

2025

LOCAL JURISDICTION ANNUAL REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

This report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results presented within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of innovative growth policies.

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**Note: The section on “County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes. (Counties Only) (§20-125)” will be provided by the Montgomery County Department of Permitting Services (DPS) later this year.

Acknowledgements

The Research & Strategic Projects Division would like to thank the following people for their contributions to this report:

Montgomery County Planning and Parks Departments

Khalid Afzal, Director's Office

Sofia Aldrich, Transportation Planning

David Anspacher, Transportation Planning

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Anne Fothergill, Park Development Division

Lisa Govoni, Design, Placemaking & Policy

Karen Gouws-Dewar, Transportation Planning

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Section I: New Residential Permits Issued (Inside and Outside the PFA)

(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2025). Enter 0 if no new residential building permits were issued in 2025.

Table 1: New Residential Permits Issued: Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2025	PFA	Non - PFA	Total
# New Residential Permits Issued	1,109	183	1,292

Source: Montgomery County Department of Permitting Services, 2025

Note: If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or other reporting form submitted to MDP, rather than as PFA.

Section II: Amendments and Growth-Related Changes in Development Patterns

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☒ N ☐

Note: In Montgomery County, all area and countywide master plans are amendments to the county's general plan (or comprehensive plan) called Thrive Montgomery 2050.

Completed Master Plans 2025:

(Note: Numbers in parentheses correspond to numbers on the map on the following page.)

Area Plans*

University Boulevard Corridor Plan (1)

Bethesda Downtown Minor Master Plan Amendment (2)

Functional Master Plans**

Master Plan of Highways and Transitways Technical Update

Planning Department Studies and Projects**

Community Trends Report

Wheels in Wheaton Placemaking Event and Wheaton Placemaking Toolkit

Silver Spring Streetscape Standards Update

Glenmont Corridors Opportunity Study

Incentive Density Implementation Update

In-Progress Master Plans 2025:

Area Master Plans

Germantown Sector Plan Amendment (1)

Clarksburg Gateway Sector Plan* (2)

Eastern Silver Spring Communities Plan (3)

Friendship Heights Sector Plan (4)

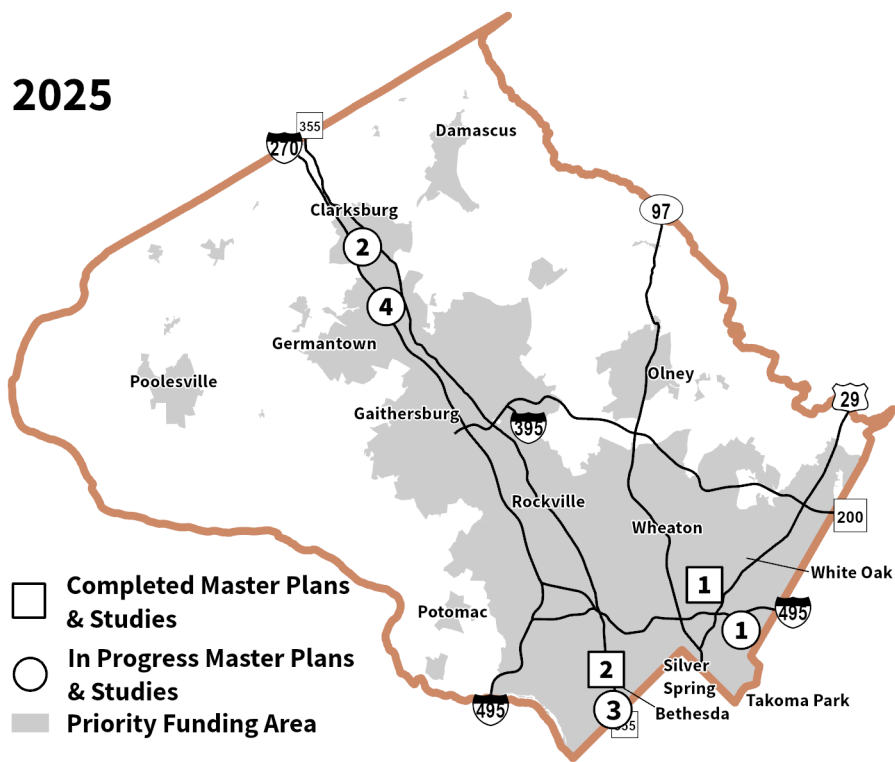
Planning Department Studies and Projects**

Housing Needs Assessment and Preferences Survey
2025 Travel Monitoring Report
Parking Lot Design Study
Countywide Retail Market Assessment

* Adopted, or potentially to be adopted, by the County Council

**Will be presented to the County Council, but do not require formal approval

Source: Montgomery County Planning Department, 2025



(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, including a map, or GIS shapefile, if available Y ☒ N ☐

There were a total of 15 active zoning text amendments (ZTAs) and two active subdivision regulation amendments (SRA) during 2025. One of the ZTAs was a carry-over that was introduced in 2024 but was not adopted until 2025.

Two of the ZTAs were updates to overlay zones following the adoption of master plans, including ZTA 24-03 which established a new Great Seneca Science Center Overlay Zone to incentivize housing production and better urban form in the life science dominated areas along Shady Grove

Road, and ZTA 25-12, which implemented the recommendations of the University Boulevard Plan and was designed to increase housing diversity and density, specifically to support Bus Rapid Transit (BRT) along the University Boulevard and Colesville Road corridor.

A summary of each ZTA and SRA, including those discussed above, is provided below.

ZTAs and SRAs Introduced in 2024 and Adopted in 2025

ZTA 24-03: Great Seneca Life Sciences (GSLs) Overlay Zone

Introduced 06/11/2024

Adopted 02/04/2025

Established the Great Seneca Life Sciences Overlay Zone, helping implement zoning and land use recommendations of the Great Seneca Plan: Connecting Life and Science. The GSLs Overlay Zone includes modifications to standardize land use across zones, to allow for extra density and building height, and to implement a unique set of incentive density standards.

ZTAs and SRAs Introduced in 2025 but Withdrawn/Voted Down

None

ZTAs and SRAs Introduced and Adopted in 2025

SRA 25-01: Administrative Subdivision – Expedited

Introduced 02/04/2025

Adopted 04/08/2025

Created an administrative subdivision process for a Commercial to Residential Reconstruction expedited approval plan.

SRA 25-02: Technical Review – Optional Method Workforce Housing Development

Introduced 07/22/2025

Adopted 10/14/2025

Prohibits the creation of flag lots and through lots under workforce housing optional method development and limits the number of consolidated lots for workforce housing optional method development to 3 lots.

ZTA 25-01: Self-Storage - Civic and Institutional (Street Activation and Vacancy Elimination (S.A.V.E.))

Introduced 02/04/2025

Adopted 04/08/2025

Allows self-storage above the ground floor in the CR zone with a charitable, philanthropic institution or cultural institution on the ground floor.

ZTA 25-02: Workforce Housing - Development Standards

Introduced 02/04/2025

Adopted 07/22/2025

Allows additional building types (duplexes, triplexes, townhouses, and apartment buildings)

in the R-40, R-60, R-90, and R-200 zones along certain road segments with a minimum percentage of workforce housing units.

ZTA 25-03: Expedited Approvals - Commercial to Residential Reconstruction

Introduced 02/04/2025

Adopted 04/08/2025

Created an expedited approval process for commercial-to-residential reconstruction use, defined as a building that is converted or demolished from a 50% office building to a residential building.

ZTA 25-04: Overlay Zones – Bethesda (B) Overlay Zone

Introduced 02/25/2025

Adopted 06/24/2025

Amends the Bethesda Overlay Zone, implementing recommendations found in the Bethesda Downtown Plan Minor Master Plan Amendment.

ZTA 25-05: Development Standards – Optional Method Public Benefits

Introduced 04/29/2025

Adopted 06/29/2025

Updates the public benefit system in the Commercial/Residential and Employment zones.

ZTA 25-06: Vehicle Service - Filling Station

Introduced 05/06/2025

Adopted 09/09/2025

Amends the setback requirements for large Filling Stations and amends the applicability of nonconforming use provisions to large Filling Stations.

ZTA 25-08: Exemptions - Landscape Contractor

Introduced 06/10/2025

Adopted 09/16/2025

Requires a conditional use approval for certain landscape contractors in the RC zone after more than 1 violation notice is issued for enlargement or expansion and generally amends the exemption requirements for landscape contractors in the RC zone.

ZTA 25-09: Funeral and Interment Services - Alkaline Hydrolysis

Introduced 06/17/2025

Adopted 09/30/2025

Allows alkaline hydrolysis as part of the Funeral Home, Undertaker, and Crematory uses.

ZTA 25-11: Temporary Commercial Uses – Temporary Telecommunications Facility

Introduced 07/22/2025

Adopted 10/28/2025

Creates a Temporary Telecommunications Facility limited use in all zones, defined as a monopole or portable wireless communications facility that does not have a permanent location on the ground. This new use will be permitted for 180 days, or up to 2 years with extensions. Review by the Transmission Facility Coordinating group will be required for

certain facilities. Applicants will be required to demonstrate that the facility is needed for a qualifying reason, including natural disasters, an emergency declared by the government, a large conference or special event, a substantial maintenance project, and other similar reasons.

ZTA 25-12: University Boulevard (UB) Overlay Zone

Introduced 09/09/2025

Adopted 12/09/2025

Creates a new University Boulevard (UB) Overlay Zone that implements the recommendations found in the University Boulevard Corridor Plan (UBCP).

ZTA 25-13: Omnibus – Revisions, Clarifications, and Corrections

Introduced 09/09/2025

Adopted 12/09/2025

- Amends the height restrictions for a regional shopping center in the RSC Overlay Zone
- Places a gross floor area cap on household living in the Employment zones
- Clarifies the gross floor area cap on non-residential uses for Commercial to Residential Reconstruction
- Clarifies the applicable conditional use standards for Townhouse Living
- Corrects outdated cross-references to expedited approval plans.

ZTAs and SRAs Introduced in 2025 That Were/Pending Adoption in 2026

ZTA 25-07: Retail Sales and Service – Cannabis Dispensary

Introduced 05/13/2025

Work session

Would prohibit licensed cannabis dispensaries within 100 feet of a lot with a residential use.

ZTA 25-10: Landscaping Requirements - Native Plants

Introduced 06/17/2025

Work session

Would require 50% native species in open space landscaping and require 50% native plant species in general landscaping plant material.

ZTA 25-14: Optional Method Public Benefits – Overlay Zones

Introduced 12/02/2025

Adopted 03/24/26

Amends the Overlay Zones to make them consistent with the new Optional Method Public Benefits system.

The following are Map Amendments adopted in 2025

Local Map Amendment H-154

Applicant, Arcland Property Company, LLC

Resolution: 20-733

Adopted: 03/11/2025

Arcland Property Company, LLCC submitted Local Map Amendment (LMA) Application No. H-154 on July 19, 2024, which the Office of Zoning and Administrative Hearings (OZAH) accepted for filing on July 25, 2024. The Application rezoned the subject Property from Employment Office Zone (EOF-0.75, H100') to Light Industrial Floating Zone (ILF-1.0, H-55')¹ for the purpose of constructing a new, 104,628-square-foot, three-story self-storage building with 34,118 square feet of additional cellar space (which is excluded from the calculation of FAR). Tax Account No. 04-00056433.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12421_1_26052_Resolution_20-733_Adopted_20250311.pdf

Local Map Amendment H-156

Applicant, TriPointe Homes DC Metro Inc

Resolution: 20-850

Adopted: 06/17/2025

TriPointe Homes DC Metro Inc submitted LMA Application No. H-156 on August 19, 2024. The Application sought to rezone the subject Property from the IM-2.5, H-50' (Moderate Industrial) zoning classification to the CRNF-1.25, C-0, R-1.25, H-60' (Commercial Residential Neighborhood Floating Zone) zoning classification. Tax Account No. 02224811.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12543_1_26241_Resolution_20-850_Adopted_20250617.pdf

Local Map Amendment H-155

Applicant, Pike Center Fee 1807, LLC

Resolution: 20-927

Adopted: 09/30/2025

Pike Center Fee 1807, LLC filed its LMA Application which was certified by the Planning Department on September 18, 2024. LMA No. H-155 sought to rezone approximately 6.71 acres of property from CR 2.0, C-0.75, R-1.5, H200' (Commercial Residential) to CRF-2.5, C-0.75, R-2.25, H-200' (Commercial Residential Floating). The subject property is located at 12101 Rockville Pike on the east side of Rockville Pike and west of Chapman Avenue, north of Bou Avenue, and directly south of the boundary for the City of Rockville. Tax Account No. 04-00134890.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12614_1_26391_Resolution_20-927_Adopted_20250930.pdf

Local Map Amendment H-157

Applicant, Paramount Self-Storage, LLC

Resolution: 20-928

Adopted: 09/30/2025

Paramount Self-Storage LLC filed two applications on August 16, 2024. The first LMA Application No. H-157, sought to rezone approximately 2.1 acres of property from the CR-2.0,

C-0.5, R-1.5, H-120' (Commercial Residential) zone to CRTF-2.75, C-2.75, R-1.5, H-120' (Commercial Residential Town Floating). The second seeks conditional use approval to operate a self-storage facility. The Hearing Examiner prepared a separate Report and Decision approving the conditional use application. The subject property is located at 15750 Paramount Drive, Rockville, Maryland 20855, and is further identified as parcel H-2 in the "Derwood" subdivision Tax Account No. 04- 00776845.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12615_1_2639_2_Resolution_20-928_Adopted_20250930.pdf

Sectional Map Amendment H-152

Takoma Park Minor Master Plan Amendment (H-152)

Resolution: 20-698

Adopted: 01/14/2025

Sectional Map Amendment (SMA) H-152 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Takoma Park Minor Master Plan Amendment. The SMA application covers a plan area of approximately 132 acres, of which approximately 87 acres are proposed for change in zoning classification including 28 acres of overlay zoning changes. The remaining 45 acres are proposed to be reconfirmed in their existing zoning classification.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12387_1_2597_2_Resolution_20-698_Adopted_20250114.pdf

Sectional Map Amendment H-153

Great Seneca Plan: Connecting Life and Science (H-153)

Resolution: 20-762

Adopted: 04/01/2025

Sectional Map Amendment (SMA) H-153 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Great Seneca Plan: Connecting Life and Science. The SMA application covers a plan area of approximately 4,330 acres, of which approximately 1,267 acres are proposed for change in zoning classification including 1,200 acres of overlay zoning changes. The remaining 3,063 acres are proposed to be reconfirmed in their existing zoning classification.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12457_1_2611_1_Resolution_20-762_Adopted_20250401.pdf

(C) Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that

changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

Y ☒ N ☐

Transportation Capital Improvement Projects and Major Maintenance Projects by PFA for Fiscal Year 2026

Project	Category	PFA
Garrett Park Road Bridge M-0352	Bridges	IN
Redland Road Bridge No. M-0056	Bridges	IN
Bethesda Metro Station South Entrance	Mass Transit (MCG)	IN
Boyd's Transit Center	Mass Transit (MCG)	IN
Burtonsville Park and Ride Improvements	Mass Transit (MCG)	IN
Bus Rapid Transit: MD 355 Central	Mass Transit (MCG)	IN
Bus Rapid Transit: Veirs Mill Road	Mass Transit (MCG)	IN
Purple Line	Mass Transit (MCG)	IN
Bus Rapid Transit: Flash Howard County Expansion	Mass Transit (MCG)	IN
Facility Planning Parking: Bethesda Parking Lot District	Parking	IN
Facility Planning Parking: Silver Spring Parking Lot District	Parking	IN
Facility Planning Parking: Wheaton Parking Lot District	Parking	IN
Farm Women's Market Parking Garage	Parking	IN
Parking Bethesda Facility Renovations	Parking	IN
Parking Silver Spring Facility Renovations	Parking	IN
Parking Wheaton Facility Renovations	Parking	IN
Silver Spring Parking Security Camera Surveillance System	Parking	IN
Wheaton Parking Security Camera Surveillance System	Parking	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements - Purple Line	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD	Pedestrian Facilities/Bikeways	IN
Dale Drive Shared Use Path and Safety Improvements	Pedestrian Facilities/Bikeways	IN
Fenton Street Cycle track	Pedestrian Facilities/Bikeways	IN
MacArthur Blvd Bikeway Improvements	Pedestrian Facilities/Bikeways	IN
MD355-Clarksburg Shared Use Path	Pedestrian Facilities/Bikeways	IN
Metropolitan Branch Trail	Pedestrian Facilities/Bikeways	IN
Oak Drive/MD 27 Sidewalk	Pedestrian Facilities/Bikeways	IN
Silver Spring Green Trail	Pedestrian Facilities/Bikeways	IN
Observation Drive Extended	Roads	IN
Transportation Feasibility Studies	Roads	IN

