

Zoning Category Abbreviations

Zoning Categories – Excerpt

Zoning categories and classification abbreviations

1. Agricultural (AR)
2. Rural Residential (R), (RC), (RNC)
3. Residential
 - a. Residential Detached (RE-2), (RE-2C), (RE-1), (R-200), (R-90), (R-60), (R-40),
 - b. Residential Townhouse (TLD), (TMD), (THD)
 - c. Residential Multi-Unit (R-30), (R-20), (R-10)
4. Commercial/Residential (CRN), (CRT), (CR)
5. Employment (GR), (NR), (LSC), (EOF)
6. Industrial (IL), (IL), (IH)

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Section 2.1.2. Zoning Categories

The following zoning categories refer to particular sets of zones:

- A. Euclidean
 1. Agricultural (abbreviated "Ag" in the Use Table),
 2. Rural Residential,
 3. Residential,
 - a. Residential Detached;
 - b. Residential Townhouse; and
 - c. Residential Multi-Unit.
 4. Commercial/Residential,
 5. Employment,
 6. Industrial, and
 7. Overlay.
- B. Floating
 1. Residential Floating;
 2. Commercial/Residential Floating;
 3. Employment Floating; and
 4. Industrial Floating.

Section 2.1.3. Establishment of Zones

A. Agricultural Zone

1. There is one Agricultural zone classification: Agricultural Reserve (AR)
2. The AR zone will be applied on the Zoning Map by showing its zoning classification symbol.

B. Rural Residential Zones

1. There are 3 Rural Residential zone classifications:
 - a. Rural (R),
 - b. Rural Cluster (RC), and
 - c. Rural Neighborhood Cluster (RNC).
2. The R, RC, and RNC zones will be applied on the Zoning Map by showing their zoning classification symbols.

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C. Residential Zones

The Residential zones consist of the 7 Residential Detached zones, the 3 Residential Townhouse zones, and the 3 Residential Multi-Unit zones.

1. Residential Detached Zones

- a. There are 7 Residential Detached zone classifications:
 - i. Residential Estate – 2 (RE-2),
 - ii. Residential Estate – 2C (RE-2C),
 - iii. Residential Estate – 1 (RE-1),
 - iv. Residential – 200 (R-200),
 - v. Residential – 90 (R-90),
 - vi. Residential – 60 (R-60), and
 - vii. Residential – 40 (R-40).
- b. The RE-2, RE-2C, RE-1, R-200, R-90, R-60, and R-40 zones will be applied on the Zoning Map by showing their zoning classification symbols.

2. Residential Townhouse Zones

- a. There are 3 Residential Townhouse zone classifications:
 - i. Townhouse Low Density (TLD),
 - ii. Townhouse Medium Density (TMD), and
 - iii. Townhouse High Density (THD).
- b. The TLD, TMD, and THD zones will be applied on the Zoning Map by showing their zoning classification symbols.

3. Residential Multi-Unit Zones

- a. There are 3 Residential Multi-Unit zone classifications:
 - i. Residential Multi-Unit Low Density – 30 (R-30),
 - ii. Residential Multi-Unit Medium Density – 20 (R-20), and
 - iii. Residential Multi-Unit High Density – 10 (R-10).
- b. The R-30, R-20, and R-10 zones will be applied on the Zoning Map by showing their zoning classification symbols.

D. Commercial/Residential Zones

1. There are 3 Commercial/Residential zone classifications:
 - a. Commercial Residential Neighborhood (CRN),
 - b. Commercial Residential Town (CRT), and
 - c. Commercial Residential (CR).
2. Each CRN, CRT, and CR zone classification is followed by a number and a sequence of 3 additional symbols: C, R, and H, each followed by another number where:
 - a. The number following the classification is the maximum total FAR allowed unless additional FAR is allowed under Section [4.5.2.C](#) and Section [4.7.3.D.6.c](#);
 - b. The number following the C is the maximum nonresidential FAR allowed;
 - c. The number following the R is the maximum residential FAR allowed unless additional residential FAR is allowed under Section [4.5.2.C](#) and Section [4.7.3.D.6.c](#); and
 - d. The number following the H is the maximum building height in feet allowed unless additional height is allowed under Section [4.5.2.C](#) and Section [4.7.3.D.6.c](#).
3. The CRN, CRT, and CR zones will be applied on the Zoning Map by showing, for each property classified:
 - a. The classification; and
 - b. The 4 maximum allowances (total FAR, nonresidential FAR, residential FAR, and height).

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4. Commercial/Residential "T" zones are translated from certain zones existing before October 30, 2014.

