



CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

12/16/2020

Date

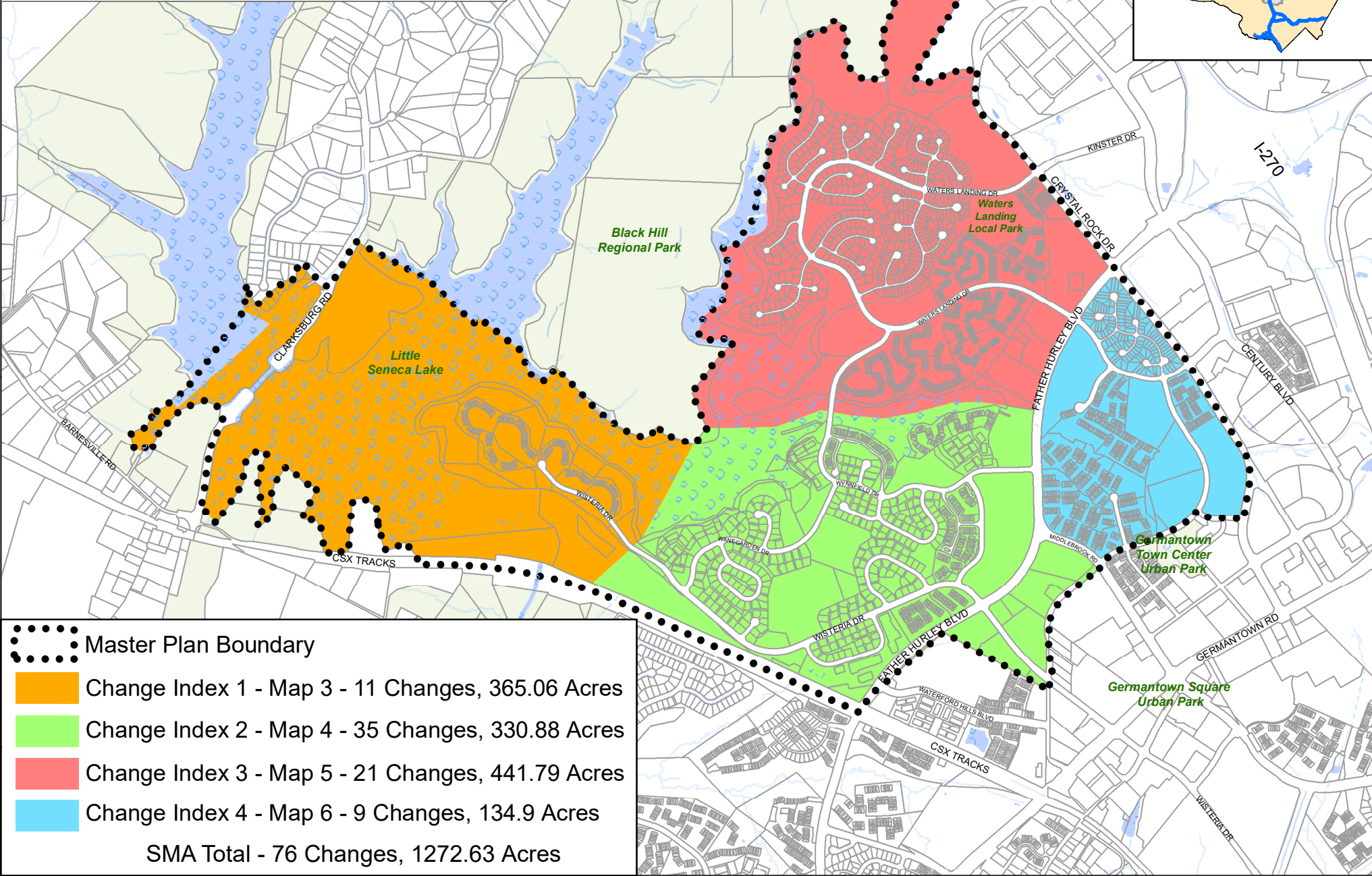
Carrie Sanders

Carrie Sanders
Interim Chief
Upcounty Planning Division

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 1,700 feet

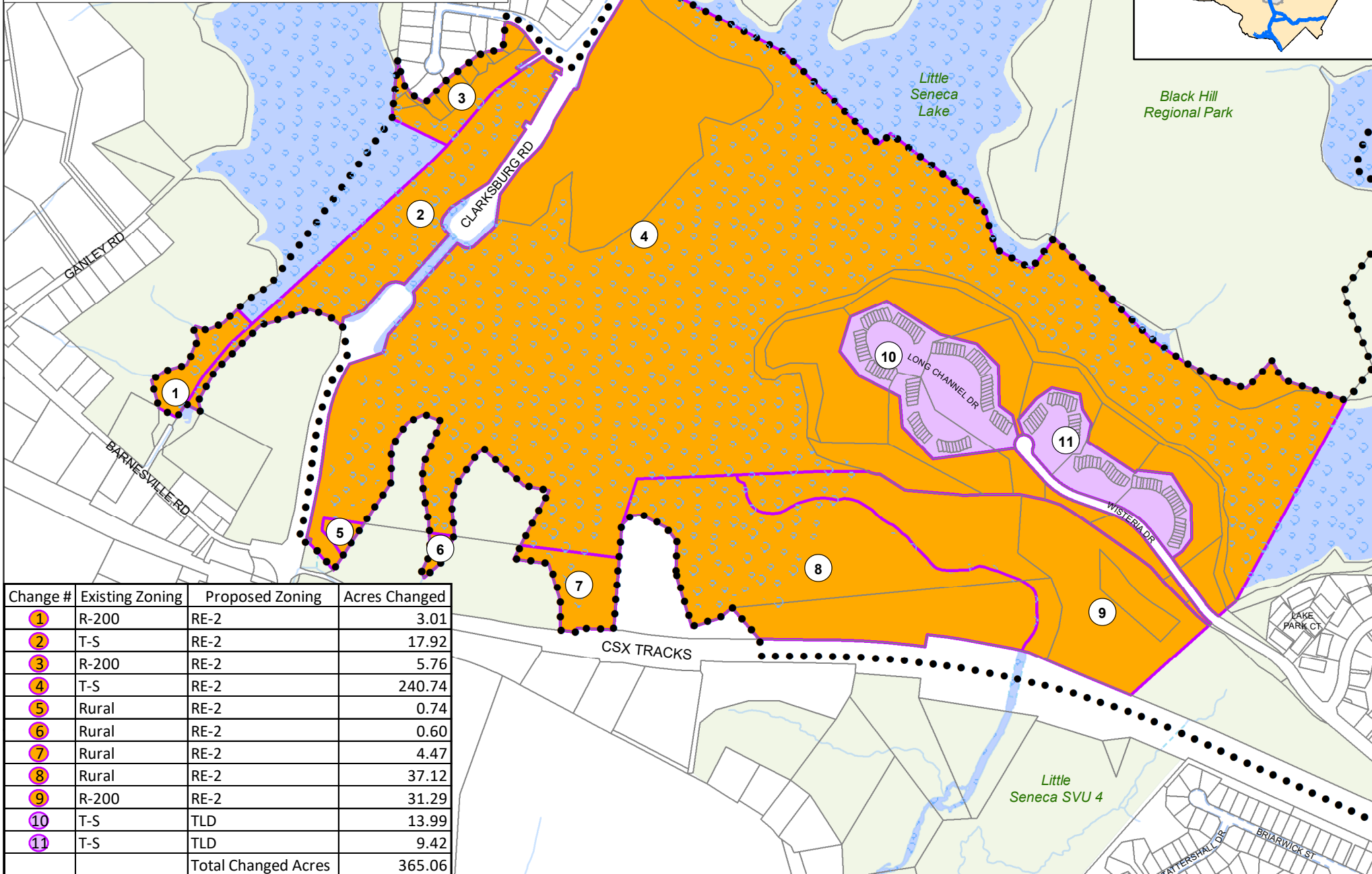


- Master Plan Boundary
 - Change Index 1 - Map 3 - 11 Changes, 365.06 Acres
 - Change Index 2 - Map 4 - 35 Changes, 330.88 Acres
 - Change Index 3 - Map 5 - 21 Changes, 441.79 Acres
 - Change Index 4 - Map 6 - 9 Changes, 134.9 Acres
- SMA Total - 76 Changes, 1272.63 Acres

Attachment 1 - Map 3 (Change Index 1 of 5)