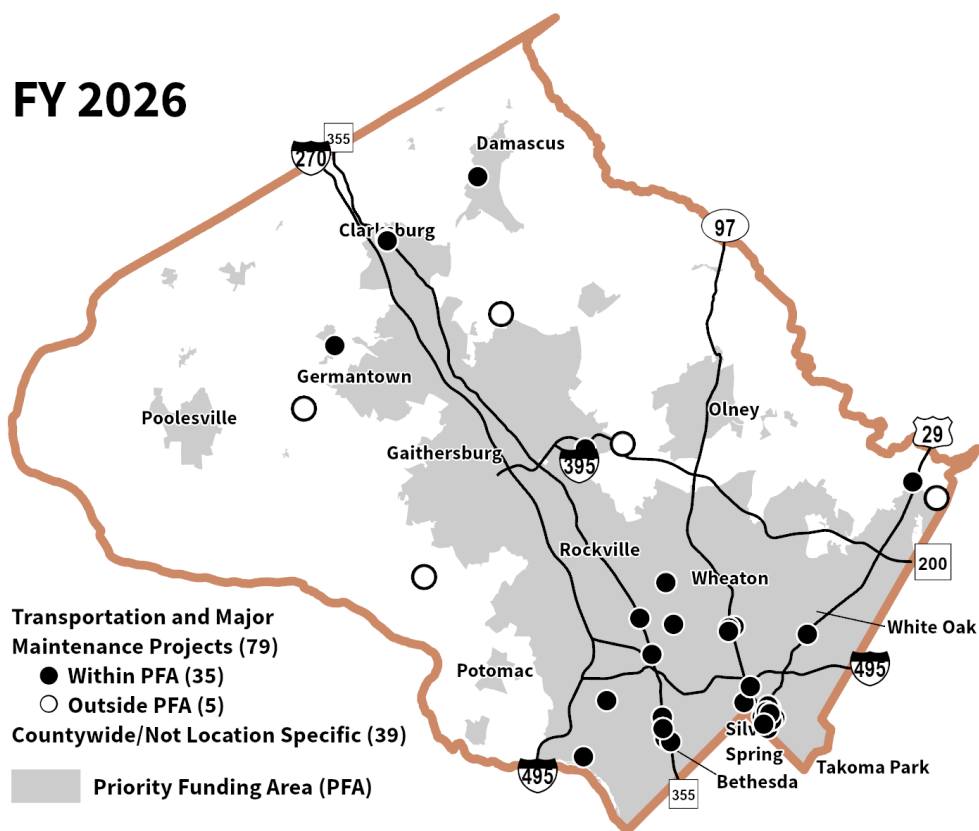
White Flint Traffic Analysis and Mitigation	Traffic Improvements	IN
Brink Road Bridge M-0064	Bridges	OUT
Glen Road Bridge	Bridges	OUT
Schaeffer Road Bridge M-0137	Bridges	OUT
Bowie Mill Road Bikeway	Pedestrian Facilities/Bikeways	OUT
US 29 Streetlighting	Traffic Improvements	OUT

Countywide Transportation Capital Improvement Projects and Major Maintenance Projects (not location specific) for Fiscal Year 2026

Project	Category
Bridge Design	Bridges
Bridge Preservation Program	Bridges
Bridge Renovation	Bridges
Brookville Road Bridge M-0083	Bridges
Dennis Ave Bridge M-0194 Replacement	Bridges
Permanent Patching: Residential/Rural Roads	Highway Maintenance
Residential and Rural Road Rehabilitation	Highway Maintenance
Resurfacing Park Roads and Bridge Improvements	Highway Maintenance
Resurfacing: Primary/Arterial	Highway Maintenance
Resurfacing: Residential/Rural Roads	Highway Maintenance
Sidewalk and Curb Replacement	Highway Maintenance
Street Tree Preservation	Highway Maintenance
Bus Rapid Transit: System Development	Mass Transit (MCG)
Bus Stop Improvements	Mass Transit (MCG)
Ride On Bus Fleet	Mass Transit (MCG)
Bethesda Parking Security Camera Surveillance System	Parking
ADA Compliance: Transportation	Pedestrian Facilities/Bikeways
Bikeway Program Minor Projects	Pedestrian Facilities/Bikeways
Capital Crescent Trail	Pedestrian Facilities/Bikeways
Norwood Road Shared Use Path	Pedestrian Facilities/Bikeways
Sidewalk Program Minor Projects	Pedestrian Facilities/Bikeways
Transportation Improvements For Schools	Pedestrian Facilities/Bikeways
Twinbrook Connector Trail	Pedestrian Facilities/Bikeways
US 29 Pedestrian and Bicycle Improvements	Pedestrian Facilities/Bikeways
Dedicated but Unmaintained County Roads	Roads
Facility Planning-Roads	Roads
Highway Noise Abatement	Roads
North High Street Extended	Roads
Public Facilities Roads	Roads

Subdivision Roads Participation	Roads
Advanced Transportation Management System	Traffic Improvements
Guardrail Projects	Traffic Improvements
Intersection and Spot Improvements	Traffic Improvements
Neighborhood Traffic Calming	Traffic Improvements
Pedestrian Safety Program	Traffic Improvements
Streetlight Enhancements-CBD/Town Center	Traffic Improvements
Streetlighting	Traffic Improvements
Traffic Signal System Modernization	Traffic Improvements
Traffic Signals	Traffic Improvements

Source: Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2025



New Schools, Revitalization/Expansion and/or Additions to Schools

Note: Numbers in parenthesis above correspond to the numbers on map below

New Schools:

None

Revitalization/Expansions:

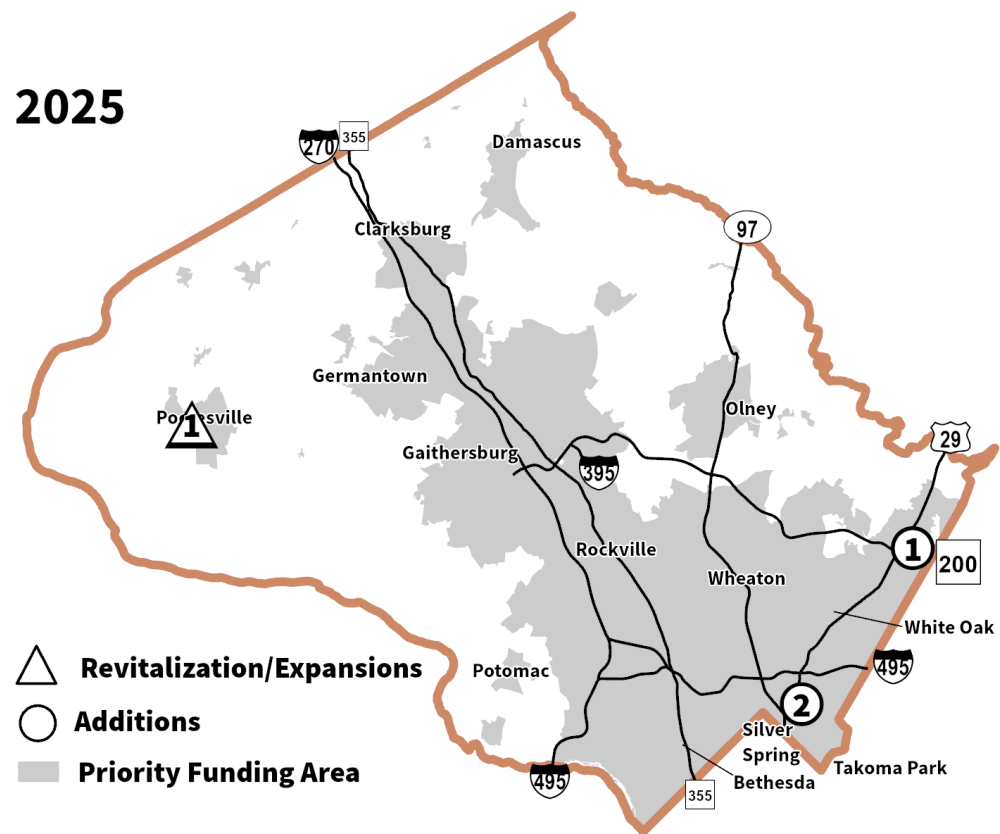
Poolesville HS (1) – Phase 2 completed in August 2025

Additions:

Greencastle ES (1)

Silver Spring International MS (2)

Source: Montgomery County Public Schools (MCPS, 2025)



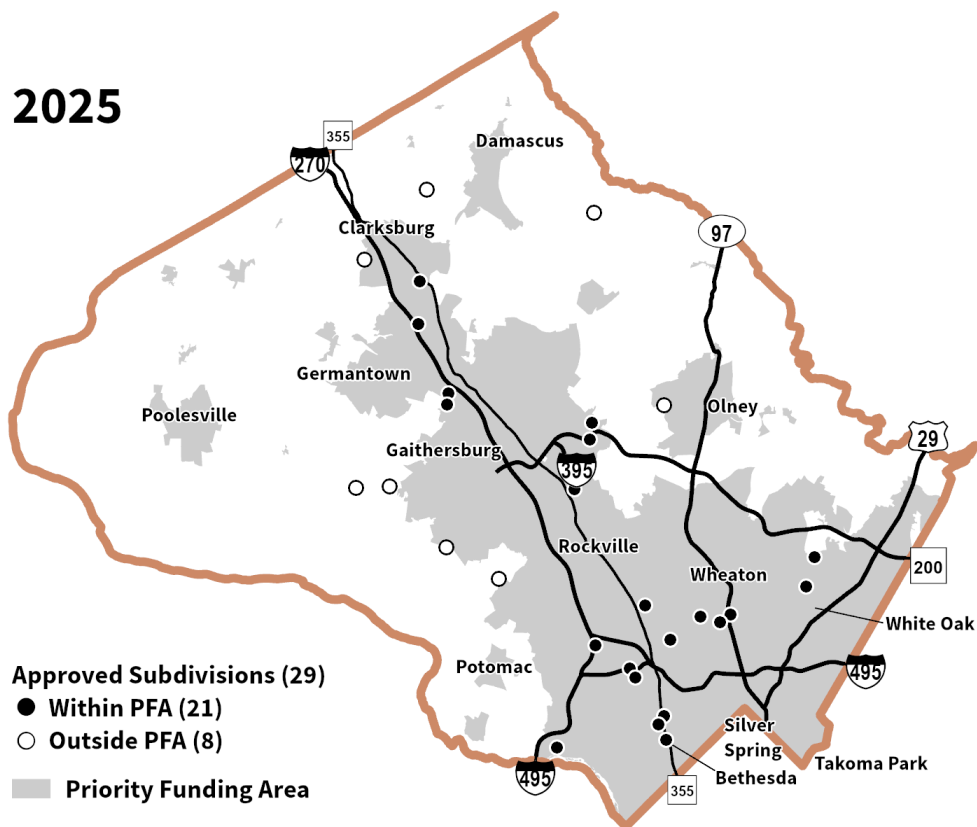
New Subdivisions

29 new subdivisions were approved in 2025; 21 (72%) were located within the PFA, while 8 (28%) were located outside. Subdivisions are defined as preliminary plans and administrative plans that were approved in calendar year 2025. New Subdivision are created by preliminary plan and administrative admin plan approvals that add residential/mixed-used lots.

Application Number	Project Name	PFA
120240060	16998 Overhill Road	IN
120240070	7749 Old Georgetown Road	IN
120240120	Wheaton Gateway	IN
120250010	MHP Amherst	IN
120250020	Democracy Center	IN
120250040	PLD Lot 25 Redevelopment	IN
120250080	Cabin John Park	IN
120250120	7025 Strathmore	IN
120250130	Muncaster Mill Property	IN
120250180	Centro Square	IN
620230120	LT at Cloppers	IN
620230160	Colesville Gardens	IN
620240120	500 Valley Brook Drive	IN
620240210	Mohammed Residence	IN
620240230	Garrett Park	IN
620250050	Alta Vista	IN
620250060	Hermitage- Tax Parcel 06	IN
620250090	Tevis Place	IN
620250100	Alta Vista Gardens - Lot 9 Block A	IN
11998004C	SENECA MEADOWS	IN
120250030	Ruby Senior Homes	IN
120240040	Clarksburg Chase	OUT
120240150	Addition to Glen Hills Section 3	OUT
120250100	13741 & 13751 Travilah Road	OUT
620240110	Darnestown Meadows	OUT
620240180	Cavanaugh Family Parcel	OUT

620240220	Ancient Oak	OUT
620250080	24927 Burnt Hill Road	OUT
12022007A	Olney Acres	OUT

Source: Montgomery County Planning Department, CY 2025



(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list Y ☒ N ☐

☒ Green Infrastructure ☒ Zoning Reform ☒ Climate Change ☒ Affordable/Workforce Housing ☒ Equity ☒ Resilience ☒ Water/Air Quality ☒ Water/Sewer Capacity ☐ Brownfield Remediation	☒ Revitalization and Infill ☒ Bike/Ped Planning ☒ Commercial Redevelopment ☒ Sustainable Growth ☒ Placemaking ☒ Aging Population ☒ Sensitive Area Preservation ☒ Expedited Review for Preferred Projects
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The Montgomery County Council passed the following related bills in 2025:

**Bill 2-25E – Taxation - Payments in Lieu of Taxes - Affordable Housing – Amendment
Adopted 4/29/2025**

Establishes a Payment in Lieu of Taxes (PILOT) for certain conversions of high vacancy office buildings to a residential use.

**Bill 18-25 – Forest Conservation – Trees
Adopted 09/16/2025**

Bill 18-25 does the following:

- defines a solar photovoltaic facility and remove afforestation requirements for such facilities,
- adds new categories to the priorities of forest retention,
- reinstates forest mitigation banks that protect existing forests, and
- removes significant trees from Tree Save Plan requirements.

**Bill 25-25 - Taxation – Payments in Lieu of Taxes – Public Housing Authorities
Adopted 09/16/2025**

Expands the automatic Payment in Lieu of taxes for public housing authorities.

**Bill 28-25 – Motor Vehicles and Traffic – Parking in Bikeways – Prohibited
Adopted 11/04/2025**

Prohibits the standing, stopping, or parking of vehicles in bikeways.

(F) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

All Board of Appeals and Planning Board members have completed their training course.

Section III: Development Capacity Analysis (DCA) (§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analysis. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y ☒ N ☐

1. If not, explain why an updated DCA has not been submitted, such as no substantial growth changes, etc.

2. If yes, when was the last DCA submitted? Identify Month and Year: **July 1, 2025**
Was the DCA shared with the local School Board Facilities Planner?

Y ☒ N ☐

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

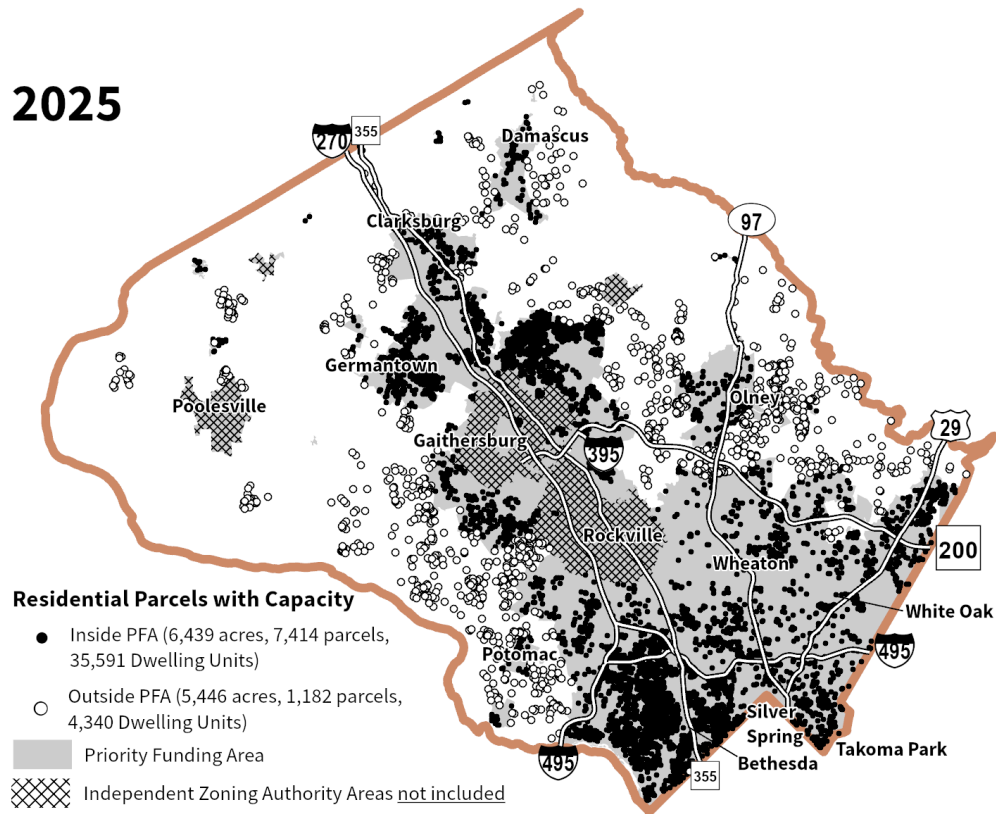
Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	6,439	5,446	11,885
Residential Parcel & Lots w/Capacity	7,414	1,182	8,596
Residential Capacity (Units)	35,591	4,340	39,931

The above numbers are derived in the following manner: Parcels queried as having capacity are either vacant or are underutilized. Parcels were deemed underutilized if a building value as a percent of total property value was less than 33 percent. Parcels used for the DCA are solely residentially zoned parcels (not mixed use) and include parcels within the Montgomery County zoning authority area (parcels within Barnesville, Brookeville, Gaithersburg, Laytonville, Poolesville, Washington Grove, and Rockville - municipalities within Montgomery County with their own zoning authority - were eliminated for this analysis).

Parcels that are tax exempt land are subtracted. Parcel areas that are in environmentally sensitive areas, such as wetlands, forest conservation easements, and agricultural easements, are not included. Finally, parcels that fall under the minimum lot size limit for their respective residentially zoned area types, after excluding environmentally sensitive areas, are excluded.