E. Employment Zones

1. There are 4 Employment zone classifications:
 - a. General Retail (GR),
 - b. Neighborhood Retail (NR),
 - c. Life Sciences Center (LSC), and
 - d. Employment Office (EOF).
2. Each GR, NR, LSC, and EOF zone classification is followed by a number and symbol: H, which is followed by another number where:
 - a. The number following the classification is the maximum total FAR allowed unless additional FAR is allowed under Section 4.6.2.C and Section 4.7.3.D.6.c; and
 - b. The number following the H is the maximum building height in feet allowed unless additional height is allowed under Section 4.7.3.D.6.c.
3. The GR, NR, LSC, and EOF zones will be applied on the Zoning Map by showing, for each property classified:
 - a. The classification; and
 - b. The 2 maximum allowances (total FAR and height).
4. Employment "T" zones are translated from certain zones existing before October 30, 2014.

F. Industrial Zones

1. There are 3 Industrial zone classifications:
 - a. Light Industrial (IL),
 - b. Moderate Industrial (IM), and
 - c. Heavy Industrial (IH).
2. Each IL, IM, and IH zone classification is followed by a number and symbol: H, which is followed by another number where:
 - a. The number following the classification is the maximum total FAR allowed; and
 - b. The number following the H is the maximum building height in feet allowed.
3. The IL, IM, and IH zones will be applied on the Zoning Map by showing their zoning classification symbols.

G. Overlay Zones

1. There are 18 Overlay zone classifications:
 - a. Burtonsville Employment Area (BEA),
 - b. Chevy Chase Neighborhood Retail (CCNR),
 - c. Clarksburg East Environmental (CEE),
 - d. Clarksburg West Environmental (CWE),
 - e. Community-serving Retail (CSR),
 - f. Fenton Village (FV),
 - g. Garrett Park (GP),
 - h. Germantown Transit Mixed Use (GTMU),
 - i. Montgomery Village (MV),
 - j. Regional Shopping Center (RSC),
 - k. Ripley/South Silver Spring (RSS),
 - l. Rural Village Center (RVC),
 - m. Sandy Spring/Ashton Rural Village (SSA),
 - n. Takoma Park/East Silver Spring Commercial Revitalization (TPESS),
 - o. Transferable Development Rights (TDR),
 - p. Twinbrook (TB),

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- q. Upper Paint Branch (UPB), and
 - r. Upper Rock Creek (URC).
2. Building types, uses, density, height, and other standards and requirements may be modified by the Overlay zones under Section [4.9.2](#) through Section [4.9.19](#).
 3. The Overlay zones will be applied on the Zoning Map by showing their zoning classification symbols. The TDR Overlay zone will be applied on the Zoning Map by showing its zoning classification symbol followed by the TDR density designation (1 through 100, including fractions).

H. Floating Zones

1. Residential Floating

- a. There are 3 Residential Floating zone classifications:
 - i. Residential Detached Floating (RDF),
 - ii. Townhouse Floating (TF), and
 - iii. Apartment Floating (AF).
- b. The RDF, TF, and AF zones will be applied on the Zoning Map by showing their zoning classification symbols followed by a number indicating the maximum allowed units per acre.

2. Commercial/Residential Floating

- a. There are 3 Commercial/Residential Floating zone classifications:
 - i. Commercial Residential Neighborhood Floating (CRNF),
 - ii. Commercial Residential Town Floating (CRTF), and
 - iii. Commercial Residential Floating (CRF).
- b. The CRNF, CRTF, and CRF zones will be applied on the Zoning Map by showing their zoning classification symbols followed by the maximum allowed total, commercial, and residential densities and maximum allowed height.

3. Employment Floating

- a. There are 4 Employment Floating zone classifications:
 - i. General Retail Floating (GRF),
 - ii. Neighborhood Retail Floating (NRF),
 - iii. Employment Office Floating (EOFF), and
 - iv. Life Sciences Center Floating (LSCF).
- b. The GRF, NRF, EOFF, and LSCF zones will be applied on the Zoning Map by showing their zoning classification symbols followed by the maximum allowed total density and maximum allowed height.

4. Industrial Floating

- a. There are 2 Industrial Floating zone classifications:
 - i. Light Industrial Floating (ILF), and
 - ii. Moderate Industrial Floating (IMF).
- b. The ILF and IMF zones will be applied on the Zoning Map by showing their zoning classification symbols followed by the maximum allowed total density and maximum allowed height.

(Legislative History: Ord. No. 18-10, §1.)