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 800 feet

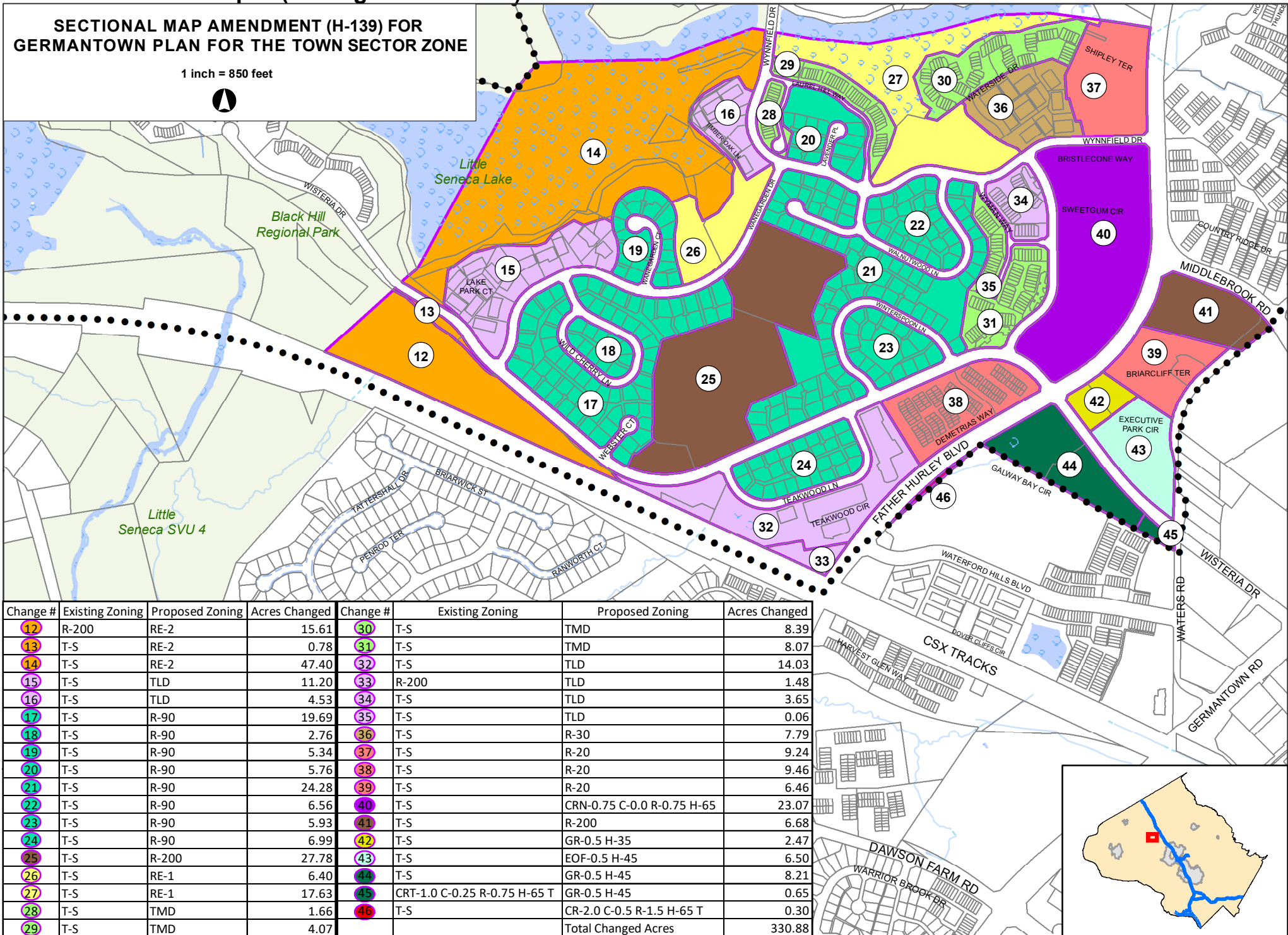


Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
		Total Changed Acres	365.06

Attachment 1 - Map 4 (Change Index 2 of 5)

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 850 feet



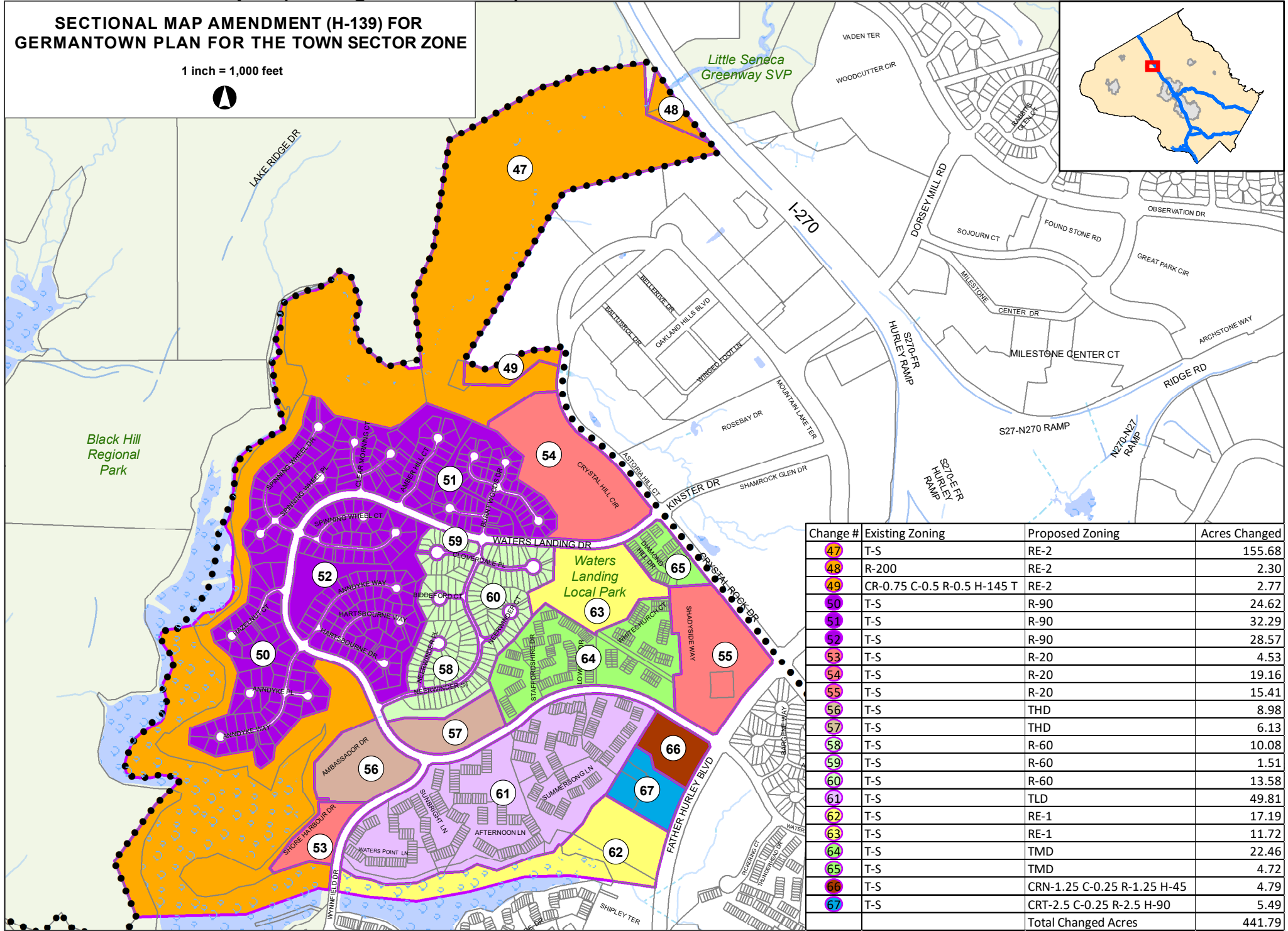
Change #	Existing Zoning	Proposed Zoning	Acres Changed	Change #	Existing Zoning	Proposed Zoning	Acres Changed
12	R-200	RE-2	15.61	30	T-S	TMD	8.39
13	T-S	RE-2	0.78	31	T-S	TMD	8.07
14	T-S	RE-2	47.40	32	T-S	TLD	14.03
15	T-S	TLD	11.20	33	R-200	TLD	1.48
16	T-S	TLD	4.53	34	T-S	TLD	3.65
17	T-S	R-90	19.69	35	T-S	TLD	0.06
18	T-S	R-90	2.76	36	T-S	R-30	7.79
19	T-S	R-90	5.34	37	T-S	R-20	9.24
20	T-S	R-90	5.76	38	T-S	R-20	9.46
21	T-S	R-90	24.28	39	T-S	R-20	6.46
22	T-S	R-90	6.56	40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
23	T-S	R-90	5.93	41	T-S	R-200	6.68
24	T-S	R-90	6.99	42	T-S	GR-0.5 H-35	2.47
25	T-S	R-200	27.78	43	T-S	EOF-0.5 H-45	6.50
26	T-S	RE-1	6.40	44	T-S	GR-0.5 H-45	8.21
27	T-S	RE-1	17.63	45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
28	T-S	TMD	1.66	46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
29	T-S	TMD	4.07			Total Changed Acres	330.88



Attachment 1 - Map 5 (Change Index 3 of 5)

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 1,000 feet

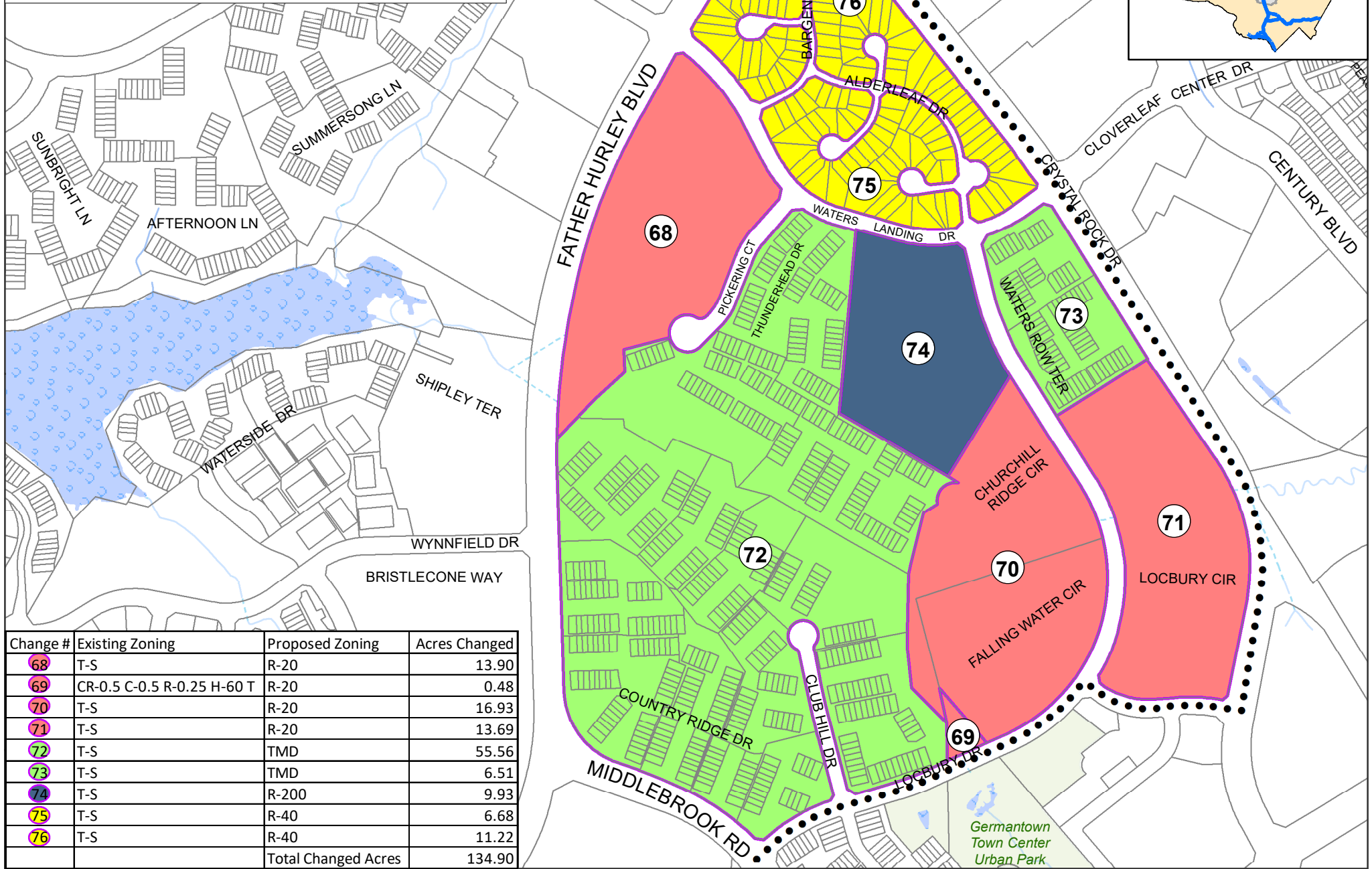


Change #	Existing Zoning	Proposed Zoning	Acres Changed
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
		Total Changed Acres	441.79