In 2025, **7,414** (86% of total located in PFA) vacant or underutilized residentially zoned parcels with capacity could be found within the PFA, consisting of **6,439 acres** (55% of total in PFA), resulting in **39,931** (89% of total in PFA) additional potential units.



Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1) iv and v)

(A) How many acres were preserved using local agricultural land preservation funding?
Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres
Transfer of Development Rights	72.91*
Building Lot Terminations	45.73
Land Purchase	167.5
Local Land Trust	NA
Forest Conservation Easement	326.4
Other (Agricultural Easements)	542.15*
Total	1,153.5

*Note: Same lot was acquired for both TDR and RLP Easement, however total acres number only reflects the area of the parcel once to avoid double counting area.

For more information, go to: www.findalandtrust.org/counties/24031

Transfer Development Rights (TDR)

72.91 acres, consisting of **12 Transferable Development Rights (TDR)**, preserved via the TDR program in 2025.

Tax ID	Number of TDRs	Application Number	Acres
00937736 (1)	12	T00034892	72.91

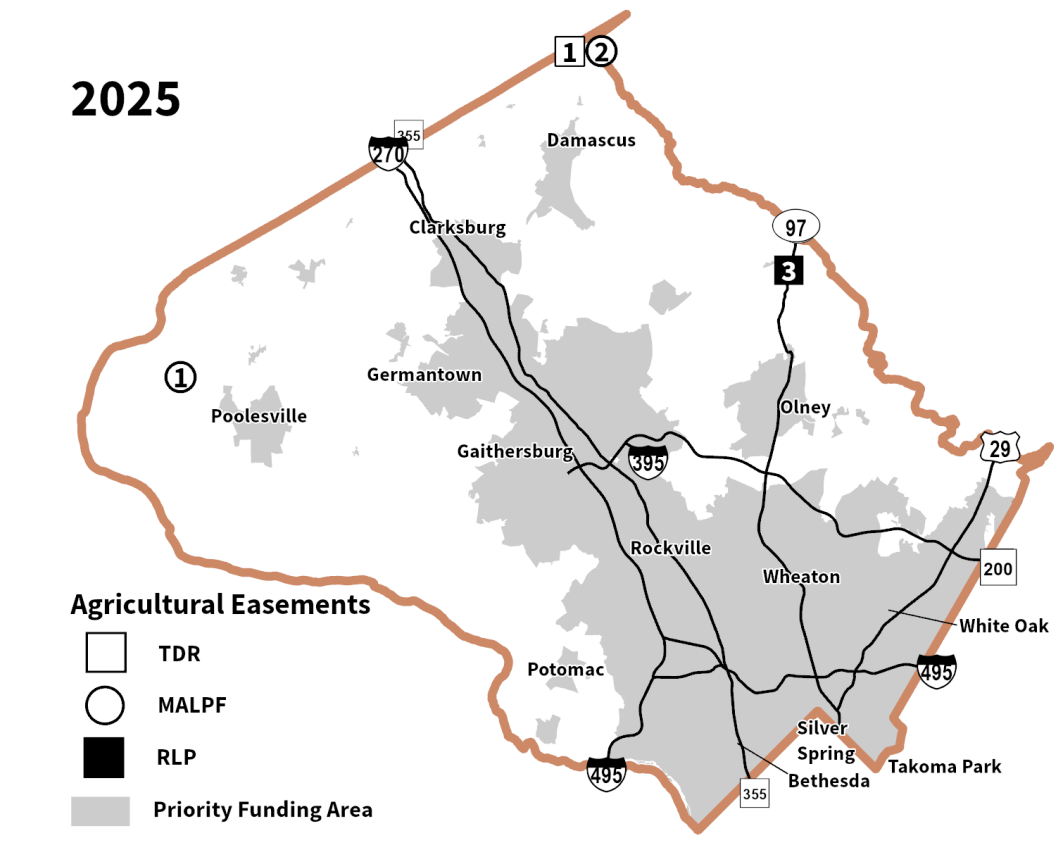
Note: Number in parentheses in table corresponds to number on map below

Agricultural Easements (RLP/MALPF)

542.15 acres consisting of **3 Agricultural Easement**, preserved in 2025.

Tax ID	Easement Type	Acres
00035475 (1)	MALPF	229.30
00937736 (2)	MALPF	111.04
00010704 (3)	RLP	201.81

Note: Number in parentheses in table corresponds to number on map below



Partial Building Lot Termination (PBLT) - not mapped

45.73 acres, consisting of **4.77 Partial Building Lot Termination (PBLT)**, preserved in 2025.

PBLT ID	Easement Type	Acres
PBLT-036	PBLT	2.86
PBLT-037	PBLT	6.13
PBLT-038	PBLT	4.51
PBLT-039	PBLT	5.83
PBLT-040	PBLT	26.40

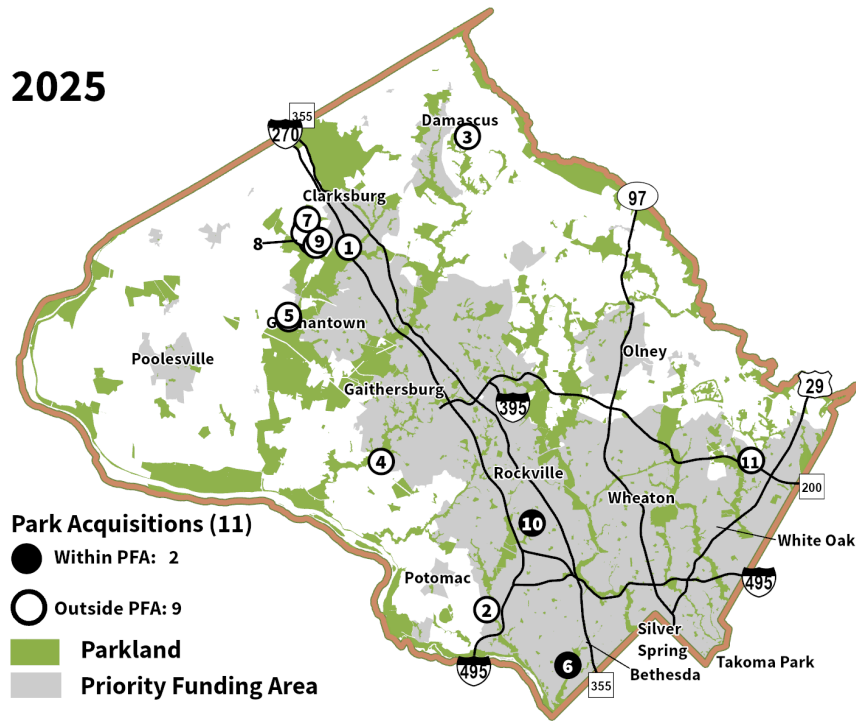
Note: PBLT's are not mapped since they are sold by property owners to developers, who then use them to increase development density in designated urban areas.

Park Acquisitions

167.5 acres, consisting of 11 Park Purchases (NOT land exchanges or donations) preserved via the County's Parks Department. Note: Numbers on table above correspond to ID number on map on the next page.

ID	Park	Former Owner	Deed Recordation Date	Acres	Acquisition Method
1	Black Hill Regional Park	Linthicum Properties Management, LLC	3/13/2025	0.0	Boundary correction
2	Cabin John SVU4	Artis Senior Living of Potomac, LLC	11/19/2025	1.0	Developer Conveyance
3	Great Seneca SVP - Unit 9	Roy E. Stanley and Kathey A. Stanley	4/7/2025	15.6	Developer Conveyance
4	Hickory Grove Local Park	Toll MD XI Limited Partnership	4/7/2025	10.1	Developer Conveyance
5	Hoyles Mill CP	Yubin Du/Xuan Liu	12/3/2025	13.4	Purchase
6	Springfield UP (new)	Equity One (Northeast Portfolio) LLC	12/3/2025	0.5	Developer Conveyance
7	Ten Mile Creek CP	Pulte Home Company, LLC	12/3/2025	71.7	Developer Conveyance
8	Ten Mile Creek CP	Pulte Home Company, LLC	12/3/2025	111.0	Developer Conveyance
9	Ten Mile Creek NP (new)	Pulte Home Company, LLC	12/3/2025	10.0	Developer Conveyance
10	Tilden Woods SVP	Encore-Danville LLC	12/3/2025	1.6	Developer Conveyance
11	Upper Paint Branch SVP	Mary E. Searce	3/13/2025	4.3	Purchase

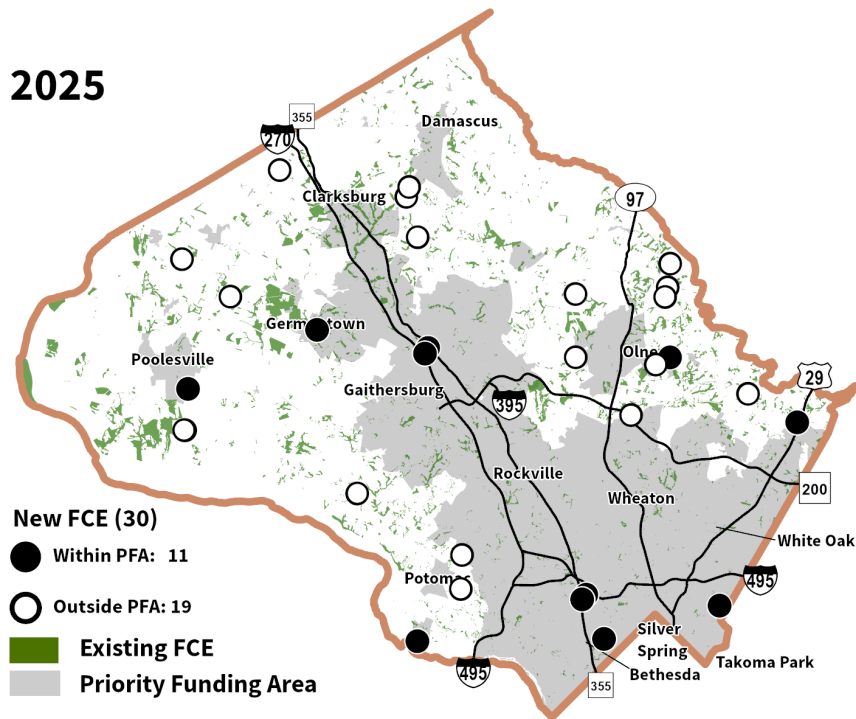
2025



Forest Conservation Easements

326.4 acres, consisting of 30 Forest Conservation Easements (FCE), preserved via the County's FCE program. 20.1 acres (6%) within the PFA, 306.3 acres (94%) outside the PFA.

2025



(B) What is the county’s established local land use percentage goal?

N/A

Montgomery County does not have a specific goal for land dedicated to development. Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment, and transit-oriented development for many years. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the development approvals are for properties located almost entirely within the PFA of the county. Given the restrictions that have been put in place, there is little developable land outside the PFA. Almost all significant developments in terms of the population and employment are within the PFA. On average, over the last 10 years, 87% of the residential units and 89% of the commercial square footage permits being issued were within the PFA.

(C) What is the timeframe for achieving the local land use percentage goals?

Our preservation programs and planning principles ensure that we focus development in areas within the Priority Funding Areas.

(D) Has there been any progress in achieving the local land use percentage goal?

All current and recently adopted master plans have pertained to areas within the PFA.

This includes the University Boulevard Corridor Plan (2025), Bethesda Downtown Plan Minor Master Plan Amendment (2025), Takoma Park Minor Master Plan Amendment (2024), The Great Seneca Plan: Connecting Life and Science (2024), Fairland and Briggs Chaney Master Plan (2023), Silver Spring Downtown and Adjacent Communities Plan (2022), the Shady Grove Sector Plan Minor Master Plan Amendment (2021), Great Seneca Science Corridor Minor Master Plan Amendment (2021), the Ashton Village Center Plan (July 2021), the Germantown Plan for the Town Sector Zone (2020) the Forest Glen/Montgomery Hills Sector Plan (2020). Focusing growth in these plan areas will help the County continue to focus its growth within the PFA.

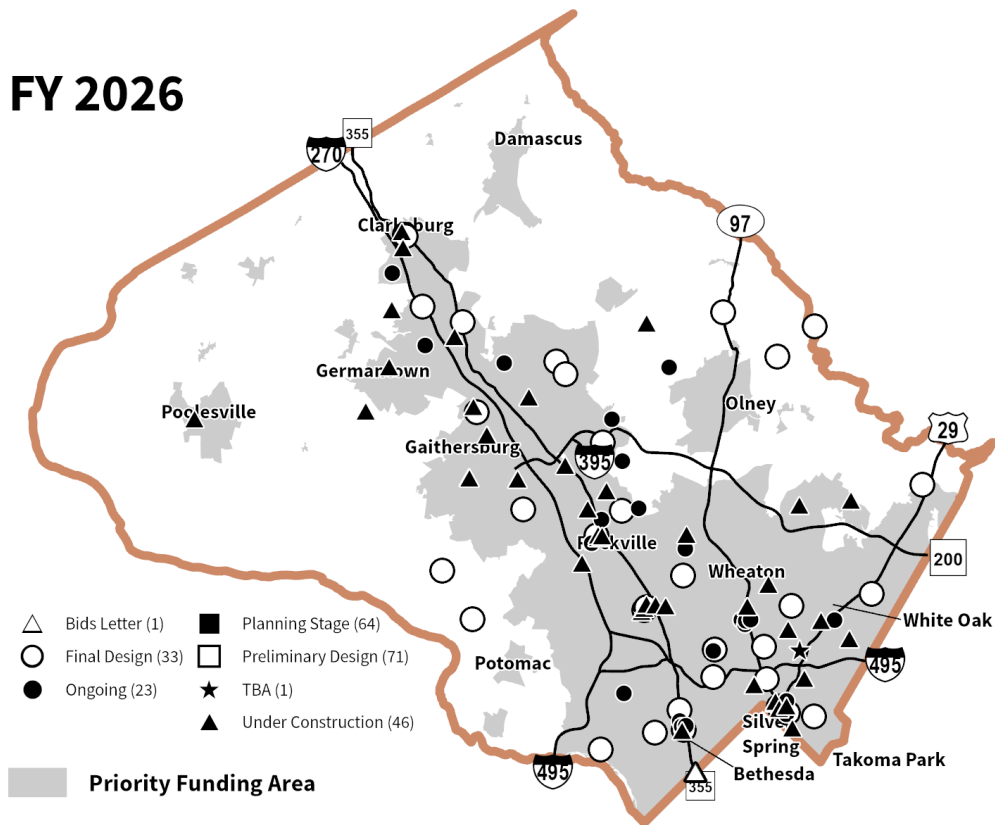
(E) What are the resources necessary for infrastructure inside the PFA?

Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

Location Specific Montgomery County CIP Projects for Fiscal Year 2026

Project Status	In PFA	Outside PFA	Total	Percent in PFA
Bids Let	0	1	1	0%
Final Design Stage	28	5	33	84.8%
Ongoing	21	2	23	91.3%
Planning Stage	53	11	64	82.8%
Preliminary Design Stage	57	14	71	80.3%
TBA	1	0	1	100%
Under Construction	42	4	46	91.3%
Total	202	37	239	84.5%

Note: Only location specific projects are mapped below. Number of projects within PFA indicated in parentheses.



Countywide (non-location specific) Montgomery County CIP Projects for Fiscal Year 2026

Project Status	Total
Final Design Stage	1
Ongoing	184
Planning Stage	34
Preliminary Design Stage	16
TBA	5
Under Construction	6
Total	246

(F) What are the resources necessary for land preservation outside the PFA?

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are used for land preservation in the Agricultural Reserve.

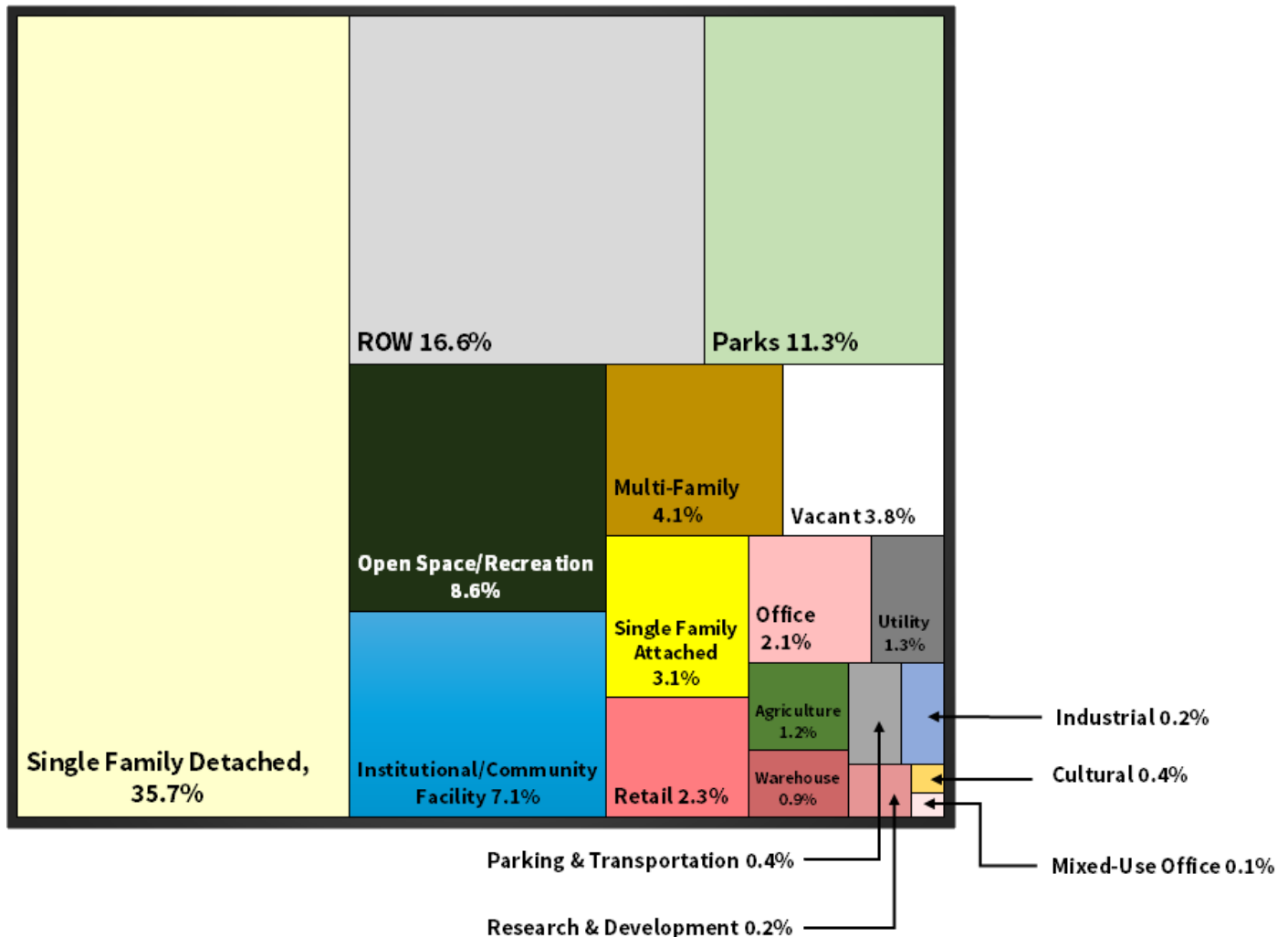
(G) Is all land within the boundaries of the jurisdiction in the PFA?

