

Within the corridor as described above, the historic resources along Frederick Avenue form a fourth and natural district of their own. This "heritage district" lies within the original City boundaries as shown on the Maddox Map of 1894. Acknowledgment of these resources as a "heritage district" will help to maintain the integrity of the original City limits, support the City's commitment to remembering its past, and stimulate economic improvement through the attraction of such a special area.

Many of the map designations have recommendations for zoning to be changed to a newly developed "Corridor Development" (CD) Zone. In most cases, this recommendation is made in order to provide the maximum design flexibility to redeveloping parcels so that they may more readily comply with the design code of the *Frederick Avenue Corridor Plan*. The "Regulating" and "Master Plan" portions of the *Frederick Avenue Corridor Plan* will further regulate land use and development of these parcels. The CD Zone has been designed for use along a multi-parcel area in order for it to function properly along the Frederick Avenue Corridor. It is the intent that the *Frederick Avenue Corridor Plan* serve as the guide for all development, and/or redevelopment, along the Corridor. A text amendment to create the CD Zone has been completed prior to the comprehensive rezoning of any parcels within this Study Area.



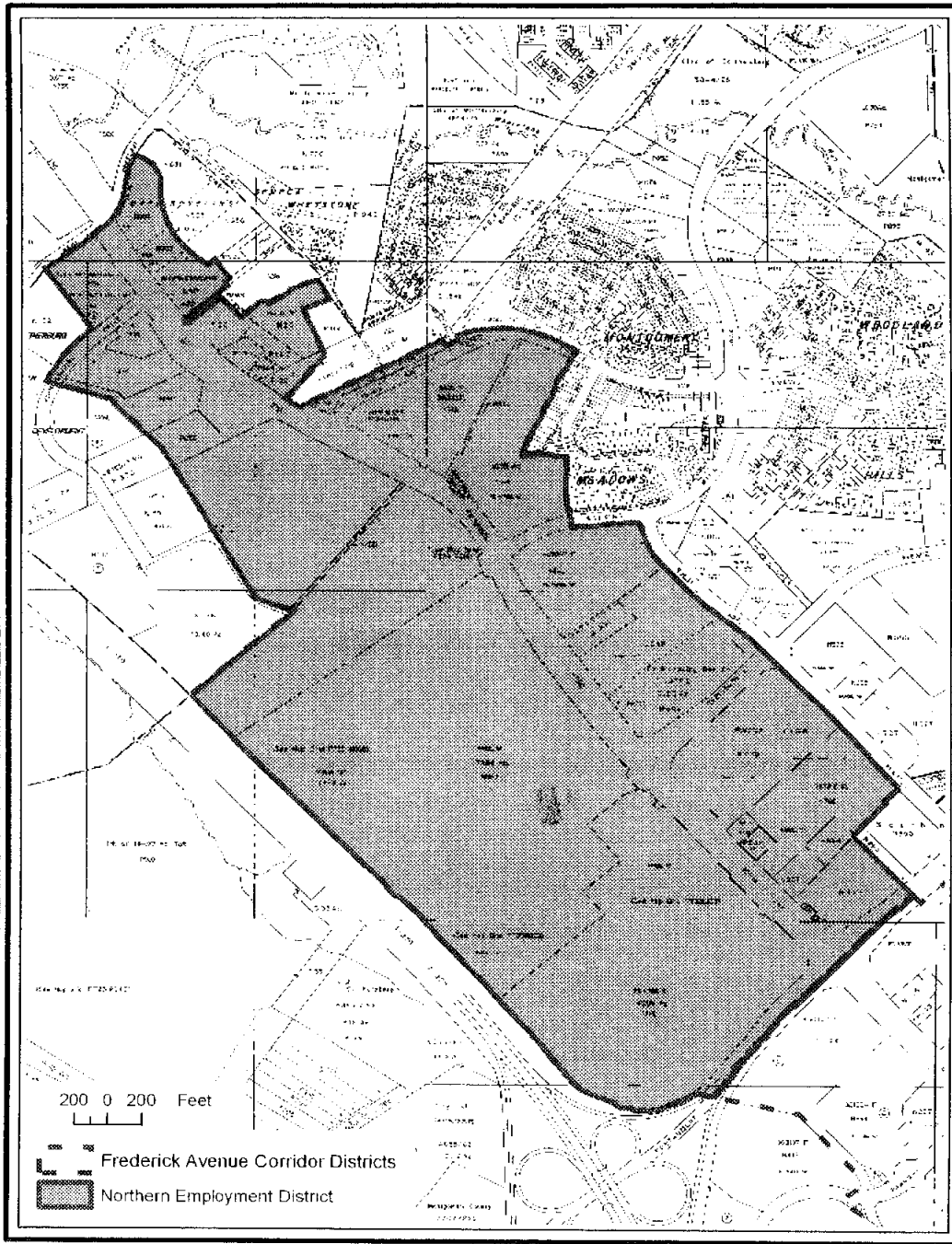
Frederick Avenue Corridor. Study area limits.