Attachment 1 - Map 6 (Change Index 4 of 5)

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 500 feet

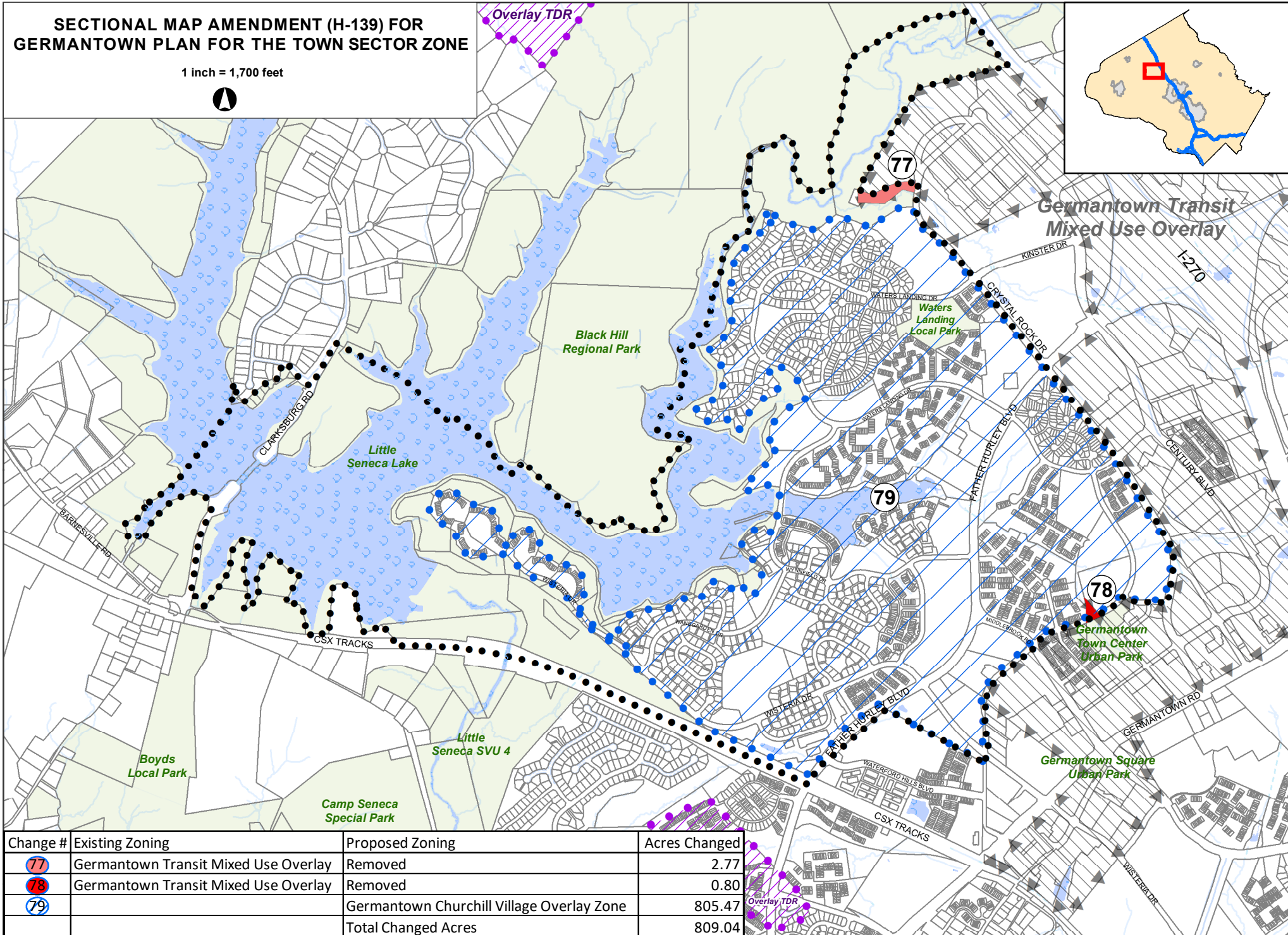


Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changed Acres	134.90

Attachment 1 - Map 7 (Change Index 5 of 5)

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

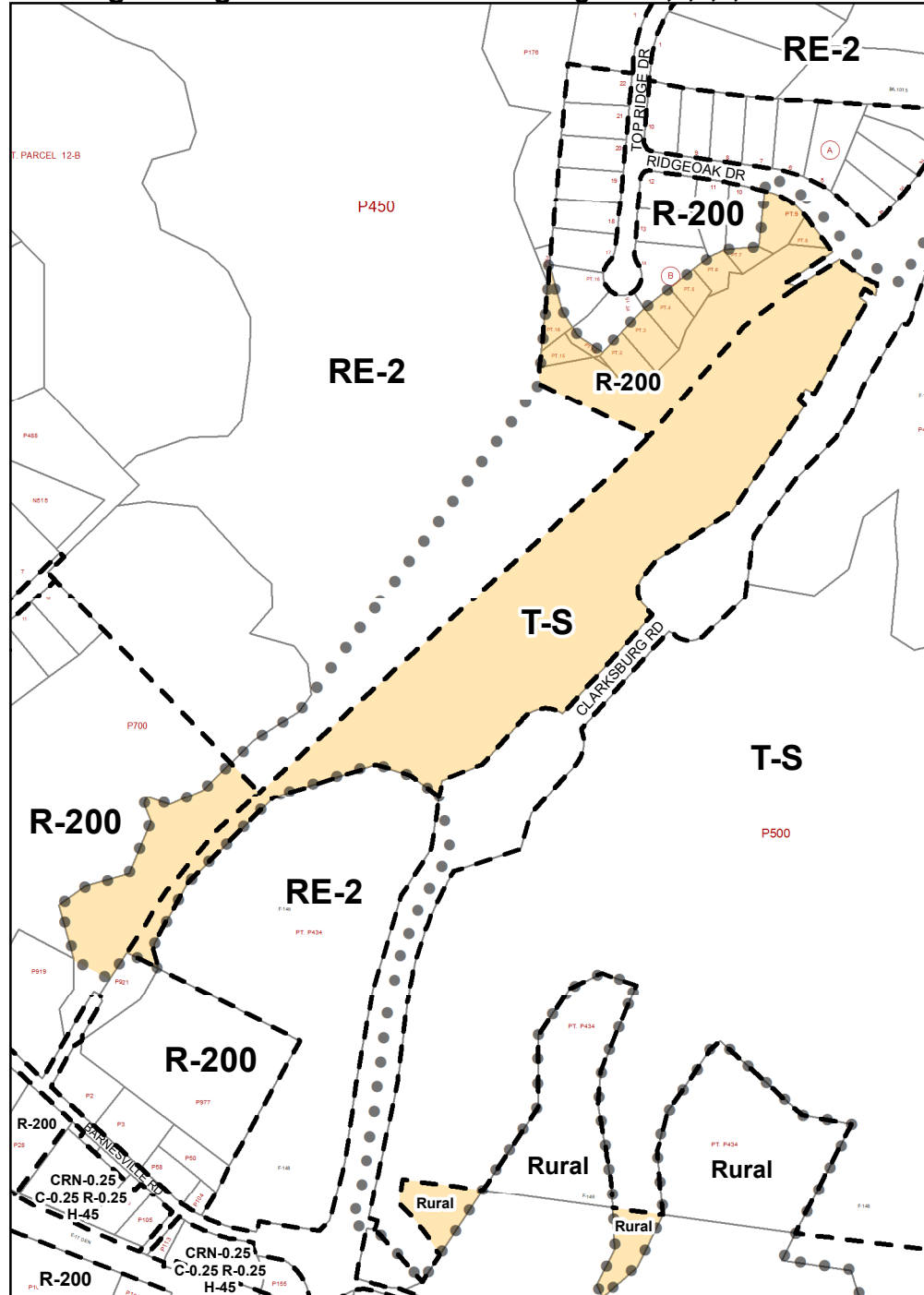
1 inch = 1,700 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79		Germantown Churchill Village Overlay Zone	805.47
		Total Changed Acres	809.04