Y ☐ N ☒

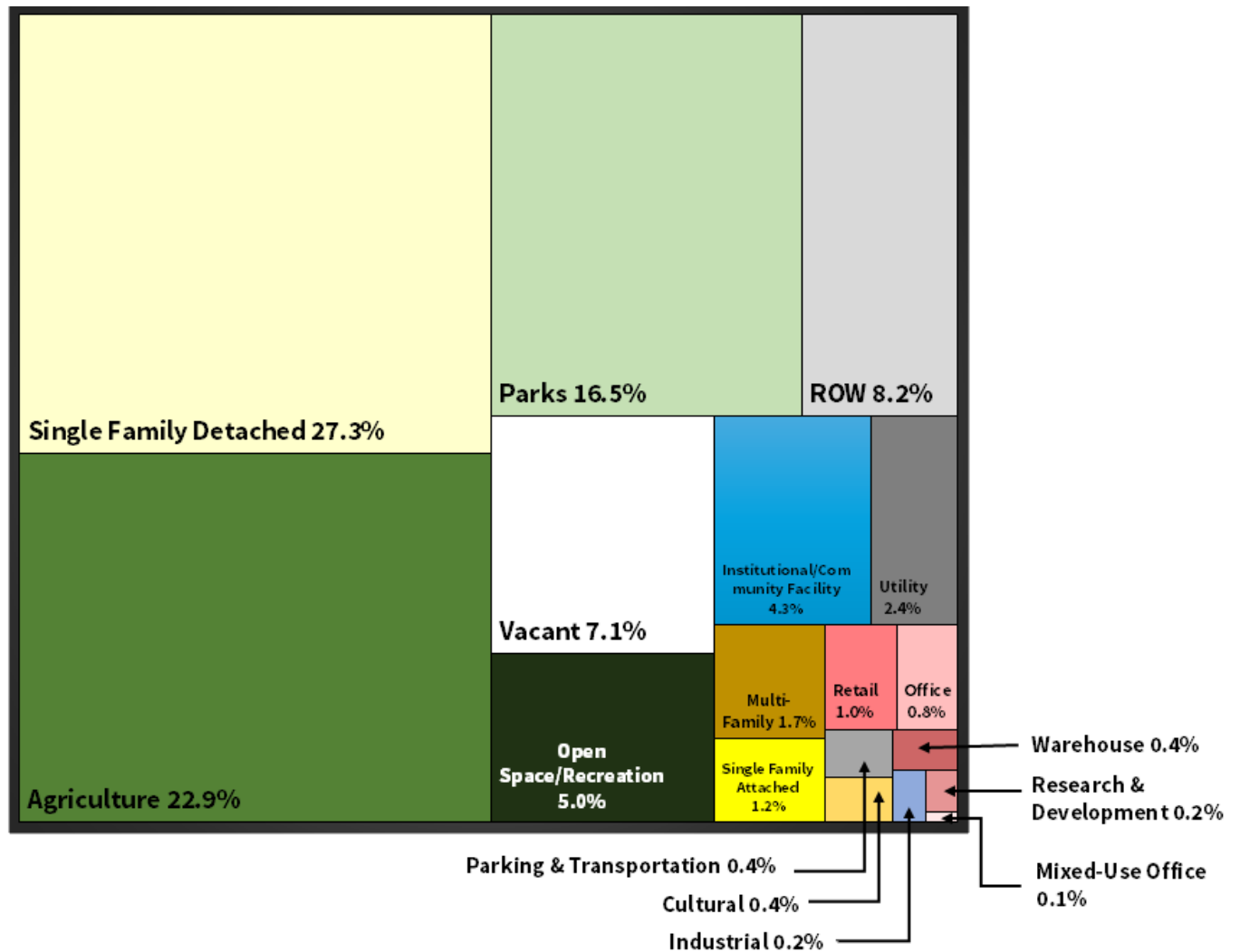
Montgomery County totals **324,356.6 Acres**

Montgomery County PFA is **125,209.1 Acres (38.6% of Total County Area)**

Share of estimated land use percentages within PFA only:



Montgomery County totals **324,356.6 Acres**
 Share of estimated land use percentages countywide:



Section V: Measures and Indicators (§1-208(c)(1))

Note: Measures and Indicators, Section VI, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot+	0	0	0
2. Gross Acres of Existing Lots in Row 1+	0	0	0
3. Net Acres of Existing Lots in Row 1+	0	0	0
4. Total Minor Subdivisions Approved	17	6	23
5. Total Minor Subdivision Lots Approved	32	12	44
6. Total Residential Units Approved	2,453	10	2,463
7. Gross Acres of All Approved Subdivisions	41.9	42.4	84.4
8. Net Lot Area** in Acres of Subdivisions	41.7	42.3	84.0
9. Total Major Subdivisions Approved	4	2	6
10. Total Major Subdivision Lots Approved	425	262	687
11. Total Residential Units Approved in Major Subdivisions	626	161	787
12. Gross Acres of Approved Major Subdivisions	89.7	146.9	236.7
13. Net Lot Area** in Acres of All Approved Major Subdivisions	89.6	146.9	236.6
14. Total Residential Units Approved	3,079	171	3,250
15. Total Residential Units Constructed	3,258	227	3,485
16. Total Residential Units Demolished***	n/a	n/a	n/a
17. Total Residential Units Reconstructed/Replaced***	n/a	n/a	n/a

+No existing lots because new net units built require new plats which create new lots

*Residential units may be greater than lots if they include duplexes, triplexes or multifamily

**Net Lot Area is the sum of all developed lots, minus open space and right-of-way

***Not Required

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved in Development Plans	3,079	171	3,250
2. Total Net Acres of Development Parcels in Row 1	131.4	189.2	320.6
3. Total Net Acres of Existing Lots in Row 1	0	0	0

*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

Source: Montgomery County Planning Department, 2025

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot*	0	0	0
2. Gross Acres of Existing Lots in Row 1*	0	0	0
3. Net Acres of Existing Lots in Row 1*	0	0	0
4. Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans	3,079	171	3,250
5. % of Total Units (Approved Residential Units)	94.7%	5.3%	100%

Note: 1,457 out of 3,250 units are in mixed-use development projects

* No existing lots because new net units built require new plats which create new lots

Source: Montgomery County Planning Department, 2025

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Development Plans			
1. Total Commercial Development Plans Approved	9	2	11
2. Gross Acres of All Approved Commercial Development Plans	25.4	15.1	40.5
3. Gross Building Area Approved in Square Feet for Commercial Development Plans	711,678	15,149	726,827
4. Number of Residential Units Approved in Commercial Development Plan	1,453	4	1,457
Building Permits			
5. Total Commercial Building Permits Issued	15	3	18
6. Gross Building Area Constructed in Square Feet for Issued Building Permits	233,743	127,018	360,761

Note: Commercial development plans include mixed-use development. Gross Building Area includes only commercial square footage of mixed-use development plans.

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Table BDA1: Development Plan Applications Which Include Residential Housing

Housing – Calendar Year 2025 (Development Plan Applications)	Total Units in Decided Development Plans	Units in Denied Development Plans	Units in Approved Development Plans
1. Total Net Housing Units in Single-Use Residential Development Plans	1,793	0	1,793
2. Total Net Housing Units in Mixed-Use Development Plans	1,457	0	1,457
Total by Housing Types	(Sum of lines 3 – 14 must equal Sum of lines 1 and 2)		
3. Single-family detached	81	0	81
4. Single-family attached	371	0	371
5. Multi-family	2,511	0	2,511
6. Accessory Dwelling Unit	0	0	0
7. Assisted-Living/Group Home	287	0	287

Source: Montgomery County Planning Department, 2025

Table BDA2: Building Permit Applications Which Include Residential Housing

Housing – Calendar Year 2025 (Building Permit Applications)	Total Units with Building Permit Decision	Units with Building Permits Denied	Units with Building Permits Issued
1. Total Net Housing Unit Building Permits in Single-Use Residential Projects	1,024	0	1,024
2. Total Net Housing Units in Mixed-Use Development Projects	268	0	268
Total by Housing Types	(Sum of lines 3 – 7 must equal Sum of lines 1 and 2)		
3. Single-family detached	135	0	135
4. Single-family attached	524	0	524
5. Multi-family	602	0	602
6. Accessory Dwelling Unit	31	0	31
7. Assisted-Living/Group Home	0	0	0

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Section VI: Adequate Public Facilities Ordinance (APFO) Restrictions (§7-104)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2022 and 2023 are due July 1, 2024. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

(A) Does your jurisdiction have an adopted APFO

Y ☒ N ☐

If No, skip this Section

If Yes, continue to (B)

(B) What type of infrastructure is monitored and may trigger development approval, restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.) If APFO has delayed, limited, or denied development, defined here as a “restriction”.

1. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y ☐ N ☒

Note: This does not include APFO required developer-funded projects, or phased development approvals due to APFO limitations, or APFO required study areas for approval.

2. Can the impact area of facility deficiencies/development restriction, which temporarily delay development approvals be mapped? Y ☐ N ☒

(C) If yes for (C) , where is each restriction located? (Identify on a map, including PFA boundary)

Describe what is causing each restriction.

1. If applicable , what is the proposed resolution of each restriction?
2. If applicable, what is the estimated data to resolve each restriction?

(D) If a development restriction has been addressed, what was the resolution that lifted each restriction?

In the case of some schools, funding for additional capacity, an estimated decrease in enrollment, or a change to school boundaries has resulted in the removal of mitigation. Mitigation generally comes in the form of an additional payment on top of impact taxes called Utilization Premium Payments (UPP). UPPs allow development to proceed in overcrowded school service areas.

In the case of transportation, the construction of additional roadways, transit, bicycle, or pedestrian capacity by the County, State, or developers, or a change in travel demand, can result in a restriction (mitigation payment) being removed.

(E) If a development restriction has been addressed, when was each restriction lifted?

For transportation and schools, capacity is evaluated on a project-by-project basis. Thus, any mitigation to address the restriction occurs during the development approval process.

****Section VII: County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes. (Counties Only) (§20-125)**

****Note:** The section on “County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes. (Counties Only) (§20-125)” will be provided by the Montgomery County Department of Permitting Services (DPS) later this year.

New and effective October 1, 2025. Code home rule counties, charter counties, and commission counties that collect development impact fees, surcharges, or excise taxes from development are required to submit a report under the provisions of §20-125. Although not required, subject jurisdictions should consider reporting on the subtotals of fees collected and expended inside and outside of the Priority Funding Area (PFA), which can serve as a local sustainable growth indicator. At a minimum, subject jurisdictions should include the tax collections identified for your county in the following Department of Legislative Services (DLS) publication: <https://mgaleg.maryland.gov/Pubs/BudgetFiscal/2025-Impact-Fees-excise-taxes.pdf>

(A) My county is a (check one):

1. ☐ Code Home Rule County
2. ☒ Charter County
3. ☐ Commission County

(B) In Table 5, Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections, list the inventory of all county fee programs in effect during the reporting calendar year. Include the total fee amount collected for each fee program. Note: Although it is not required, consider providing a link to the local ordinance or provision in the code for each fee program. Also, consider providing the sub-totals of fees collected inside and outside of the Priority Funding Area (PFA) as a local sustainable growth indicator.

Table 5: Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections Inside and Outside the Priority Funding Area (PFA)

Collections Calendar Year 2025	PFA*	Non – PFA*	Total Fees Paid	Total Fees Paid to County
A. Impact Fees				
1. (Insert name of fee) *				
2. Insert additional row for each impact fee*				
B. Surcharges				
1. (Insert name of surcharge) *				
2. Insert additional row for each surcharge*				
C. Excise Taxes				
1. (Insert name of excise tax)*				
2. Insert additional row for each excise tax*				

*Optional

(C) For each fee identified in Table 5, Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections with a collection, provide the address and location of the new construction or development project for which each fee was collected. Provide in tabular form and/or include an indexed map.

Table 5A: Development Impact Fees Inventory Report for CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3.](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

Table 5B: Surcharges Inventory Report For CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3.](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

Table 5C: Excise Taxes Inventory Report for CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

(D) In Table 6, Inventory of Development Impact Fees, Surcharges, or Excise Tax Capital Improvement Expenditures using the impact fees, list the inventory of all county fee programs in effect during the reporting calendar year. Include the total amount expended for each fee program.

Note: Although it is not required, consider providing the sub-totals of fees collected inside and outside of the Priority Funding Area (PFA) as a local sustainable growth indicator.

(E) A county shall make the report publicly available on the county's website.

1. A county that does not maintain a website shall make the report publicly available by other reasonable means.
2. A county may submit the report as part of another report required under this article.

(F) On or before July 1, 2026, each county shall submit a report to the Department of Planning that identifies any local law that authorizes the collection and expenditure of development impact fees, surcharges, or excise taxes.

(G) After July 1, 2026, each county shall submit a report to the Department of Planning each time the county enacts or amends a local law that authorizes the collection and expenditure of development impact fees, surcharges, or excise taxes.

Note: MDP will accept a link, via email, to the county's website, as noted in (F)1., and (H), as a submitted report.

Section VIII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

Does your jurisdiction have a bicycle and pedestrian plan?

Y ☒ N ☐

Plan name: The Bicycle Master Plan and the Pedestrian Master Plan

Date Completed (MM/DD/YR) Bicycle Master Plan (11/27/2018), Pedestrian Master Plan (10/10/2023)

Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)

Y ☒ N ☐

Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)

Y ☒ N ☐

How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan and Pedestrian Master Plan, but a monitoring report is required for both plans every two years. Additionally, the county maintains an online map that displays Bicycle Level of Traffic Stress (mcatlas.org/bikestress) and Pedestrian Level of Comfort (mcatlas.org/pedplan).

Are existing and planned bicycle and pedestrian facilities mapped?

Y ☒ N ☐

Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?

Y ☒ N ☐

We have several transportation functional master plans--such as the Purple Line Functional Plan adopted in 2010, the Countywide Transit Corridors Functional Master Plan adopted in 2013, the Bicycle Master Plan adopted in 2018, Corridor Forward: The I-270 Transit Plan adopted in 2022, the Rustic Roads Functional Master Plan adopted in 2023, the Pedestrian Master Plan adopted in 2024, and the Master Plan of Highways and Transitways adopted in 2025

Plan Name – See List of Plans Above

Date Completed (MM/DD/YY) – See Above

Has the plan been adopted Y ☒ N ☐

Is the plan available online? Y ☒ N ☐

How often do you intend to update it (Every _____ years) -

Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y ☐ N ☒

*Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at:
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>*

If yes, please include the 5-Year Report as an attachment.

END

Section IX: Submitting Annual Reports and Technical Assistance

Annual Reports may be submitted via email (preferred) to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (A) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.**
- (B) You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.**
- (C) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml**
- (D) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml**
- (E) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.**

Acknowledgements

The Research & Strategic Projects Division would like to thank the following people for their contributions to this report:

Montgomery County Planning and Parks Departments

Khalid Afzal, Director's Office

Sofia Aldrich, Transportation Planning

David Anspacher, Transportation Planning

Hye-Soo Baek, Design, Placemaking & Policy

Benjamin Berbert, Design, Placemaking & Policy

Anne Fothergill, Park Development Division

Lisa Govoni, Design, Placemaking & Policy

Karen Gouws-Dewar, Transportation Planning

Meghan Irving, Communications & Engagement

Christopher Weaver, Park Development Division

Montgomery County Public Schools

John Salamon, GIS Coordinator

Montgomery County Department of Permitting Services

Ehsan Motazed, Montgomery County Department of Permitting Services

Juliana DeSouza, Montgomery County Department of Permitting Services

Gail Lucas, Montgomery County Department of Permitting Services

Barbara Suter, Montgomery County Department of Permitting Services

Montgomery County Government

Neal Anker, Esq., Office of the County Attorney, Montgomery County Division of Land Use, Zoning & Economic Development

Mike Weyand, Montgomery County Office of Agriculture

Jurisdiction Name: Montgomery County, Maryland

Planning Contact Name: Jay Mukherjee, Principal GIS Specialist, Research and Strategic Projects
 Carrie McCarthy, Division Chief, Research and Strategic Projects
 Christopher McGovern, GIS Manager, Research and Strategic Projects
 Lisa Govoni, Supervisor, Design, Placemaking & Policy Division

Planning Contact Phone Number: 301-650-5640

Planning Contact Email: jay.mukherjee@montgomeryplanning.org
christopher.mcgovern@montgomeryplanning.org

Section I: New Residential Permits Issued (Inside and Outside the PFA)

(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2025). Enter 0 if no new residential building permits were issued in 2025.