## NORTHERN EMPLOYMENT DISTRICT

The Northern Employment District extends from Montgomery Village Avenue (Maryland Route 124) on the south, to Game Preserve Road on the north. This district is dominated by several large, vacant tracts of land on the west side of North Frederick Avenue as well as car dealerships, and other large scale retail, hotels and large office complexes.

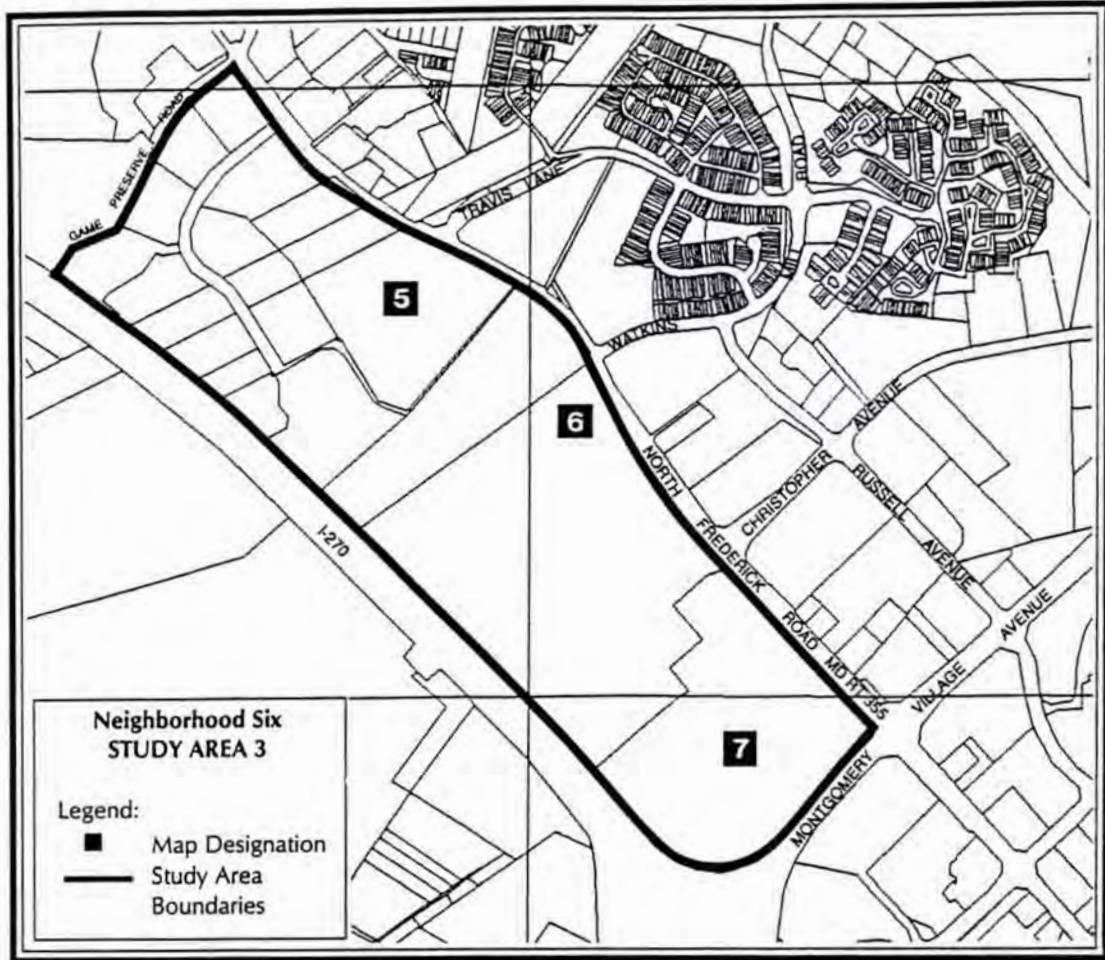
All land use designations and zoning recommendations made in the 1997 Neighborhood Six Land Use Plan are reconfirmed. However, all parcels are required to adhere to the *Frederick Avenue Corridor Plan* development requirements.

The future roads shown on the map above reflect the intent of the City's Transportation Element and the 1997 Neighborhood Six Land Use Plan. The extension of Travis Avenue and the Connector to Watkins Mill Road-Extended provide an important outlet to Interstate 270 for those businesses on Professional Drive. The Watkins Mill Road interchange at Interstate 270 is also very important in relieving traffic congestion on Maryland Route 355 and access to properties in both Neighborhoods Five and Six.



Northern Employment District.

**STUDY AREA 3**



Total Area	104
Estimated Population	0
Housing Units	0
Predominant Land Use	Industrial-Research-Office
Vacant Land	108 acres

Study Area 3 is bounded on the north by Game Preserve Road which is the northern boundary of the City, on the east by Maryland Route 355 (North Frederick Road), on the south by Montgomery Village Avenue, and on the west by Interstate 270. Since the time of the 1986 master plan evaluation in this neighborhood, 121 acres of land owned by Lockheed Martin/I.B.M. has been annexed (1991) into the corporate limits and is now included in the subject study area.