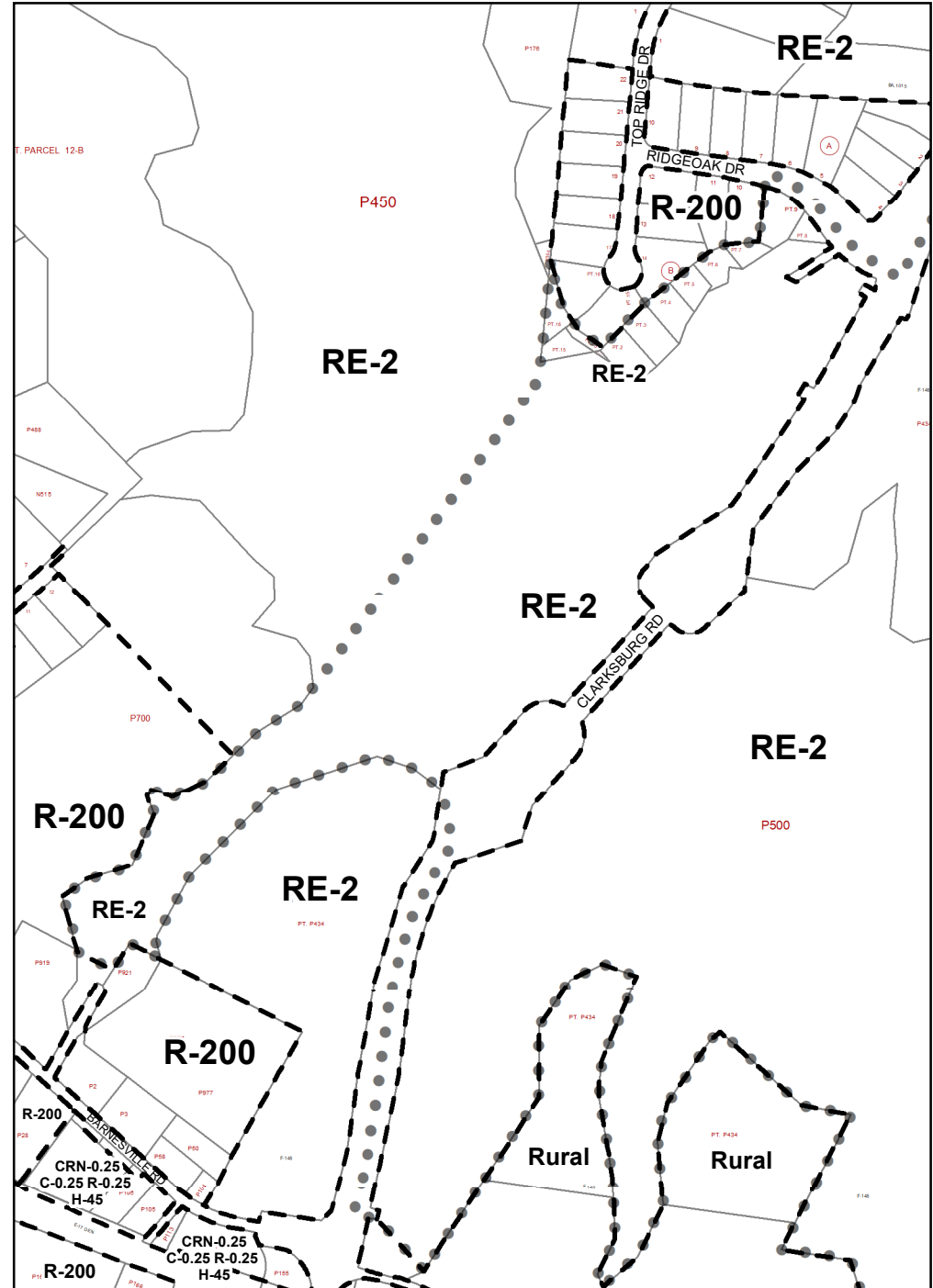
Attachment 1 - Map 8

Existing Zoning



Map Grids: 227NW15, 228NW15

Proposed Zoning



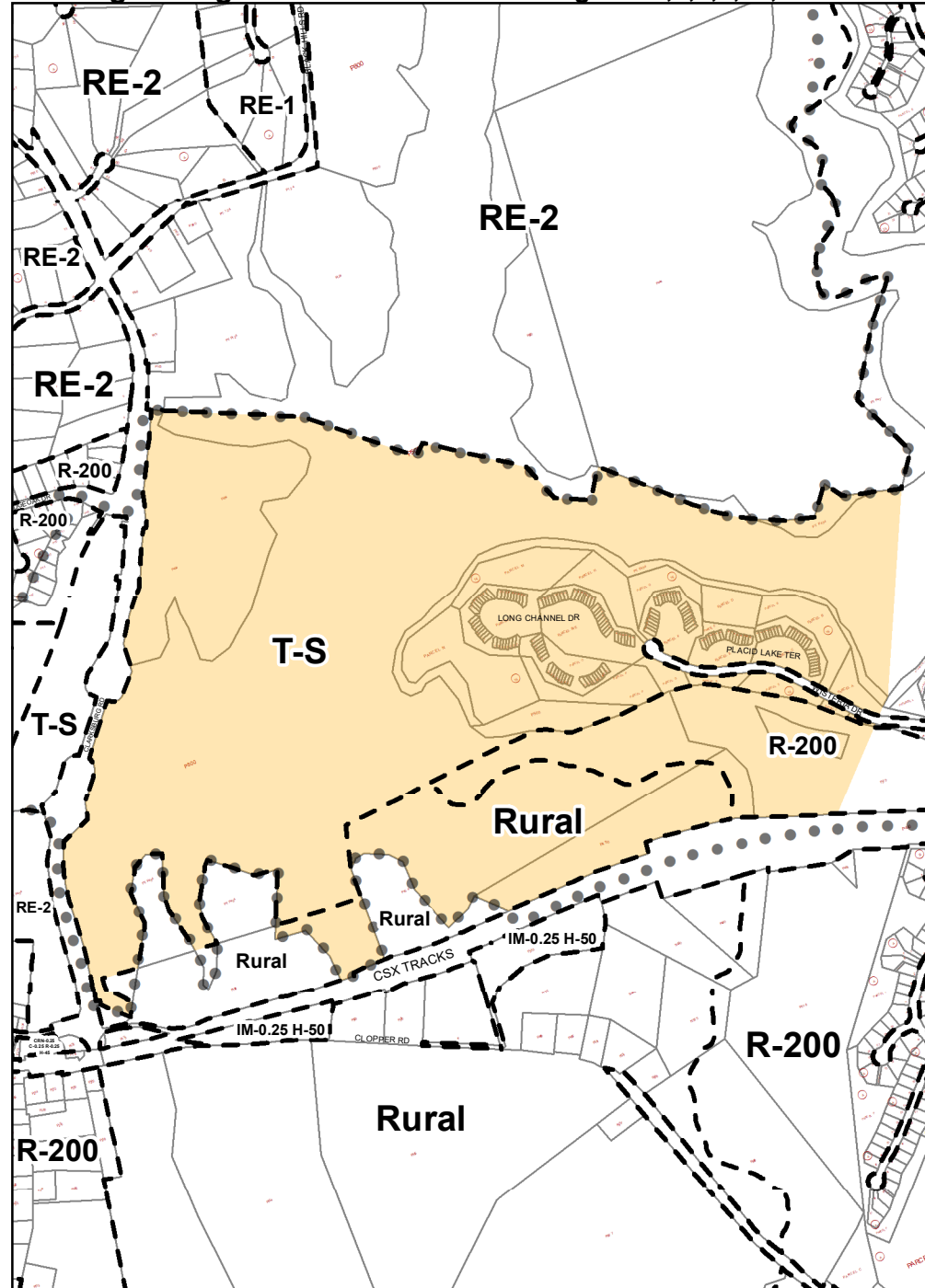
●●●● Master Plan Boundary

1 in = 550 ft

Attachment 1 - Map 9

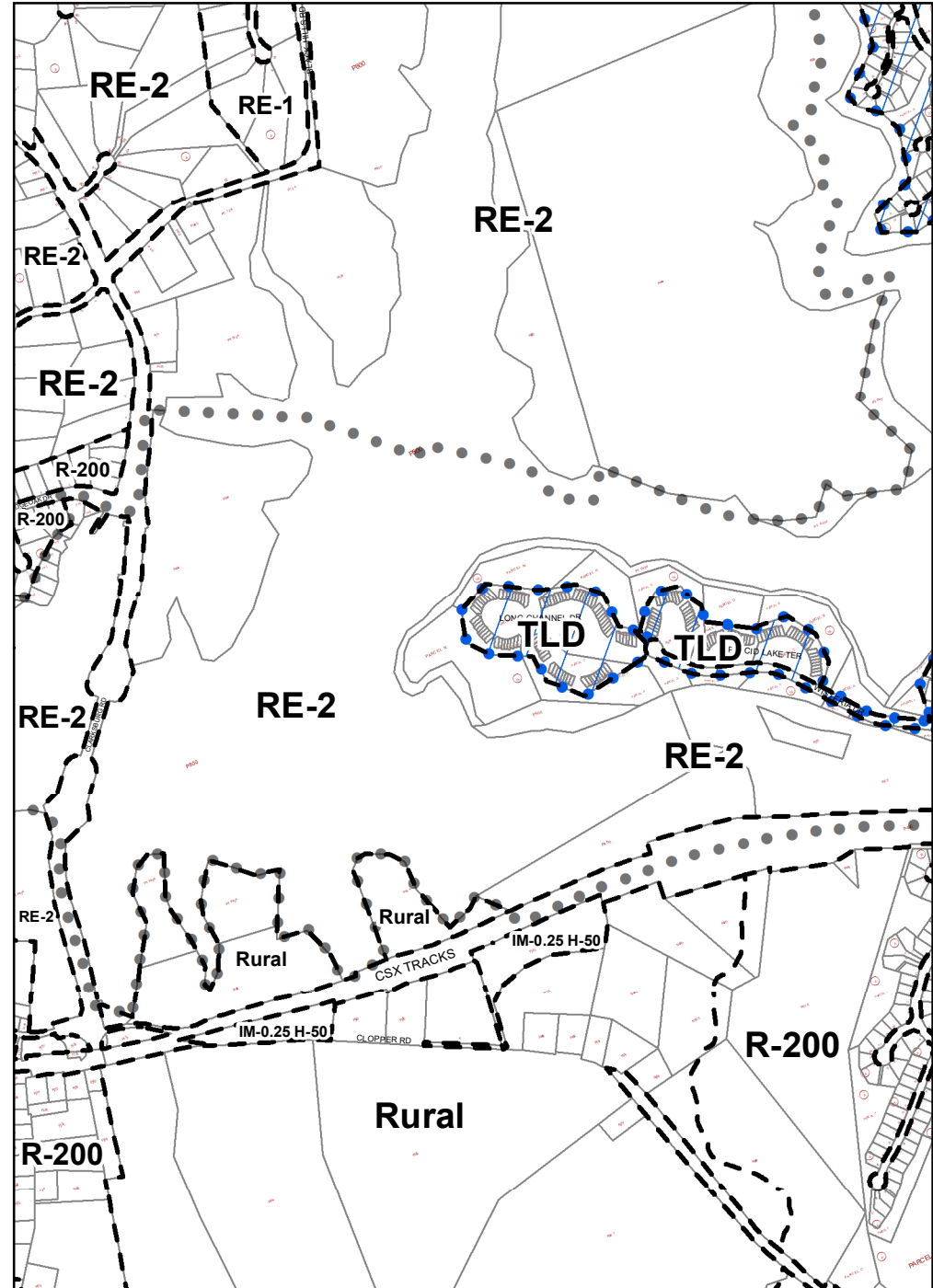
Existing Zoning

Changes # 4,7,8,9,10,11