Table 1: New Residential Permits Issued: Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2025	PFA	Non - PFA	Total
# New Residential Permits Issued	1,109	183	1,292

Source: Montgomery County Department of Permitting Services, 2025

Note: If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or other reporting form submitted to MDP, rather than as PFA.

Section II: Amendments and Growth-Related Changes in Development Patterns

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☒ N ☐

Note: In Montgomery County, all area and countywide master plans are amendments to the county's general plan (or comprehensive plan) called Thrive Montgomery 2050.

Completed Master Plans 2025:

(Note: Numbers in parentheses correspond to numbers on the map on the following page.)

Area Plans*

University Boulevard Corridor Plan (1)
Bethesda Downtown Minor Master Plan Amendment (2)

Functional Master Plans**

Master Plan of Highways and Transitways Technical Update

Planning Department Studies and Projects**

Community Trends Report
Wheels in Wheaton Placemaking Event and Wheaton Placemaking Toolkit
Silver Spring Streetscape Standards Update
Glenmont Corridors Opportunity Study
Incentive Density Implementation Update

In-Progress Master Plans 2025:

Area Master Plans

Germantown Sector Plan Amendment (1)
Clarksburg Gateway Sector Plan* (2)
Eastern Silver Spring Communities Plan (3)
Friendship Heights Sector Plan (4)

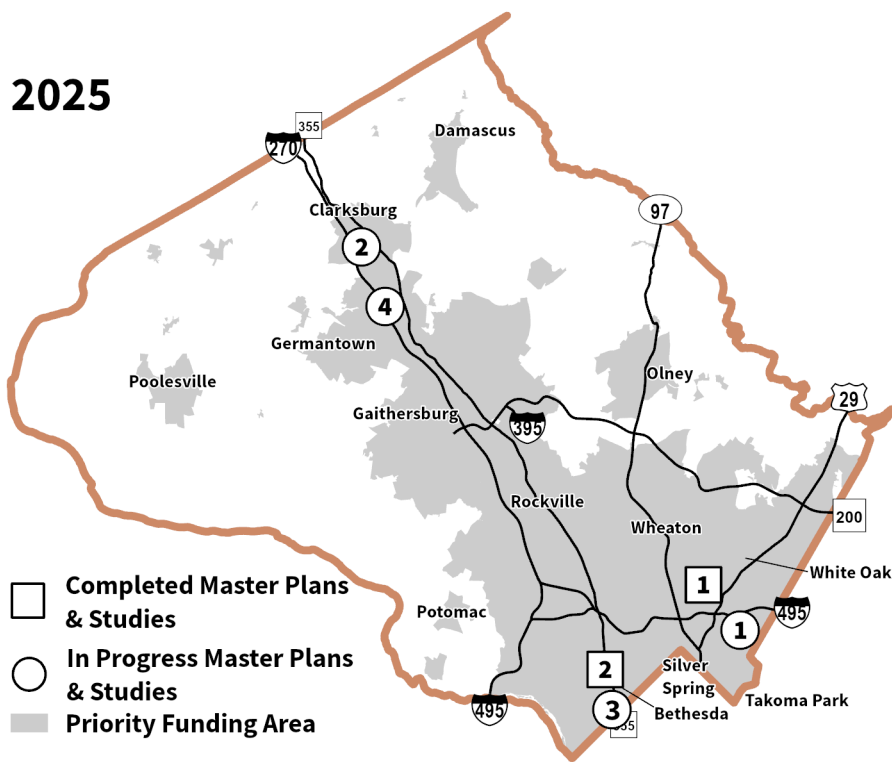
Planning Department Studies and Projects**

Housing Needs Assessment and Preferences Survey
2025 Travel Monitoring Report
Parking Lot Design Study
Countywide Retail Market Assessment

* Adopted, or potentially to be adopted, by the County Council

**Will be presented to the County Council, but do not require formal approval

Source: Montgomery County Planning Department, 2025



(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, including a map, or GIS shapefile, if available Y ☒ N ☐

There were a total of 15 active zoning text amendments (ZTAs) and two active subdivision regulation amendments (SRA) during 2025. One of the ZTAs was a carry-over that was introduced in 2024 but was not adopted until 2025.

Two of the ZTAs were updates to overlay zones following the adoption of master plans, including ZTA 24-03 which established a new Great Seneca Science Center Overlay Zone to incentivize housing production and better urban form in the life science dominated areas along Shady Grove

Road, and ZTA 25-12, which implemented the recommendations of the University Boulevard Plan and was designed to increase housing diversity and density, specifically to support Bus Rapid Transit (BRT) along the University Boulevard and Colesville Road corridor.

A summary of each ZTA and SRA, including those discussed above, is provided below.

ZTAs and SRAs Introduced in 2024 and Adopted in 2025

ZTA 24-03: Great Seneca Life Sciences (GSLs) Overlay Zone

Introduced 06/11/2024

Adopted 02/04/2025

Established the Great Seneca Life Sciences Overlay Zone, helping implement zoning and land use recommendations of the Great Seneca Plan: Connecting Life and Science. The GSLs Overlay Zone includes modifications to standardize land use across zones, to allow for extra density and building height, and to implement a unique set of incentive density standards.

ZTAs and SRAs Introduced in 2025 but Withdrawn/Voted Down

None

ZTAs and SRAs Introduced and Adopted in 2025

SRA 25-01: Administrative Subdivision – Expedited

Introduced 02/04/2025

Adopted 04/08/2025

Created an administrative subdivision process for a Commercial to Residential Reconstruction expedited approval plan.

SRA 25-02: Technical Review – Optional Method Workforce Housing Development

Introduced 07/22/2025

Adopted 10/14/2025

Prohibits the creation of flag lots and through lots under workforce housing optional method development and limits the number of consolidated lots for workforce housing optional method development to 3 lots.

ZTA 25-01: Self-Storage - Civic and Institutional (Street Activation and Vacancy Elimination (S.A.V.E.))

Introduced 02/04/2025

Adopted 04/08/2025

Allows self-storage above the ground floor in the CR zone with a charitable, philanthropic institution or cultural institution on the ground floor.

ZTA 25-02: Workforce Housing - Development Standards

Introduced 02/04/2025

Adopted 07/22/2025

Allows additional building types (duplexes, triplexes, townhouses, and apartment buildings)

in the R-40, R-60, R-90, and R-200 zones along certain road segments with a minimum percentage of workforce housing units.

ZTA 25-03: Expedited Approvals - Commercial to Residential Reconstruction

Introduced 02/04/2025

Adopted 04/08/2025

Created an expedited approval process for commercial-to-residential reconstruction use, defined as a building that is converted or demolished from a 50% office building to a residential building.

ZTA 25-04: Overlay Zones – Bethesda (B) Overlay Zone

Introduced 02/25/2025

Adopted 06/24/2025

Amends the Bethesda Overlay Zone, implementing recommendations found in the Bethesda Downtown Plan Minor Master Plan Amendment.

ZTA 25-05: Development Standards – Optional Method Public Benefits

Introduced 04/29/2025

Adopted 06/29/2025

Updates the public benefit system in the Commercial/Residential and Employment zones.

ZTA 25-06: Vehicle Service - Filling Station

Introduced 05/06/2025

Adopted 09/09/2025

Amends the setback requirements for large Filling Stations and amends the applicability of nonconforming use provisions to large Filling Stations.

ZTA 25-08: Exemptions - Landscape Contractor

Introduced 06/10/2025

Adopted 09/16/2025

Requires a conditional use approval for certain landscape contractors in the RC zone after more than 1 violation notice is issued for enlargement or expansion and generally amends the exemption requirements for landscape contractors in the RC zone.

ZTA 25-09: Funeral and Interment Services - Alkaline Hydrolysis

Introduced 06/17/2025

Adopted 09/30/2025

Allows alkaline hydrolysis as part of the Funeral Home, Undertaker, and Crematory uses.

ZTA 25-11: Temporary Commercial Uses – Temporary Telecommunications Facility

Introduced 07/22/2025

Adopted 10/28/2025

Creates a Temporary Telecommunications Facility limited use in all zones, defined as a monopole or portable wireless communications facility that does not have a permanent location on the ground. This new use will be permitted for 180 days, or up to 2 years with extensions. Review by the Transmission Facility Coordinating group will be required for

certain facilities. Applicants will be required to demonstrate that the facility is needed for a qualifying reason, including natural disasters, an emergency declared by the government, a large conference or special event, a substantial maintenance project, and other similar reasons.

ZTA 25-12: University Boulevard (UB) Overlay Zone

Introduced 09/09/2025

Adopted 12/09/2025

Creates a new University Boulevard (UB) Overlay Zone that implements the recommendations found in the University Boulevard Corridor Plan (UBCP).

ZTA 25-13: Omnibus – Revisions, Clarifications, and Corrections

Introduced 09/09/2025

Adopted 12/09/2025

- Amends the height restrictions for a regional shopping center in the RSC Overlay Zone
- Places a gross floor area cap on household living in the Employment zones
- Clarifies the gross floor area cap on non-residential uses for Commercial to Residential Reconstruction
- Clarifies the applicable conditional use standards for Townhouse Living
- Corrects outdated cross-references to expedited approval plans.

ZTAs and SRAs Introduced in 2025 That Were/Pending Adoption in 2026

ZTA 25-07: Retail Sales and Service – Cannabis Dispensary

Introduced 05/13/2025

Work session

Would prohibit licensed cannabis dispensaries within 100 feet of a lot with a residential use.

ZTA 25-10: Landscaping Requirements - Native Plants

Introduced 06/17/2025

Work session

Would require 50% native species in open space landscaping and require 50% native plant species in general landscaping plant material.

ZTA 25-14: Optional Method Public Benefits – Overlay Zones

Introduced 12/02/2025

Adopted 03/24/26

Amends the Overlay Zones to make them consistent with the new Optional Method Public Benefits system.

The following are Map Amendments adopted in 2025

Local Map Amendment H-154

Applicant, Arcland Property Company, LLC

Resolution: 20-733

Adopted: 03/11/2025

Arcland Property Company, LLCC submitted Local Map Amendment (LMA) Application No. H-154 on July 19, 2024, which the Office of Zoning and Administrative Hearings (OZAH) accepted for filing on July 25, 2024. The Application rezoned the subject Property from Employment Office Zone (EOF-0.75, H100') to Light Industrial Floating Zone (ILF-1.0, H-55')¹ for the purpose of constructing a new, 104,628-square-foot, three-story self-storage building with 34,118 square feet of additional cellar space (which is excluded from the calculation of FAR). Tax Account No. 04-00056433.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12421_1_26052_Resolution_20-733_Adopted_20250311.pdf

Local Map Amendment H-156

Applicant, TriPointe Homes DC Metro Inc

Resolution: 20-850

Adopted: 06/17/2025

TriPointe Homes DC Metro Inc submitted LMA Application No. H-156 on August 19, 2024. The Application sought to rezone the subject Property from the IM-2.5, H-50' (Moderate Industrial) zoning classification to the CRNF-1.25, C-0, R-1.25, H-60' (Commercial Residential Neighborhood Floating Zone) zoning classification. Tax Account No. 02224811.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12543_1_26241_Resolution_20-850_Adopted_20250617.pdf

Local Map Amendment H-155

Applicant, Pike Center Fee 1807, LLC

Resolution: 20-927

Adopted: 09/30/2025

Pike Center Fee 1807, LLC filed its LMA Application which was certified by the Planning Department on September 18, 2024. LMA No. H-155 sought to rezone approximately 6.71 acres of property from CR 2.0, C-0.75, R-1.5, H200' (Commercial Residential) to CRF-2.5, C-0.75, R-2.25, H-200' (Commercial Residential Floating). The subject property is located at 12101 Rockville Pike on the east side of Rockville Pike and west of Chapman Avenue, north of Bou Avenue, and directly south of the boundary for the City of Rockville. Tax Account No. 04-00134890.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12614_1_26391_Resolution_20-927_Adopted_20250930.pdf

Local Map Amendment H-157

Applicant, Paramount Self-Storage, LLC

Resolution: 20-928

Adopted: 09/30/2025

Paramount Self-Storage LLC filed two applications on August 16, 2024. The first LMA Application No. H-157, sought to rezone approximately 2.1 acres of property from the CR-2.0,

C-0.5, R-1.5, H-120' (Commercial Residential) zone to CRTF-2.75, C-2.75, R-1.5, H-120' (Commercial Residential Town Floating). The second seeks conditional use approval to operate a self-storage facility. The Hearing Examiner prepared a separate Report and Decision approving the conditional use application. The subject property is located at 15750 Paramount Drive, Rockville, Maryland 20855, and is further identified as parcel H-2 in the "Derwood" subdivision Tax Account No. 04- 00776845.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12615_1_2639_2_Resolution_20-928_Adopted_20250930.pdf

Sectional Map Amendment H-152

Takoma Park Minor Master Plan Amendment (H-152)

Resolution: 20-698

Adopted: 01/14/2025

Sectional Map Amendment (SMA) H-152 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Takoma Park Minor Master Plan Amendment. The SMA application covers a plan area of approximately 132 acres, of which approximately 87 acres are proposed for change in zoning classification including 28 acres of overlay zoning changes. The remaining 45 acres are proposed to be reconfirmed in their existing zoning classification.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12387_1_2597_2_Resolution_20-698_Adopted_20250114.pdf

Sectional Map Amendment H-153

Great Seneca Plan: Connecting Life and Science (H-153)

Resolution: 20-762

Adopted: 04/01/2025

Sectional Map Amendment (SMA) H-153 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Great Seneca Plan: Connecting Life and Science. The SMA application covers a plan area of approximately 4,330 acres, of which approximately 1,267 acres are proposed for change in zoning classification including 1,200 acres of overlay zoning changes. The remaining 3,063 acres are proposed to be reconfirmed in their existing zoning classification.

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=12457_1_2611_1_Resolution_20-762_Adopted_20250401.pdf

(C) Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that

changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

Y ☒ N ☐

Transportation Capital Improvement Projects and Major Maintenance Projects by PFA for Fiscal Year 2026

Project	Category	PFA
Garrett Park Road Bridge M-0352	Bridges	IN
Redland Road Bridge No. M-0056	Bridges	IN
Bethesda Metro Station South Entrance	Mass Transit (MCG)	IN
Boyd's Transit Center	Mass Transit (MCG)	IN
Burtonsville Park and Ride Improvements	Mass Transit (MCG)	IN
Bus Rapid Transit: MD 355 Central	Mass Transit (MCG)	IN
Bus Rapid Transit: Veirs Mill Road	Mass Transit (MCG)	IN
Purple Line	Mass Transit (MCG)	IN
Bus Rapid Transit: Flash Howard County Expansion	Mass Transit (MCG)	IN
Facility Planning Parking: Bethesda Parking Lot District	Parking	IN
Facility Planning Parking: Silver Spring Parking Lot District	Parking	IN
Facility Planning Parking: Wheaton Parking Lot District	Parking	IN
Farm Women's Market Parking Garage	Parking	IN
Parking Bethesda Facility Renovations	Parking	IN
Parking Silver Spring Facility Renovations	Parking	IN
Parking Wheaton Facility Renovations	Parking	IN
Silver Spring Parking Security Camera Surveillance System	Parking	IN
Wheaton Parking Security Camera Surveillance System	Parking	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements - Purple Line	Pedestrian Facilities/Bikeways	IN
Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD	Pedestrian Facilities/Bikeways	IN
Dale Drive Shared Use Path and Safety Improvements	Pedestrian Facilities/Bikeways	IN
Fenton Street Cycle track	Pedestrian Facilities/Bikeways	IN
MacArthur Blvd Bikeway Improvements	Pedestrian Facilities/Bikeways	IN
MD355-Clarksburg Shared Use Path	Pedestrian Facilities/Bikeways	IN
Metropolitan Branch Trail	Pedestrian Facilities/Bikeways	IN
Oak Drive/MD 27 Sidewalk	Pedestrian Facilities/Bikeways	IN
Silver Spring Green Trail	Pedestrian Facilities/Bikeways	IN
Observation Drive Extended	Roads	IN
Transportation Feasibility Studies	Roads	IN