The current land use in the neighborhood is dominated by industrial-research-office uses and has not changed significantly over the past ten years during which time not much significant development has taken place. North of the Lockheed Martin/I.B.M. holdings there are approximately 68 acres of vacant land, which represents 61 percent of all the vacant land available for development in this neighborhood.

Land use options, identified by map designation numbers on the Neighborhood Six Study Area 3 map on page 12, and listed in the accompanying chart beginning on page 16, are described as follows:

### Land Use Options

- 5** **Redesignate** parcels within Crown Pointe as **commercial/industrial-research-office** (Map Designation 5), to allow for expansion of office and research and development uses under the most flexible zoning options available. This map designation is a good location for signature buildings situated on sites within Study Area 3 where high visibility from Interstate 270 will create an attractive visual image for the City of Gaithersburg. All buildings should be required to front on Maryland Route 355 with parking to be located behind the buildings in order to camouflage large concentrated parking areas. This designation will permit greater zoning flexibility, higher level of design control, and a wider range of uses, particularly along Maryland Route 355. Additional flexibility in terms of permissible uses would be tempered by the controls typically exercised within the tenets of the MXD zone to control the quality of development therein.

#### Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Parcel rezoned to **MXD**

- 6** **Designate** the 73-acres of I.B.M. and N417, owned by the Casey Trust, as **commercial/industrial-research-office** (Map Designation 6) which equates to the Mixed Use development (MXD) Zone. Development of this site for commercial retail facilities could possibly include a hotel: expansion of office and research and development uses would be permitted. The City is currently evaluating the feasibility of constructing a new interchange at Watkins Mill Road Extended over Interstate 270 to link Neighborhoods Five and Six and provide alternative transportation options to the interchange of North Frederick Avenue and Montgomery Village Avenue. The location of any development on the vacant 33-acre parcel on the northern portion of the I.B.M. property should take into consideration the placement of a new interchange. The main emphasis of the siting of new buildings will be towards Watkins Mill Road Extended. Watkins Mill Road Extended should be designed so that it is compatible with surrounding uses and the design of the interchange incorporating, where feasible, appropriate traffic calming measures more in keeping with the City's design standards emphasizing pedestrian access. Access to the vacant 33 acres will be from Watkins Mill Road Extended and an additional access point from North Frederick Avenue.

#### Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **I-3**

- 7** **Redesignate** the 47-acre parcel owned by Lockheed/Martin as **commercial/industrial-research-office** (Map Designation 7). This parcel was annexed into the City as part of the larger I.B.M. annexation in 1991. This map designation will affix a land use to the property and the parcel should be rezoned to MXD.

#### Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Parcel rezoned to **MXD**

Study Area 3 would benefit from the adoption of design guidelines to control the visual appearance and location of buildings fronting on Maryland Route 355 and Watkins Mill Road Extended. Wherever possible, parking shall not be permitted to be located so as to front on Maryland Route 355 or Watkins Mill Road Extended. Inasmuch of the land fronting on Route 355 is vacant, tremendous visual impact can be attained through the adoption of such guidelines. Additionally, guidelines must attempt to control the appearance of buildings proximate to Interstate 270.

**PROJECTIONS FOR STUDY AREA 1  
WITH CURRENT DEVELOPMENT**

Office Development

Crown Pointe	318,523 sq. ft.
Russell Office Park	115,000 sq. ft.
Montgomery Executive Center	122,522 sq. ft.
I.B.M.	422,051 sq. ft.
Lockheed/Martin	520,850 sq. ft.
TOTAL	1,498,946 sq. ft.

## 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  
 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

NEIGHBORHOOD SIX  
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING  
1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1	1	N903, N956	4.00	Sports Pavilion, Inc.	I-3	Ind-Rsch-Off	Comm (Opt A) Comm/Ind- Rsch- Off (Opt B)	Comm	Comm	C-2
2	2	Pt Parcel "A" (portion of N441)	1.03	Conrad V. Aschenbach	C-2	Ind-Rsch-Off	Ind-Rsch-Off (Opt A) Comm-Off (Opt B)	Ind-Rsch-Off	Comm-Off	C-2
3	2	N616	5.24	Price Enterprises, Inc.	C-2	Comm-Rsch-Off	Comm-Off	Comm-Off	Comm-Off	C-2
4	2	N727	1.90	Montgomery County Teachers Federal Credit Union	C-2	Comm	Comm	Comm	Comm	C-2
5	3	N102, N167 N260, N273 N329, N391 N526, N530 P1151, P206 P424, P443 Lot 1	58.00	Crown Pointe	I-3	Ind-Rsch-Off	Ind-Rsch-Off (Opt A) Comm/Ind- Rsch-Off (Opt B)	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD
6	3	Northerly Portion of N860, N417	221.89	I.B.M. Casey Trust	I-3	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	I-3
7	3	-	47.00	Lockheed/Martin	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD

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

**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



**NEI GIBBORHOOD SIX  
LAND USE MAP**



*Gaithersburg*

**PLANNING AND CODE  
ADMINISTRATION**