Map Grids: 227NW14, 227NW15, 228NW14, 228NW15

Proposed Zoning

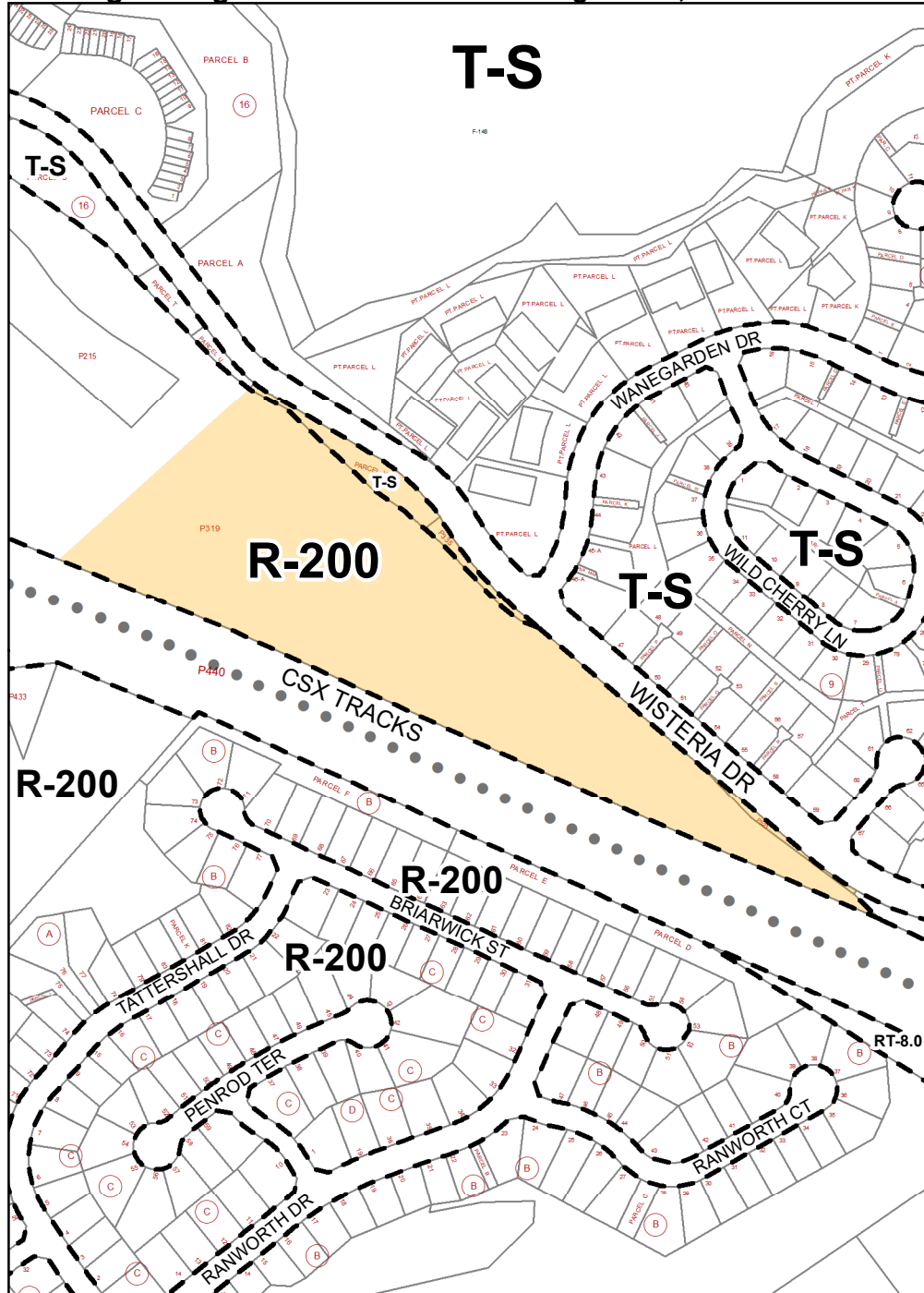


 Master Plan Boundary
  Proposed Overlay Zone
 1 in = 1,200 ft

Attachment 1 - Map 10

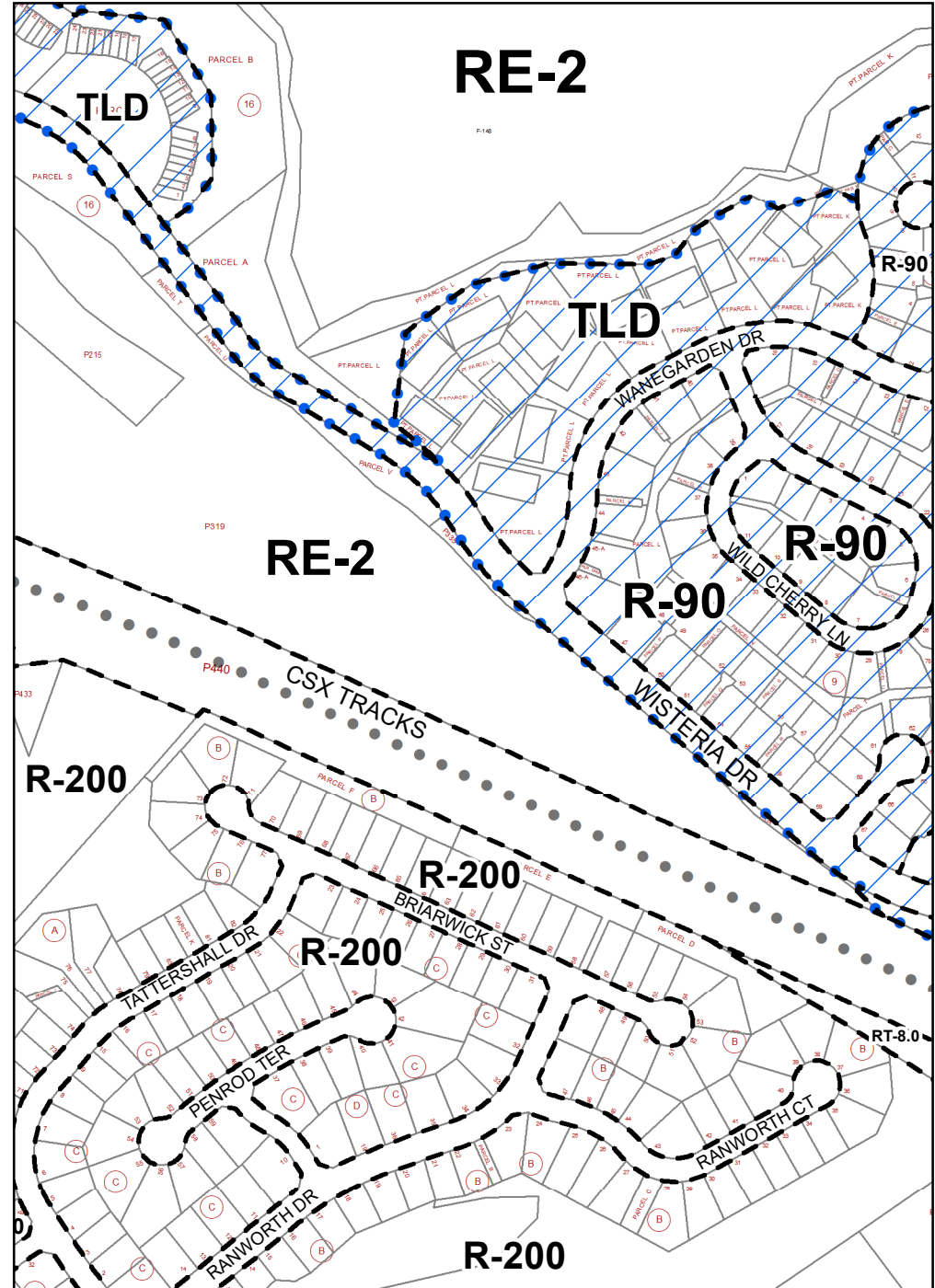
Existing Zoning

Changes # 12,13



Map Grid: 227NW14

Proposed Zoning