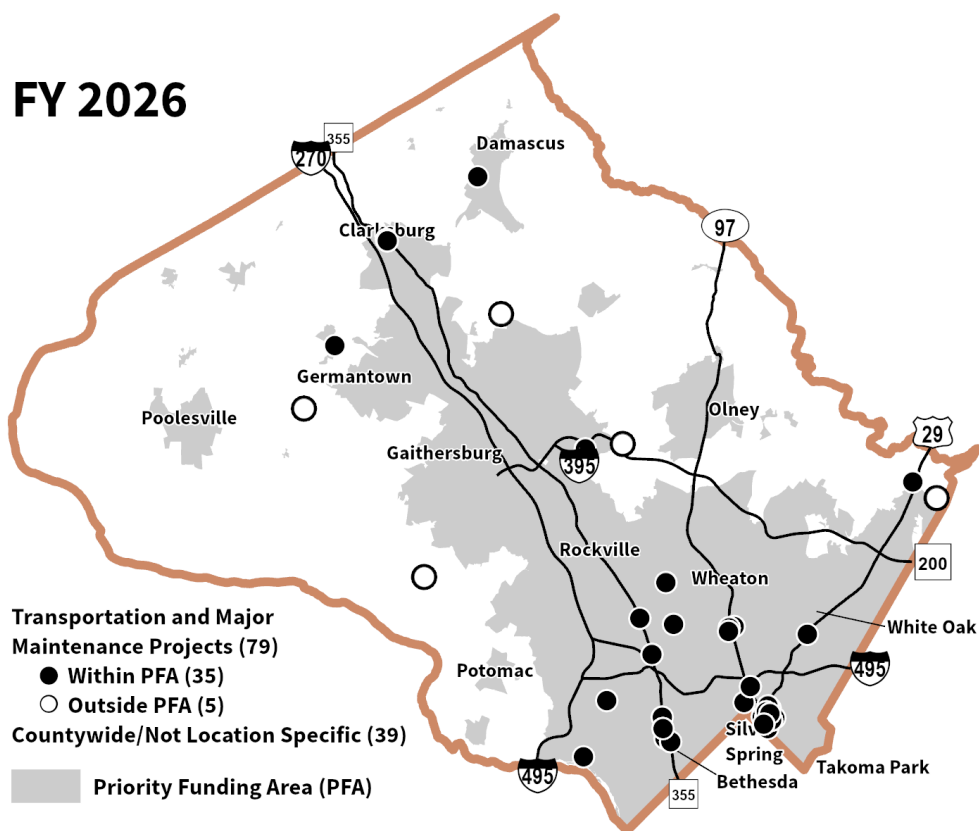
White Flint Traffic Analysis and Mitigation	Traffic Improvements	IN
Brink Road Bridge M-0064	Bridges	OUT
Glen Road Bridge	Bridges	OUT
Schaeffer Road Bridge M-0137	Bridges	OUT
Bowie Mill Road Bikeway	Pedestrian Facilities/Bikeways	OUT
US 29 Streetlighting	Traffic Improvements	OUT

Countywide Transportation Capital Improvement Projects and Major Maintenance Projects (not location specific) for Fiscal Year 2026

Project	Category
Bridge Design	Bridges
Bridge Preservation Program	Bridges
Bridge Renovation	Bridges
Brookville Road Bridge M-0083	Bridges
Dennis Ave Bridge M-0194 Replacement	Bridges
Permanent Patching: Residential/Rural Roads	Highway Maintenance
Residential and Rural Road Rehabilitation	Highway Maintenance
Resurfacing Park Roads and Bridge Improvements	Highway Maintenance
Resurfacing: Primary/Arterial	Highway Maintenance
Resurfacing: Residential/Rural Roads	Highway Maintenance
Sidewalk and Curb Replacement	Highway Maintenance
Street Tree Preservation	Highway Maintenance
Bus Rapid Transit: System Development	Mass Transit (MCG)
Bus Stop Improvements	Mass Transit (MCG)
Ride On Bus Fleet	Mass Transit (MCG)
Bethesda Parking Security Camera Surveillance System	Parking
ADA Compliance: Transportation	Pedestrian Facilities/Bikeways
Bikeway Program Minor Projects	Pedestrian Facilities/Bikeways
Capital Crescent Trail	Pedestrian Facilities/Bikeways
Norwood Road Shared Use Path	Pedestrian Facilities/Bikeways
Sidewalk Program Minor Projects	Pedestrian Facilities/Bikeways
Transportation Improvements For Schools	Pedestrian Facilities/Bikeways
Twinbrook Connector Trail	Pedestrian Facilities/Bikeways
US 29 Pedestrian and Bicycle Improvements	Pedestrian Facilities/Bikeways
Dedicated but Unmaintained County Roads	Roads
Facility Planning-Roads	Roads
Highway Noise Abatement	Roads
North High Street Extended	Roads
Public Facilities Roads	Roads

Subdivision Roads Participation	Roads
Advanced Transportation Management System	Traffic Improvements
Guardrail Projects	Traffic Improvements
Intersection and Spot Improvements	Traffic Improvements
Neighborhood Traffic Calming	Traffic Improvements
Pedestrian Safety Program	Traffic Improvements
Streetlight Enhancements-CBD/Town Center	Traffic Improvements
Streetlighting	Traffic Improvements
Traffic Signal System Modernization	Traffic Improvements
Traffic Signals	Traffic Improvements

Source: Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2025



New Schools, Revitalization/Expansion and/or Additions to Schools

Note: Numbers in parenthesis above correspond to the numbers on map below

New Schools:

None

Revitalization/Expansions:

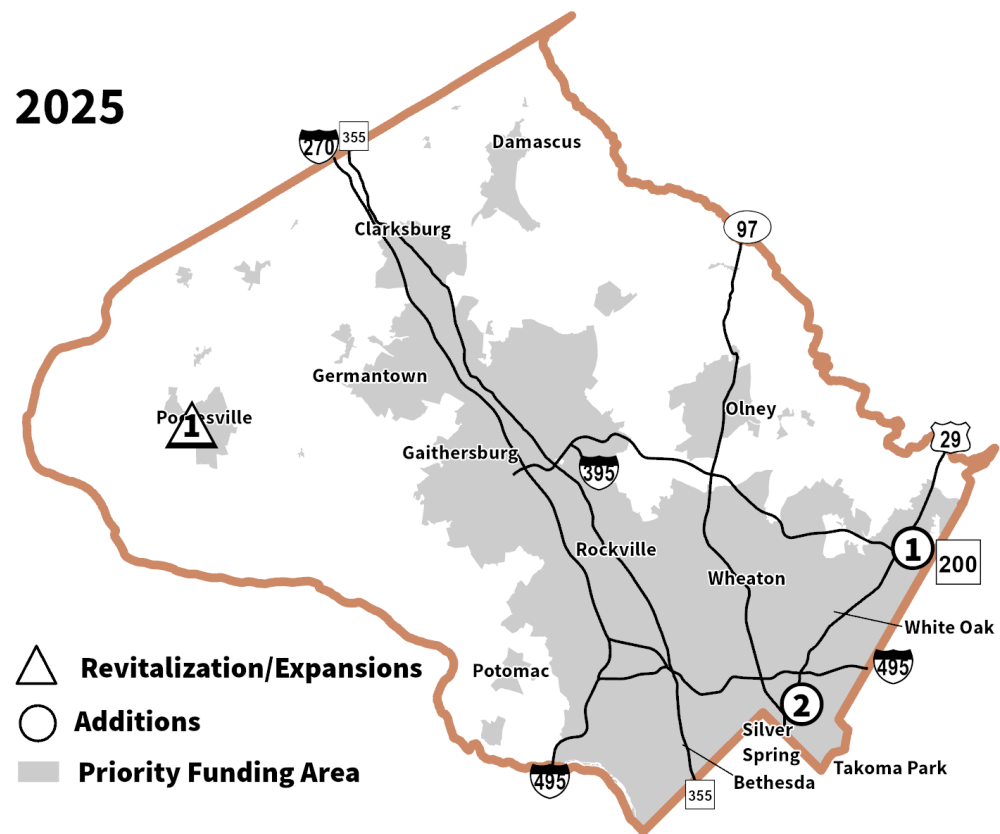
Poolesville HS (1) – Phase 2 completed in August 2025

Additions:

Greencastle ES (1)

Silver Spring International MS (2)

Source: Montgomery County Public Schools (MCPS, 2025)



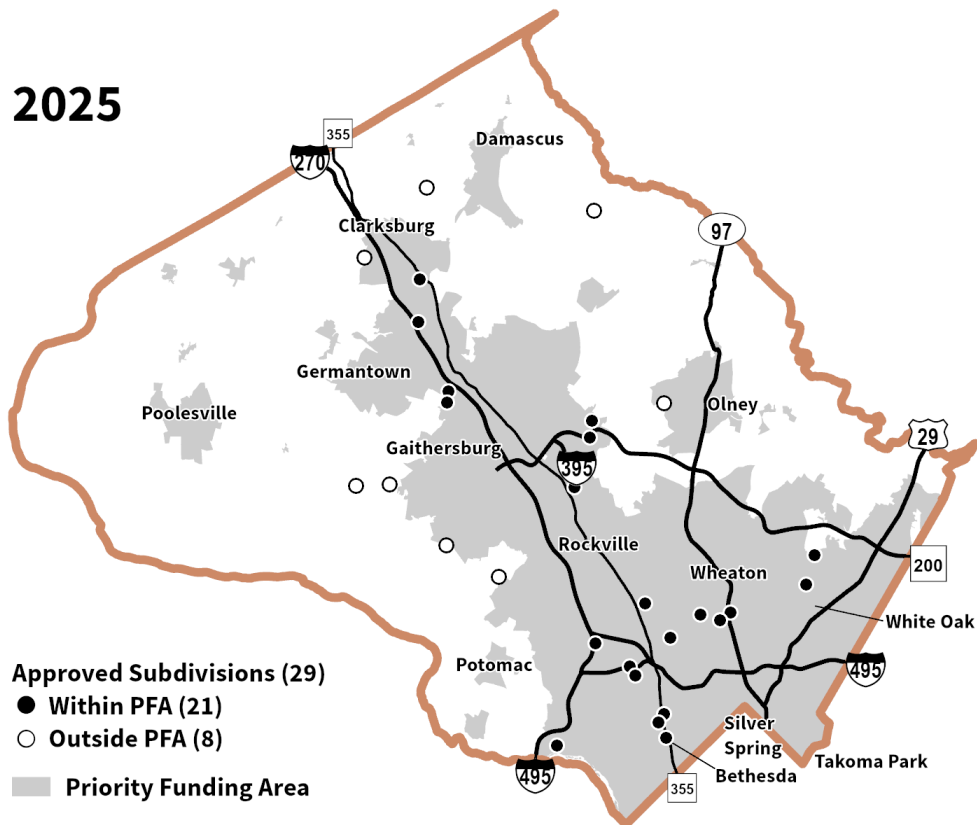
New Subdivisions

29 new subdivisions were approved in 2025; 21 (72%) were located within the PFA, while 8 (28%) were located outside. Subdivisions are defined as preliminary plans and administrative plans that were approved in calendar year 2025. New Subdivision are created by preliminary plan and administrative admin plan approvals that add residential/mixed-used lots.

Application Number	Project Name	PFA
120240060	16998 Overhill Road	IN
120240070	7749 Old Georgetown Road	IN
120240120	Wheaton Gateway	IN
120250010	MHP Amherst	IN
120250020	Democracy Center	IN
120250040	PLD Lot 25 Redevelopment	IN
120250080	Cabin John Park	IN
120250120	7025 Strathmore	IN
120250130	Muncaster Mill Property	IN
120250180	Centro Square	IN
620230120	LT at Cloppers	IN
620230160	Colesville Gardens	IN
620240120	500 Valley Brook Drive	IN
620240210	Mohammed Residence	IN
620240230	Garrett Park	IN
620250050	Alta Vista	IN
620250060	Hermitage- Tax Parcel 06	IN
620250090	Tevis Place	IN
620250100	Alta Vista Gardens - Lot 9 Block A	IN
11998004C	SENECA MEADOWS	IN
120250030	Ruby Senior Homes	IN
120240040	Clarksburg Chase	OUT
120240150	Addition to Glen Hills Section 3	OUT
120250100	13741 & 13751 Travilah Road	OUT
620240110	Darnestown Meadows	OUT
620240180	Cavanaugh Family Parcel	OUT

620240220	Ancient Oak	OUT
620250080	24927 Burnt Hill Road	OUT
12022007A	Olney Acres	OUT

Source: Montgomery County Planning Department, CY 2025



(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list Y ☒ N ☐

☒ Green Infrastructure	☒ Revitalization and Infill
☒ Zoning Reform	☒ Bike/Ped Planning
☒ Climate Change	☒ Commercial Redevelopment
☒ Affordable/Workforce Housing	☒ Sustainable Growth
☒ Equity	☒ Placemaking
☒ Resilience	☒ Aging Population
☒ Water/Air Quality	☒ Sensitive Area Preservation
☒ Water/Sewer Capacity	☒ Expedited Review for Preferred Projects
☐ Brownfield Remediation	

The Montgomery County Council passed the following related bills in 2025:

**Bill 2-25E – Taxation - Payments in Lieu of Taxes - Affordable Housing – Amendment
Adopted 4/29/2025**

Establishes a Payment in Lieu of Taxes (PILOT) for certain conversions of high vacancy office buildings to a residential use.

**Bill 18-25 – Forest Conservation – Trees
Adopted 09/16/2025**

Bill 18-25 does the following:

- defines a solar photovoltaic facility and remove afforestation requirements for such facilities,
- adds new categories to the priorities of forest retention,
- reinstates forest mitigation banks that protect existing forests, and
- removes significant trees from Tree Save Plan requirements.

**Bill 25-25 - Taxation – Payments in Lieu of Taxes – Public Housing Authorities
Adopted 09/16/2025**

Expands the automatic Payment in Lieu of taxes for public housing authorities.

**Bill 28-25 – Motor Vehicles and Traffic – Parking in Bikeways – Prohibited
Adopted 11/04/2025**

Prohibits the standing, stopping, or parking of vehicles in bikeways.

(F) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

All Board of Appeals and Planning Board members have completed their training course.

Section III: Development Capacity Analysis (DCA) (§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analysis. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y ☒ N ☐

1. If not, explain why an updated DCA has not been submitted, such as no substantial growth changes, etc.
2. If yes, when was the last DCA submitted? Identify Month and Year: **July 1, 2025**
Was the DCA shared with the local School Board Facilities Planner?

Y ☒ N ☐

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

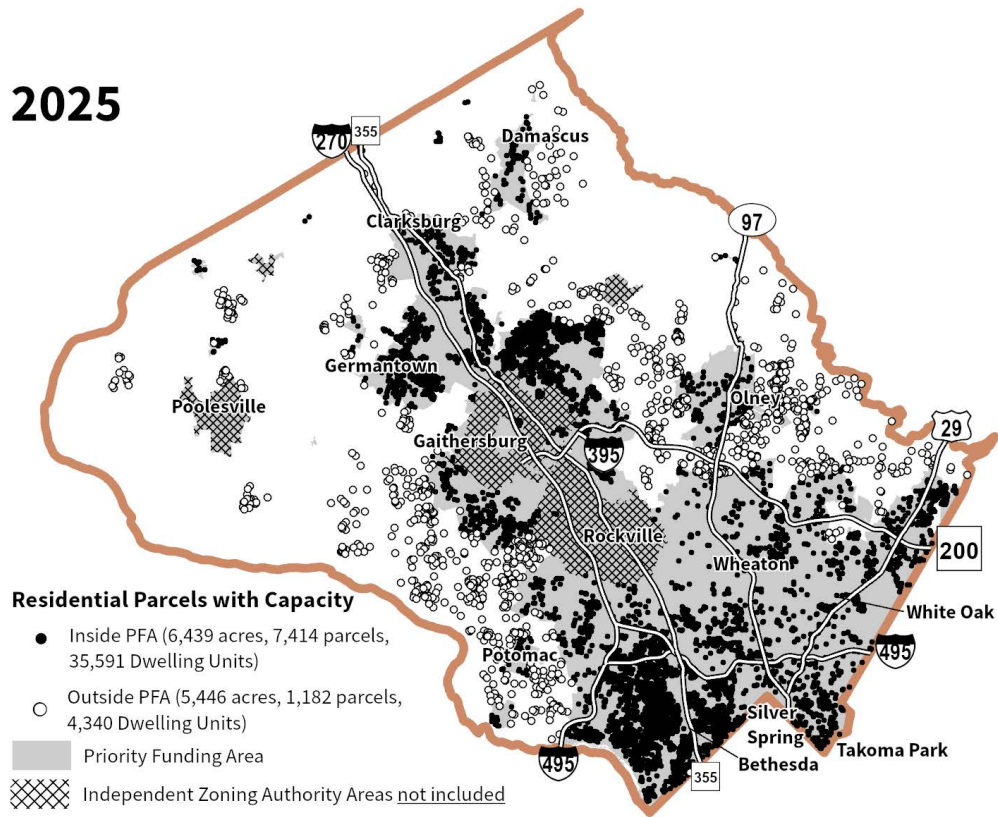
Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	6,439	5,446	11,885
Residential Parcel & Lots w/Capacity	7,414	1,182	8,596
Residential Capacity (Units)	35,591	4,340	39,931

The above numbers are derived in the following manner: Parcels queried as having capacity are either vacant or are underutilized. Parcels were deemed underutilized if a building value as a percent of total property value was less than 33 percent. Parcels used for the DCA are solely residentially zoned parcels (not mixed use) and include parcels within the Montgomery County zoning authority area (parcels within Barnesville, Brookeville, Gaithersburg, Laytonville, Poolesville, Washington Grove, and Rockville - municipalities within Montgomery County with their own zoning authority - were eliminated for this analysis).

Parcels that are tax exempt land are subtracted. Parcel areas that are in environmentally sensitive areas, such as wetlands, forest conservation easements, and agricultural easements, are not included. Finally, parcels that fall under the minimum lot size limit for their respective residentially zoned area types, after excluding environmentally sensitive areas, are excluded.