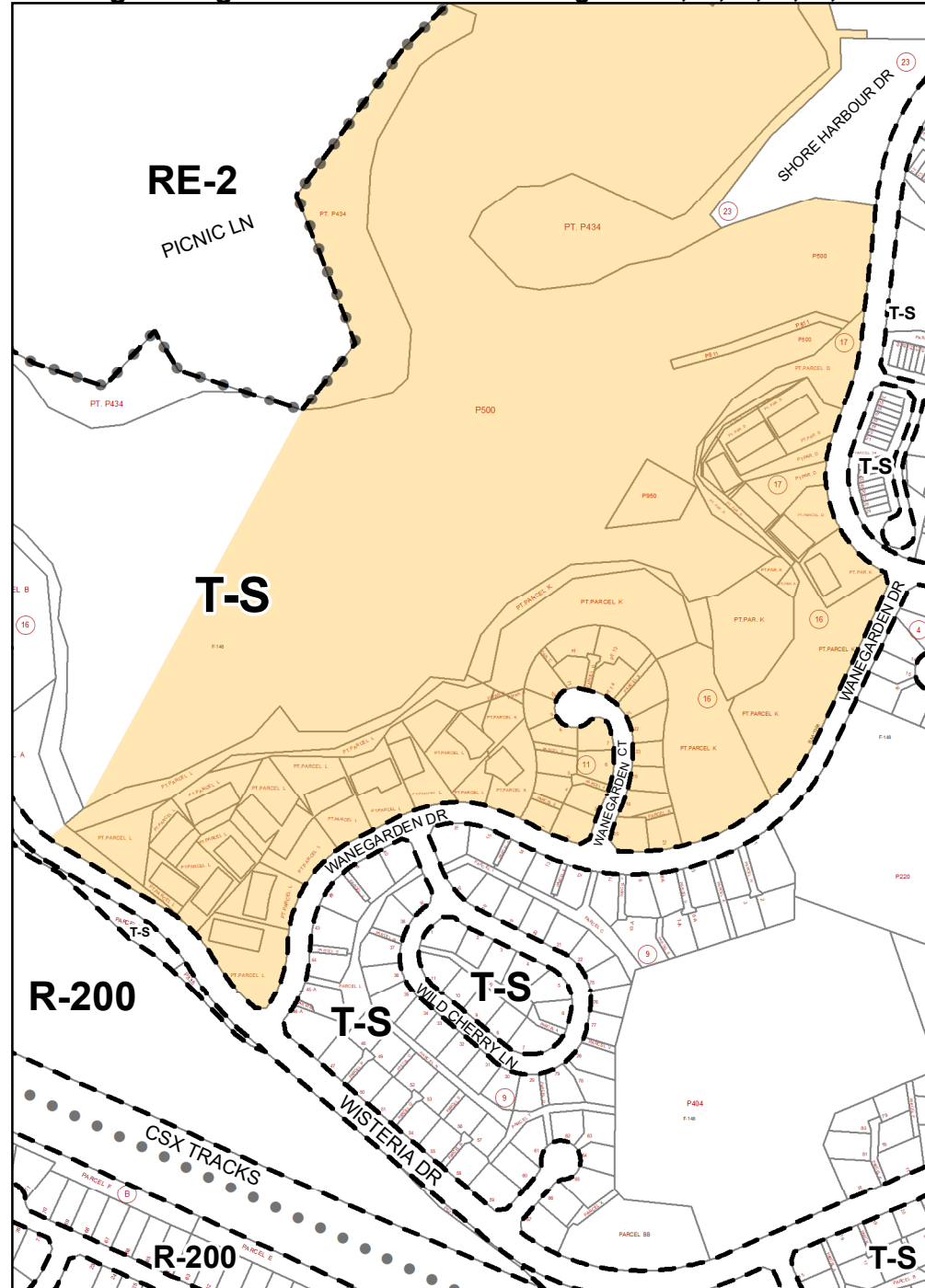


Master Plan Boundary Proposed Overlay Zone 1 in = 450 ft

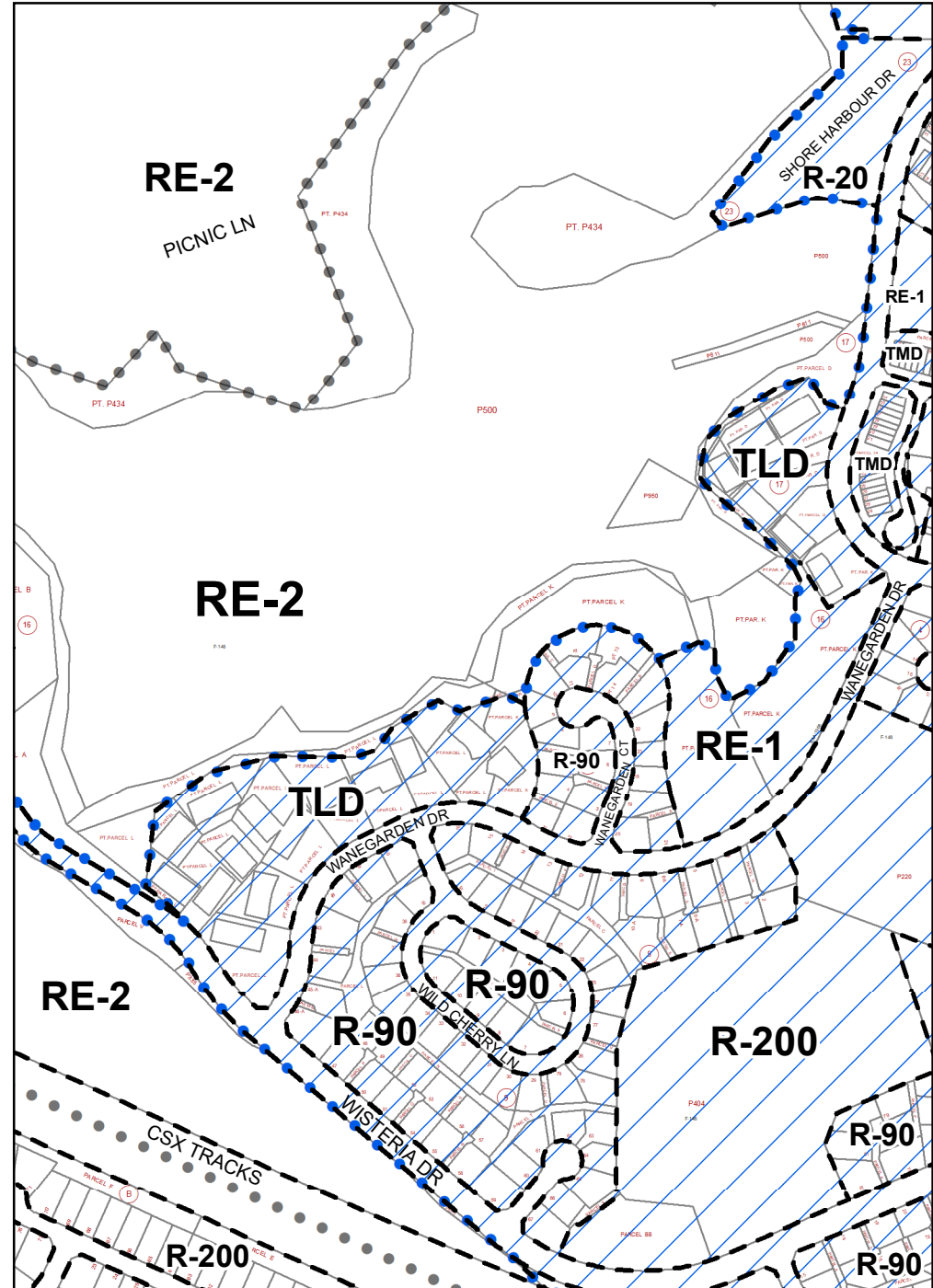
Attachment 1 - Map 11

Existing Zoning

Changes # 14,15,16,19,26,47



Proposed Zoning



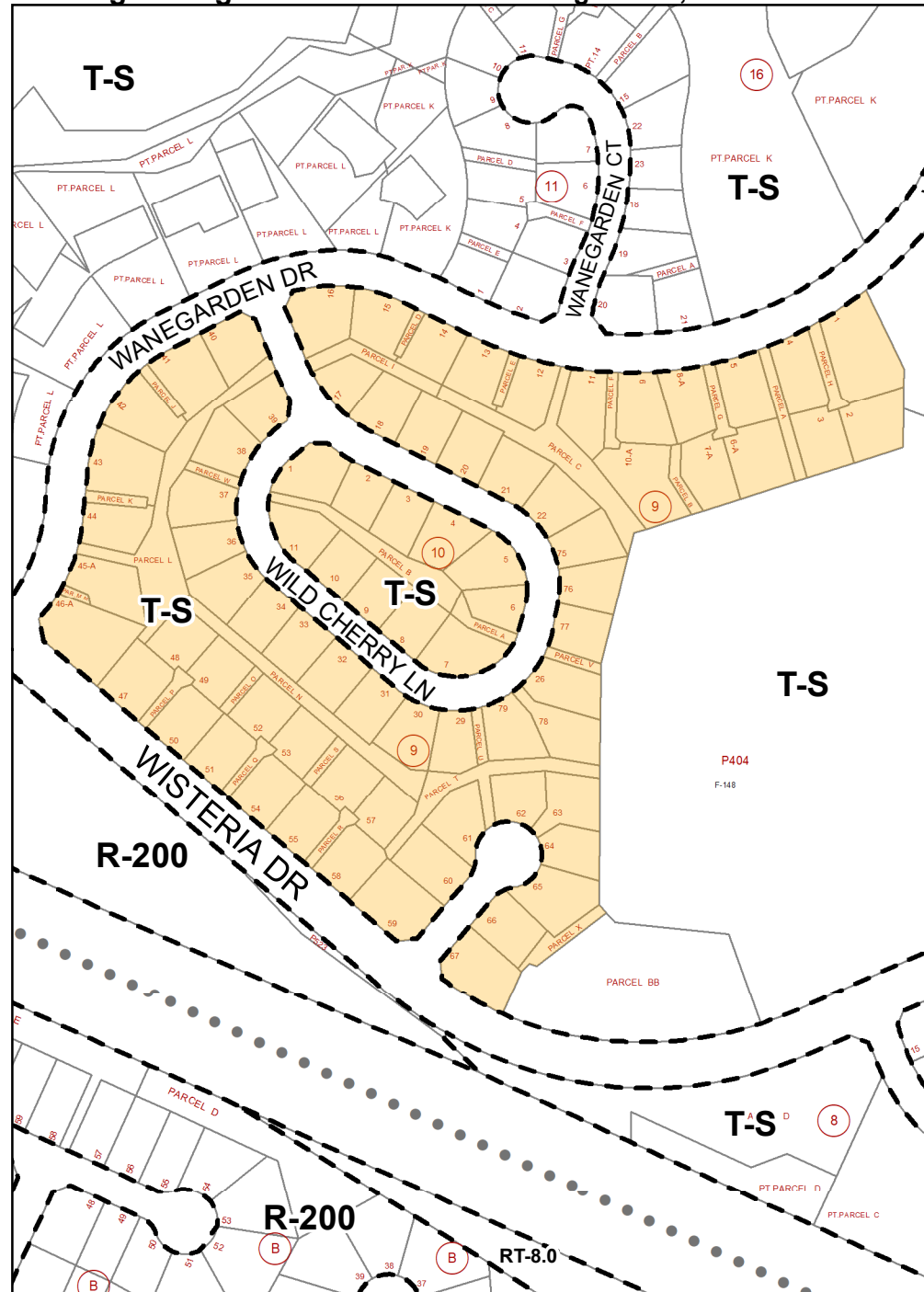
Map Grids: 227NW13, 227NW14, 228NW13, 228NW14

Master Plan Boundary
 Proposed Overlay Zone
 1 in = 550 ft

Attachment 1 - Map 12

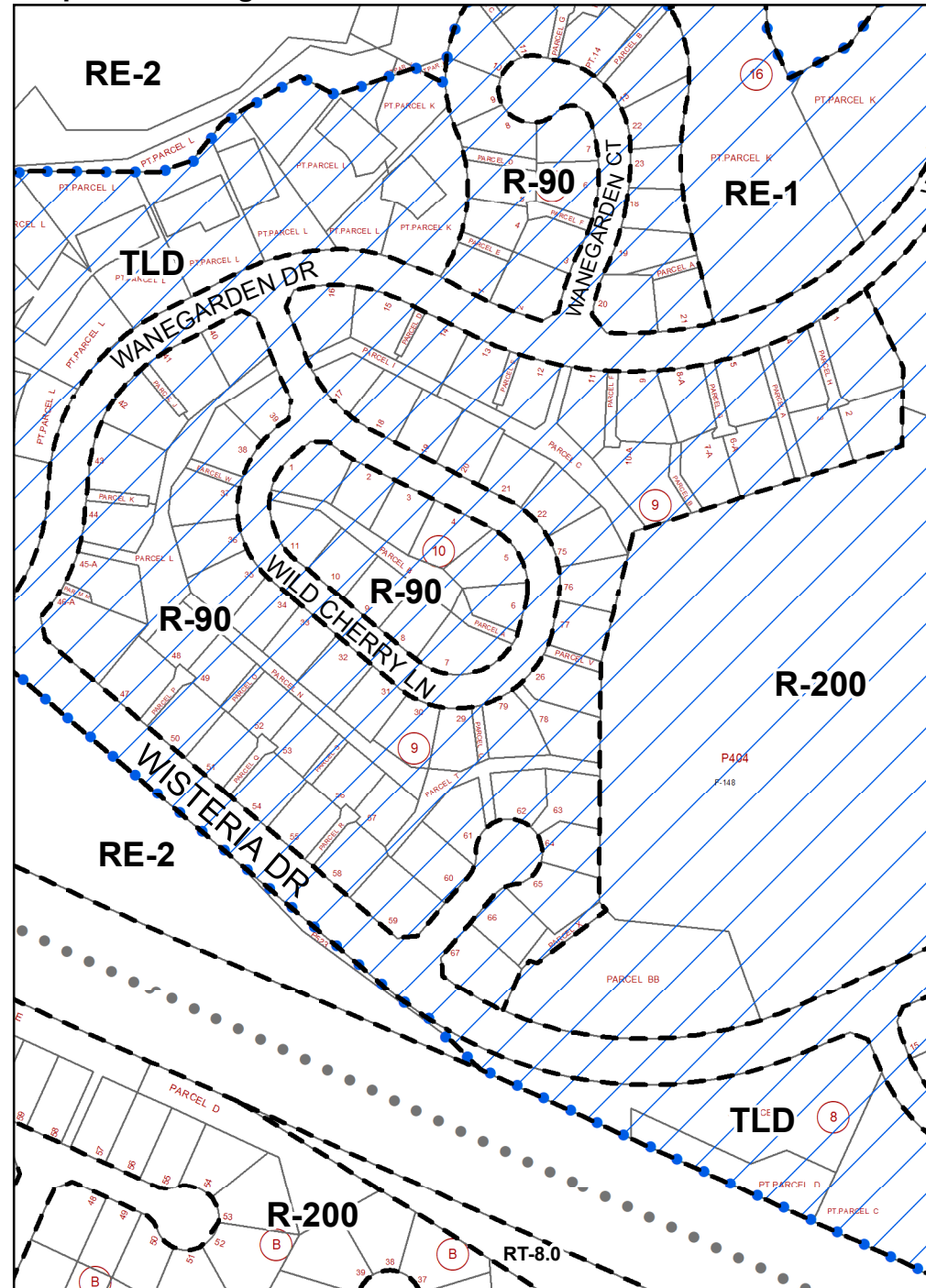
Existing Zoning

Changes # 17, 18



Map Grid: 227NW14

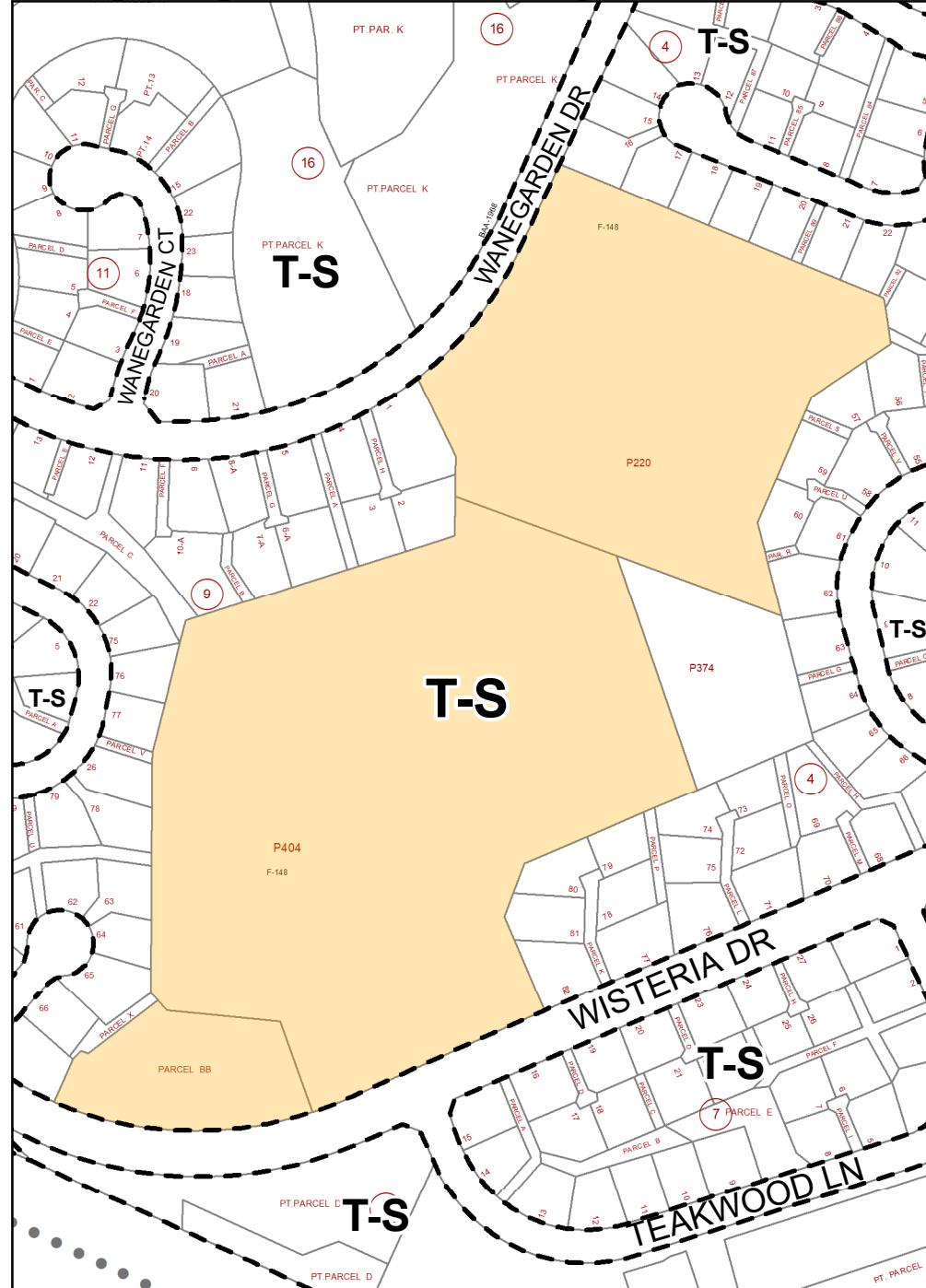
Proposed Zoning



Master Plan Boundary
 Proposed Overlay Zone
 1 in = 325 ft

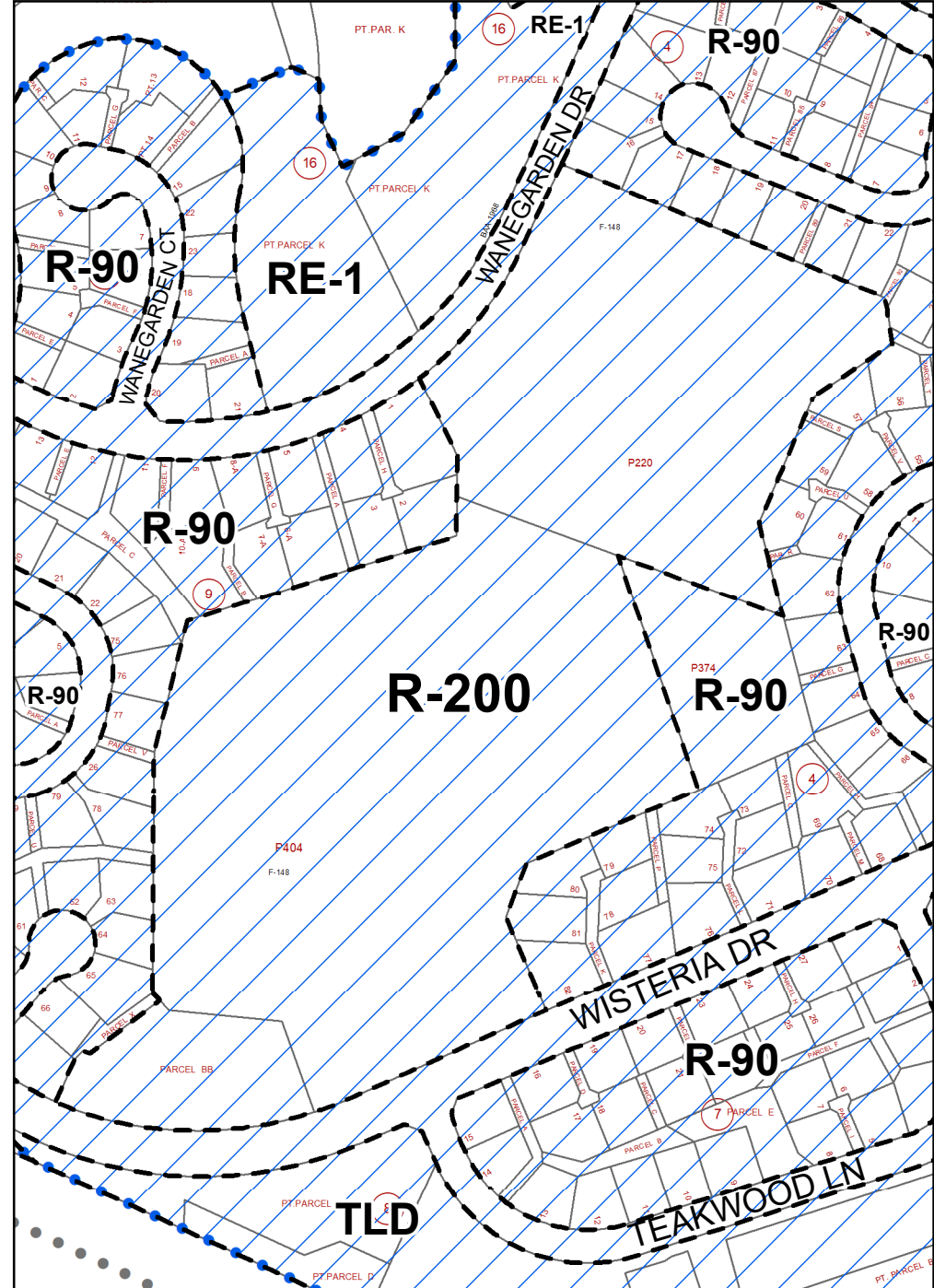