In 2025, **7,414** (86% of total located in PFA) vacant or underutilized residentially zoned parcels with capacity could be found within the PFA, consisting of **6,439 acres** (54.% of total in PFA), resulting in **35,591** (89% of total in PFA) additional potential units.



Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1) iv and v)

(A) How many acres were preserved using local agricultural land preservation funding?
Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres
Transfer of Development Rights	72.91*
Building Lot Terminations	45.73
Land Purchase	167.5
Local Land Trust	NA
Forest Conservation Easement	326.4
Other (Agricultural Easements)	542.15*
Total	1,153.5

*Note: Same lot was acquired for both TDR and RLP Easement, however total acres number only reflects the area of the parcel once to avoid double counting area.

For more information, go to: www.findalandtrust.org/counties/24031

Transfer Development Rights (TDR)

72.91 acres, consisting of **12 Transferable Development Rights (TDR)**, preserved via the TDR program in 2025.

Tax ID	Number of TDRs	Application Number	Acres
00937736 (1)	12	T00034892	72.91

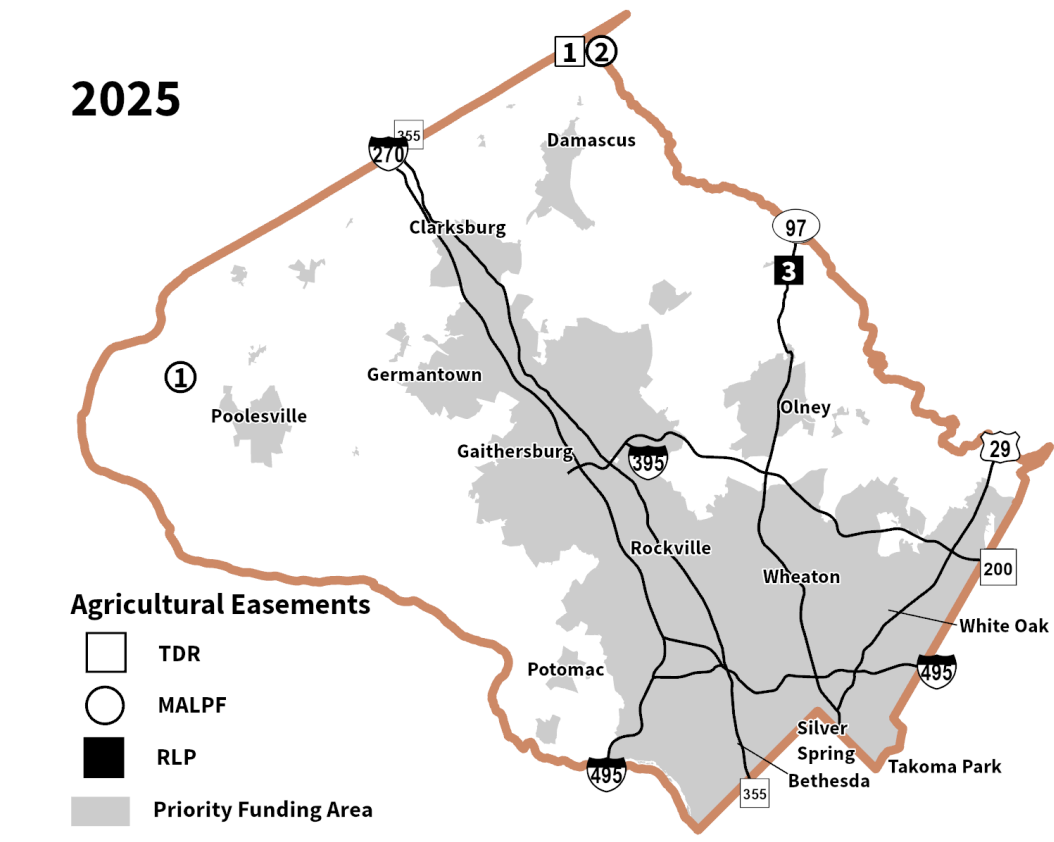
Note: Number in parentheses in table corresponds to number on map below

Agricultural Easements (RLP/MALPF)

542.15 acres consisting of **3 Agricultural Easement**, preserved in 2025.

Tax ID	Easement Type	Acres
00035475 (1)	MALPF	229.30
00937736 (2)	MALPF	111.04
00010704 (3)	RLP	201.81

Note: Number in parentheses in table corresponds to number on map below



Partial Building Lot Termination (PBLT) - not mapped

45.73 acres, consisting of **4.77 Partial Building Lot Termination (PBLT)**, preserved in 2025.

PBLT ID	Easement Type	Acres
PBLT-036	PBLT	2.86
PBLT-037	PBLT	6.13
PBLT-038	PBLT	4.51
PBLT-039	PBLT	5.83
PBLT-040	PBLT	26.40

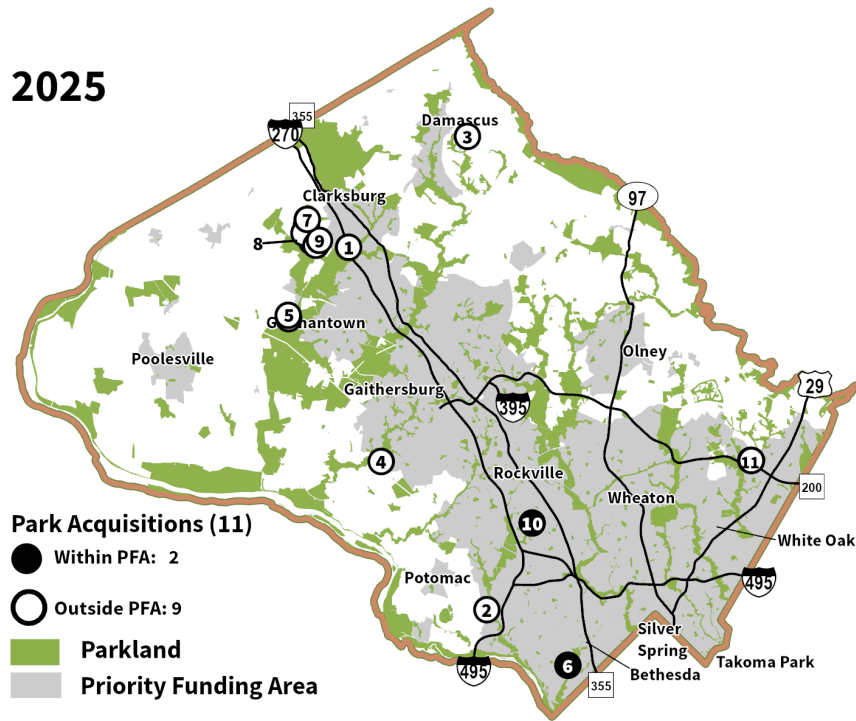
Note: PBLT's are not mapped since they are sold by property owners to developers, who then use them to increase development density in designated urban areas.

Park Acquisitions

167.5 acres, consisting of 11 Park Purchases (NOT land exchanges or donations) preserved via the County's Parks Department. Note: Numbers on table above correspond to ID number on map on the next page.

ID	Park	Former Owner	Deed Recordation Date	Acres	Acquisition Method
1	Black Hill Regional Park	Linthicum Properties Management, LLC	3/13/2025	0.0	Boundary correction
2	Cabin John SVU4	Artis Senior Living of Potomac, LLC	11/19/2025	1.0	Developer Conveyance
3	Great Seneca SVP - Unit 9	Roy E. Stanley and Kathey A. Stanley	4/7/2025	15.6	Developer Conveyance
4	Hickory Grove Local Park	Toll MD XI Limited Partnership	4/7/2025	10.1	Developer Conveyance
5	Hoyles Mill CP	Yubin Du/Xuan Liu	12/3/2025	13.4	Purchase
6	Springfield UP (new)	Equity One (Northeast Portfolio) LLC	12/3/2025	0.5	Developer Conveyance
7	Ten Mile Creek CP	Pulte Home Company, LLC	12/3/2025	71.7	Developer Conveyance
8	Ten Mile Creek CP	Pulte Home Company, LLC	12/3/2025	111.0	Developer Conveyance
9	Ten Mile Creek NP (new)	Pulte Home Company, LLC	12/3/2025	10.0	Developer Conveyance
10	Tilden Woods SVP	Encore-Danville LLC	12/3/2025	1.6	Developer Conveyance
11	Upper Paint Branch SVP	Mary E. Searce	3/13/2025	4.3	Purchase

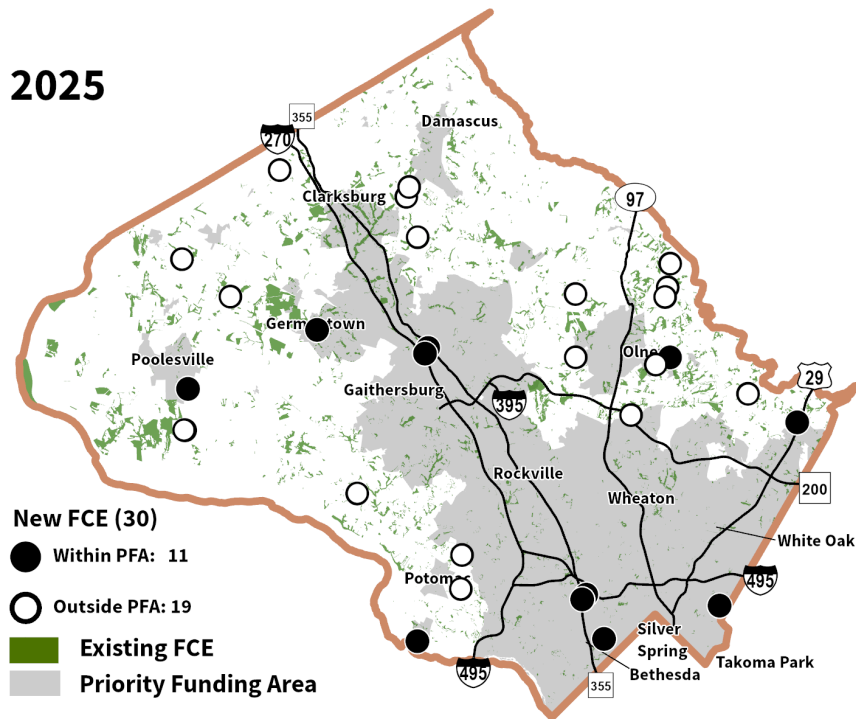
2025



Forest Conservation Easements

326.4 acres, consisting of 30 Forest Conservation Easements (FCE), preserved via the County's FCE program. 20.1 acres (6%) within the PFA, 306.3 acres (94%) outside the PFA.

2025



(B) What is the county’s established local land use percentage goal?

N/A

Montgomery County does not have a specific goal for land dedicated to development. Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment, and transit-oriented development for many years. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the development approvals are for properties located almost entirely within the PFA of the county. Given the restrictions that have been put in place, there is little developable land outside the PFA. Almost all significant developments in terms of the population and employment are within the PFA. On average, over the last 10 years, 87% of the residential units and 89% of the commercial square footage permits being issued were within the PFA.

(C) What is the timeframe for achieving the local land use percentage goals?

Our preservation programs and planning principles ensure that we focus development in areas within the Priority Funding Areas.

(D) Has there been any progress in achieving the local land use percentage goal?

All current and recently adopted master plans have pertained to areas within the PFA.

This includes the University Boulevard Corridor Plan (2025), Bethesda Downtown Plan Minor Master Plan Amendment (2025), Takoma Park Minor Master Plan Amendment (2024), The Great Seneca Plan: Connecting Life and Science (2024), Fairland and Briggs Chaney Master Plan (2023), Silver Spring Downtown and Adjacent Communities Plan (2022), the Shady Grove Sector Plan Minor Master Plan Amendment (2021), Great Seneca Science Corridor Minor Master Plan Amendment (2021), the Ashton Village Center Plan (July 2021), the Germantown Plan for the Town Sector Zone (2020) the Forest Glen/Montgomery Hills Sector Plan (2020). Focusing growth in these plan areas will help the County continue to focus its growth within the PFA.

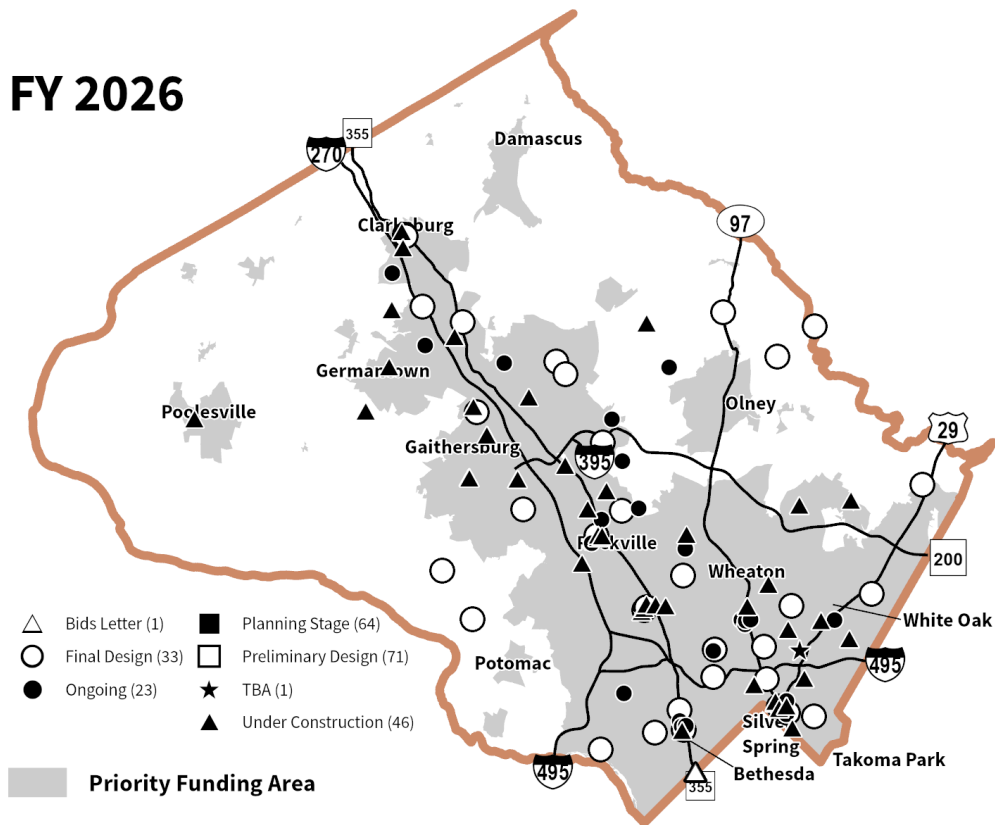
(E) What are the resources necessary for infrastructure inside the PFA?

Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

Location Specific Montgomery County CIP Projects for Fiscal Year 2026

Project Status	In PFA	Outside PFA	Total	Percent in PFA
Bids Let	0	1	1	0%
Final Design Stage	28	5	33	84.8%
Ongoing	21	2	23	91.3%
Planning Stage	53	11	64	82.8%
Preliminary Design Stage	57	14	71	80.3%
TBA	1	0	1	100%
Under Construction	42	4	46	91.3%
Total	202	37	239	84.5%

Note: Only location specific projects are mapped below. Number of projects within PFA indicated in parentheses.



Countywide (non-location specific) Montgomery County CIP Projects for Fiscal Year 2026

Project Status	Total
Final Design Stage	1
Ongoing	184
Planning Stage	34
Preliminary Design Stage	16
TBA	5
Under Construction	6
Total	246

(F) What are the resources necessary for land preservation outside the PFA?

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are used for land preservation in the Agricultural Reserve.

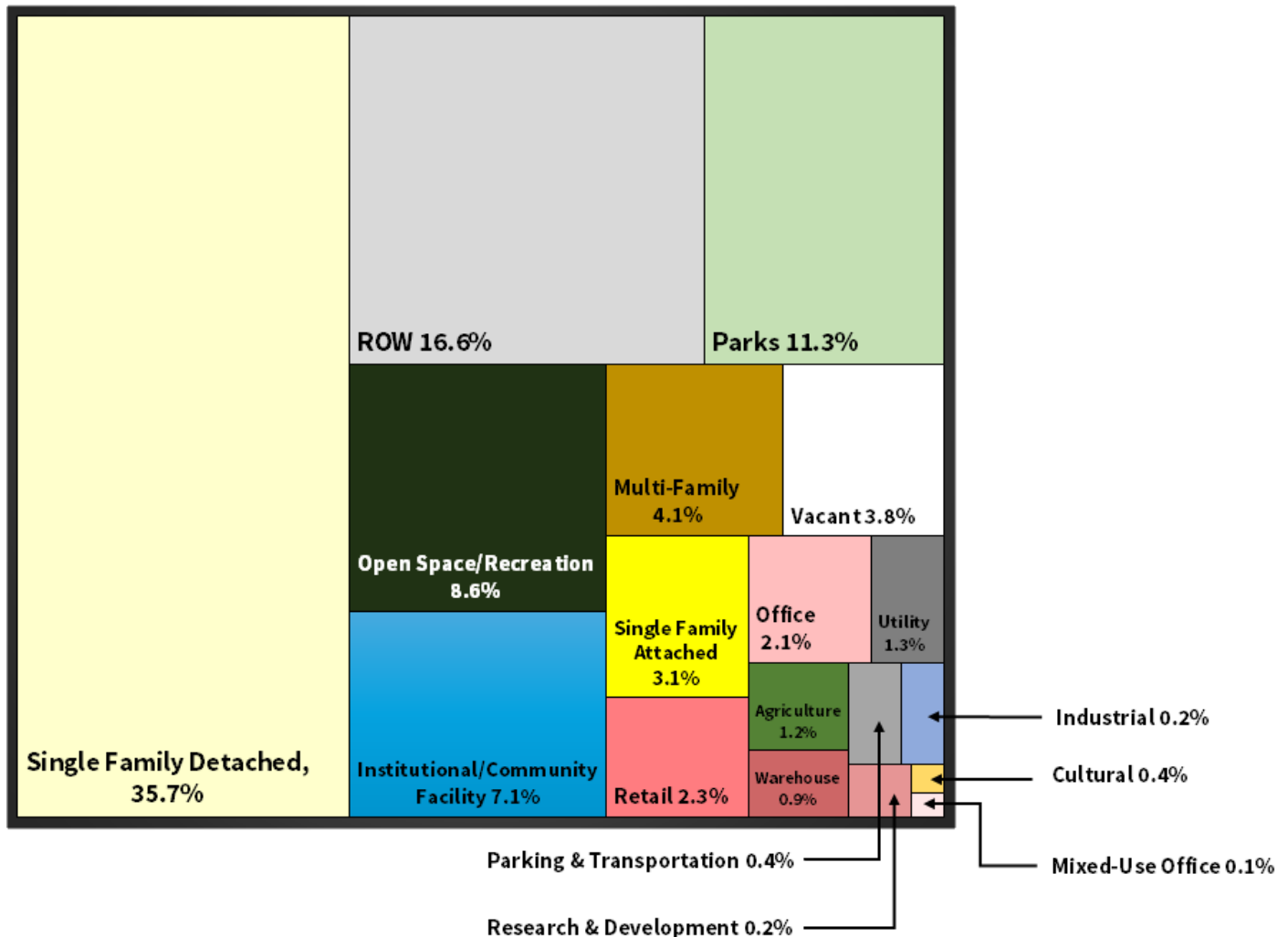
(G) Is all land within the boundaries of the jurisdiction in the PFA?

Y ☐ N ☒

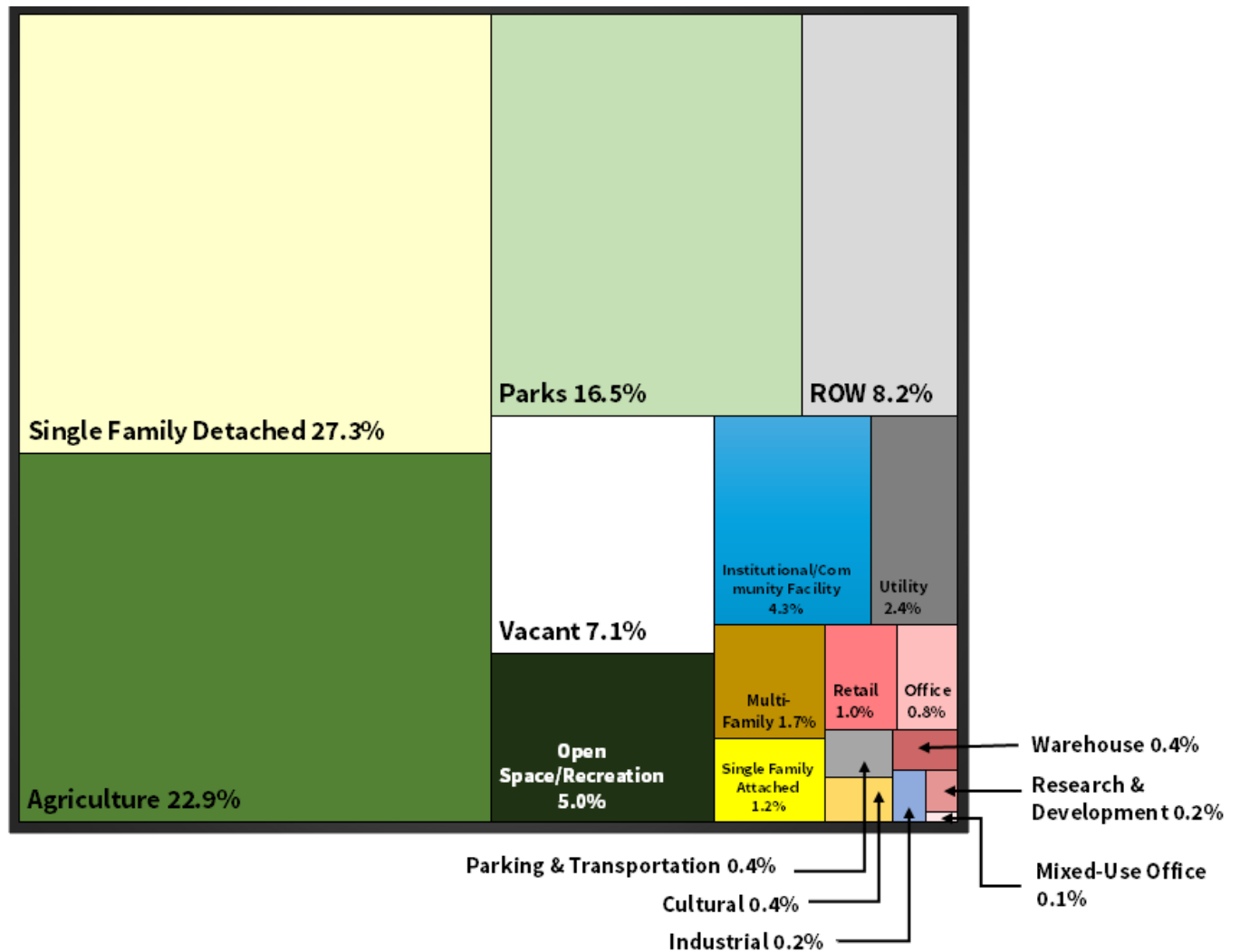
Montgomery County totals **324,356.6 Acres**

Montgomery County PFA is **125,209.1 Acres (38.6% of Total County Area)**

Share of estimated land use percentages within PFA only:



Montgomery County totals **324,356.6 Acres**
 Share of estimated land use percentages countywide:



Section V: Measures and Indicators (§1-208(c)(1))

Note: Measures and Indicators, Section VI, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot+	0	0	0
2. Gross Acres of Existing Lots in Row 1+	0	0	0
3. Net Acres of Existing Lots in Row 1+	0	0	0
4. Total Minor Subdivisions Approved	17	6	23
5. Total Minor Subdivision Lots Approved	32	12	44
6. Total Residential Units Approved	2,453	10	2,463
7. Gross Acres of All Approved Subdivisions	41.9	42.4	84.4
8. Net Lot Area** in Acres of Subdivisions	41.7	42.3	84.0
9. Total Major Subdivisions Approved	4	2	6
10. Total Major Subdivision Lots Approved	425	262	687
11. Total Residential Units Approved in Major Subdivisions	626	161	787
12. Gross Acres of Approved Major Subdivisions	89.7	146.9	236.7
13. Net Lot Area** in Acres of All Approved Major Subdivisions	89.6	146.9	236.6
14. Total Residential Units Approved	3,079	171	3,250
15. Total Residential Units Constructed	3,258	227	3,485
16. Total Residential Units Demolished***	n/a	n/a	n/a
17. Total Residential Units Reconstructed/Replaced***	n/a	n/a	n/a

+No existing lots because new net units built require new plats which create new lots

*Residential units may be greater than lots if they include duplexes, triplexes or multifamily

**Net Lot Area is the sum of all developed lots, minus open space and right-of-way

***Not Required

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved in Development Plans	3,079	171	3,250
2. Total Net Acres of Development Parcels in Row 1	131.4	189.2	320.6
3. Total Net Acres of Existing Lots in Row 1	0	0	0

*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

Source: Montgomery County Planning Department, 2025

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot*	0	0	0
2. Gross Acres of Existing Lots in Row 1*	0	0	0
3. Net Acres of Existing Lots in Row 1*	0	0	0
4. Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans	3,079	171	3,250
5. % of Total Units (Approved Residential Units)	94.7%	5.3%	100%

Note: 1,457 out of 3,250 units are in mixed-use development projects

* No existing lots because new net units built require new plats which create new lots

Source: Montgomery County Planning Department, 2025

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Development Plans			
1. Total Commercial Development Plans Approved	9	2	11
2. Gross Acres of All Approved Commercial Development Plans	25.4	15.1	40.5
3. Gross Building Area Approved in Square Feet for Commercial Development Plans	711,678	15,149	726,827
4. Number of Residential Units Approved in Commercial Development Plan	1,453	4	1,457
Building Permits			
5. Total Commercial Building Permits Issued	15	3	18
6. Gross Building Area Constructed in Square Feet for Issued Building Permits	233,743	127,018	360,761

Note: Commercial development plans include mixed-use development. Gross Building Area includes only commercial square footage of mixed-use development plans.

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Table BDA1: Development Plan Applications Which Include Residential Housing

Housing – Calendar Year 2025 (Development Plan Applications)	Total Units in Decided Development Plans	Units in Denied Development Plans	Units in Approved Development Plans
1. Total Net Housing Units in Single-Use Residential Development Plans	1,793	0	1,793
2. Total Net Housing Units in Mixed-Use Development Plans	1,457	0	1,457
Total by Housing Types	(Sum of lines 3 – 14 must equal Sum of lines 1 and 2)		
3. Single-family detached	81	0	81
4. Single-family attached	371	0	371
5. Multi-family	2,511	0	2,511
6. Accessory Dwelling Unit	0	0	0
7. Assisted-Living/Group Home	287	0	287

Source: Montgomery County Planning Department, 2025

Table BDA2: Building Permit Applications Which Include Residential Housing

Housing – Calendar Year 2025 (Building Permit Applications)	Total Units with Building Permit Decision	Units with Building Permits Denied	Units with Building Permits Issued
1. Total Net Housing Unit Building Permits in Single-Use Residential Projects	1,024	0	1,024
2. Total Net Housing Units in Mixed-Use Development Projects	268	0	268
Total by Housing Types	(Sum of lines 3 – 7 must equal Sum of lines 1 and 2)		
3. Single-family detached	135	0	135
4. Single-family attached	524	0	524
5. Multi-family	602	0	602
6. Accessory Dwelling Unit	31	0	31
7. Assisted-Living/Group Home	0	0	0

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2025

Section VI: Adequate Public Facilities Ordinance (APFO) Restrictions (§7-104)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2022 and 2023 are due July 1, 2024. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

(A) Does your jurisdiction have an adopted APFO

Y ☒ N ☐

If No, skip this Section

If Yes, continue to (B)

(B) What type of infrastructure is monitored and may trigger development approval, restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.) If APFO has delayed, limited, or denied development, defined here as a “restriction”.

1. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y ☐ N ☒

Note: This does not include APFO required developer-funded projects, or phased development approvals due to APFO limitations, or APFO required study areas for approval.

2. Can the impact area of facility deficiencies/development restriction, which temporarily delay development approvals be mapped? Y ☐ N ☒

(C) If yes for (C) , where is each restriction located? (Identify on a map, including PFA boundary)

Describe what is causing each restriction.

1. If applicable , what is the proposed resolution of each restriction?
2. If applicable, what is the estimated data to resolve each restriction?

(D) If a development restriction has been addressed, what was the resolution that lifted each restriction?

In the case of some schools, funding for additional capacity, an estimated decrease in enrollment, or a change to school boundaries has resulted in the removal of mitigation. Mitigation generally comes in the form of an additional payment on top of impact taxes called Utilization Premium Payments (UPP). UPPs allow development to proceed in overcrowded school service areas.

In the case of transportation, the construction of additional roadways, transit, bicycle, or pedestrian capacity by the County, State, or developers, or a change in travel demand, can result in a restriction (mitigation payment) being removed.

(E) If a development restriction has been addressed, when was each restriction lifted?

For transportation and schools, capacity is evaluated on a project-by-project basis. Thus, any mitigation to address the restriction occurs during the development approval process.

****Section VII: County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes. (Counties Only) (§20-125)**

****Note:** The section on “County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes. (Counties Only) (§20-125)” will be provided by the Montgomery County Department of Permitting Services (DPS) later this year.

New and effective October 1, 2025. Code home rule counties, charter counties, and commission counties that collect development impact fees, surcharges, or excise taxes from development are required to submit a report under the provisions of §20-125. Although not required, subject jurisdictions should consider reporting on the subtotals of fees collected and expended inside and outside of the Priority Funding Area (PFA), which can serve as a local sustainable growth indicator. At a minimum, subject jurisdictions should include the tax collections identified for your county in the following Department of Legislative Services (DLS) publication: <https://mgaleg.maryland.gov/Pubs/BudgetFiscal/2025-Impact-Fees-excise-taxes.pdf>

(A) My county is a (check one):

1. ☐ Code Home Rule County
2. ☒ Charter County
3. ☐ Commission County

(B) In Table 5, Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections, list the inventory of all county fee programs in effect during the reporting calendar year. Include the total fee amount collected for each fee program. Note: Although it is not required, consider providing a link to the local ordinance or provision in the code for each fee program. Also, consider providing the sub-totals of fees collected inside and outside of the Priority Funding Area (PFA) as a local sustainable growth indicator.

Table 5: Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections Inside and Outside the Priority Funding Area (PFA)

Collections Calendar Year 2025	PFA*	Non – PFA*	Total Fees Paid	Total Fees Paid to County
A. Impact Fees				
1. (Insert name of fee) *				
2. Insert additional row for each impact fee*				
B. Surcharges				
1. (Insert name of surcharge) *				
2. Insert additional row for each surcharge*				
C. Excise Taxes				
1. (Insert name of excise tax)*				
2. Insert additional row for each excise tax*				

*Optional

(C) For each fee identified in Table 5, Inventory of Development Impact Fees, Surcharges, or Excise Tax Collections with a collection, provide the address and location of the new construction or development project for which each fee was collected. Provide in tabular form and/or include an indexed map.

Table 5A: Development Impact Fees Inventory Report for CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3.](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

Table 5B: Surcharges Inventory Report For CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3.](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

Table 5C: Excise Taxes Inventory Report for CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	(Example: Park Place)	123 Main St.	\$1,549
2.	(Example: Equity Square)	546 Resilience Ave.	\$3,098
3.	(Example: Town Plaza)	789 Commercial Dr.	\$4,647
X.	Add additional rows as needed		

Note: A map is not expressly required in [§20-125\(b\)3](#), but a jurisdiction may find a location map, or a combine location map of the projects listed in Tables 5A, 5B and 5C to be useful. As provided [§20-125\(b\)4](#), development impact fees, surcharges, or excise taxes used to fund capital improvement projects that are related to transportation improvements or maintenance, school construction or maintenance, or any other capital improvement project that received funding from development impact fees, surcharges, or excise taxes.

(D) In Table 6, Inventory of Development Impact Fees, Surcharges, or Excise Tax Capital Improvement Expenditures using the impact fees, list the inventory of all county fee programs in effect during the reporting calendar year. Include the total amount expended for each fee program.

Note: Although it is not required, consider providing the sub-totals of fees collected inside and outside of the Priority Funding Area (PFA) as a local sustainable growth indicator.

(E) A county shall make the report publicly available on the county's website.

1. A county that does not maintain a website shall make the report publicly available by other reasonable means.
2. A county may submit the report as part of another report required under this article.

(F) On or before July 1, 2026, each county shall submit a report to the Department of Planning that identifies any local law that authorizes the collection and expenditure of development impact fees, surcharges, or excise taxes.

(G) After July 1, 2026, each county shall submit a report to the Department of Planning each time the county enacts or amends a local law that authorizes the collection and expenditure of development impact fees, surcharges, or excise taxes.

Note: MDP will accept a link, via email, to the county's website, as noted in (F)1., and (H), as a submitted report.

Section VIII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

Does your jurisdiction have a bicycle and pedestrian plan?

Y ☒ N ☐

Plan name: The Bicycle Master Plan and the Pedestrian Master Plan

Date Completed (MM/DD/YR) Bicycle Master Plan (11/27/2018), Pedestrian Master Plan (10/10/2023)

Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)

Y ☒ N ☐

Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)

Y ☒ N ☐

How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan and Pedestrian Master Plan, but a monitoring report is required for both plans every two years. Additionally, the county maintains an online map that displays Bicycle Level of Traffic Stress (mcatlas.org/bikestress) and Pedestrian Level of Comfort (mcatlas.org/pedplan).

Are existing and planned bicycle and pedestrian facilities mapped?

Y ☒ N ☐

Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?

Y ☒ N ☐

We have several transportation functional master plans--such as the Purple Line Functional Plan adopted in 2010, the Countywide Transit Corridors Functional Master Plan adopted in 2013, the Bicycle Master Plan adopted in 2018, Corridor Forward: The I-270 Transit Plan adopted in 2022, the Rustic Roads Functional Master Plan adopted in 2023, the Pedestrian Master Plan adopted in 2024, and the Master Plan of Highways and Transitways adopted in 2025

Plan Name – See List of Plans Above

Date Completed (MM/DD/YY) – See Above

Has the plan been adopted Y ☒ N ☐

Is the plan available online? Y ☒ N ☐

How often do you intend to update it (Every _____ years) -

Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y ☐ N ☒

*Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at:
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>*

If yes, please include the 5-Year Report as an attachment.

END

Section IX: Submitting Annual Reports and Technical Assistance

Annual Reports may be submitted via email (preferred) to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (A) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.**
- (B) You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.**
- (C) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml**
- (D) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml**
- (E) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.**