Attachment 1 - Map 13

Existing Zoning



Map Grids: 227NW13, 227NW14

Proposed Zoning

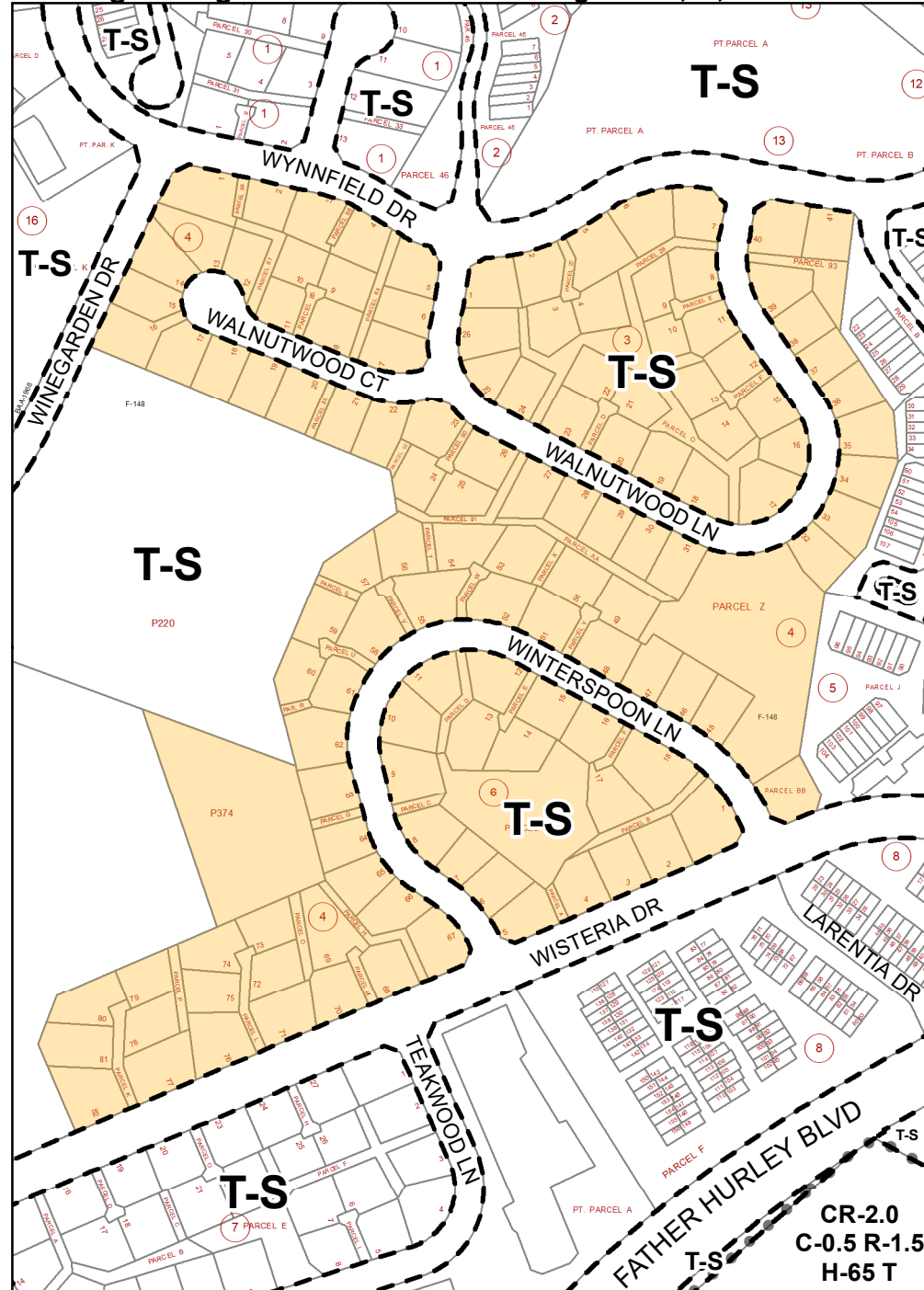


 Master Plan Boundary
  Proposed Overlay Zone
 1 in = 325 ft

Attachment 1 - Map 14

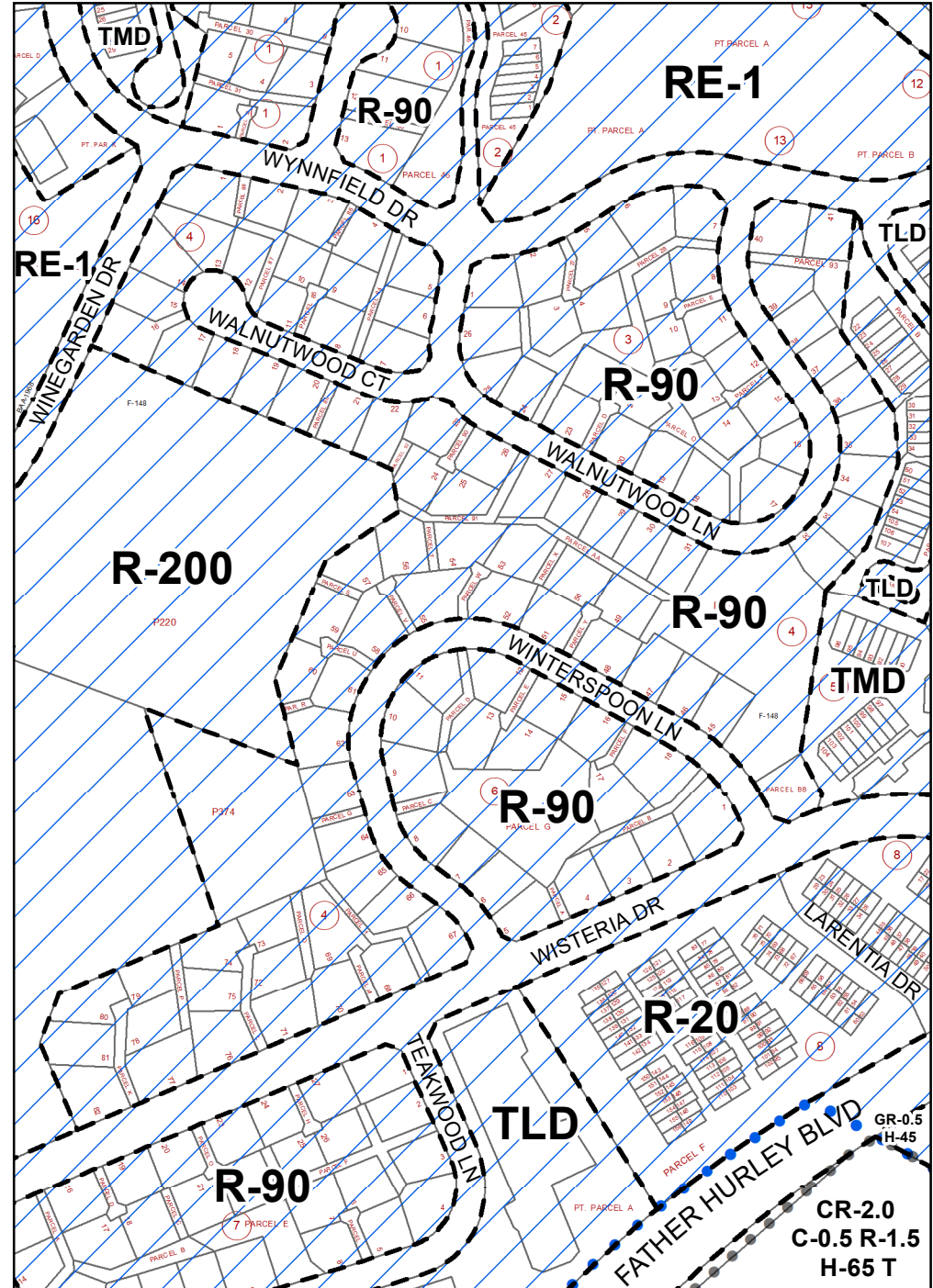
Existing Zoning

Changes # 21,22,23



Map Grid: 227NW13

Proposed Zoning

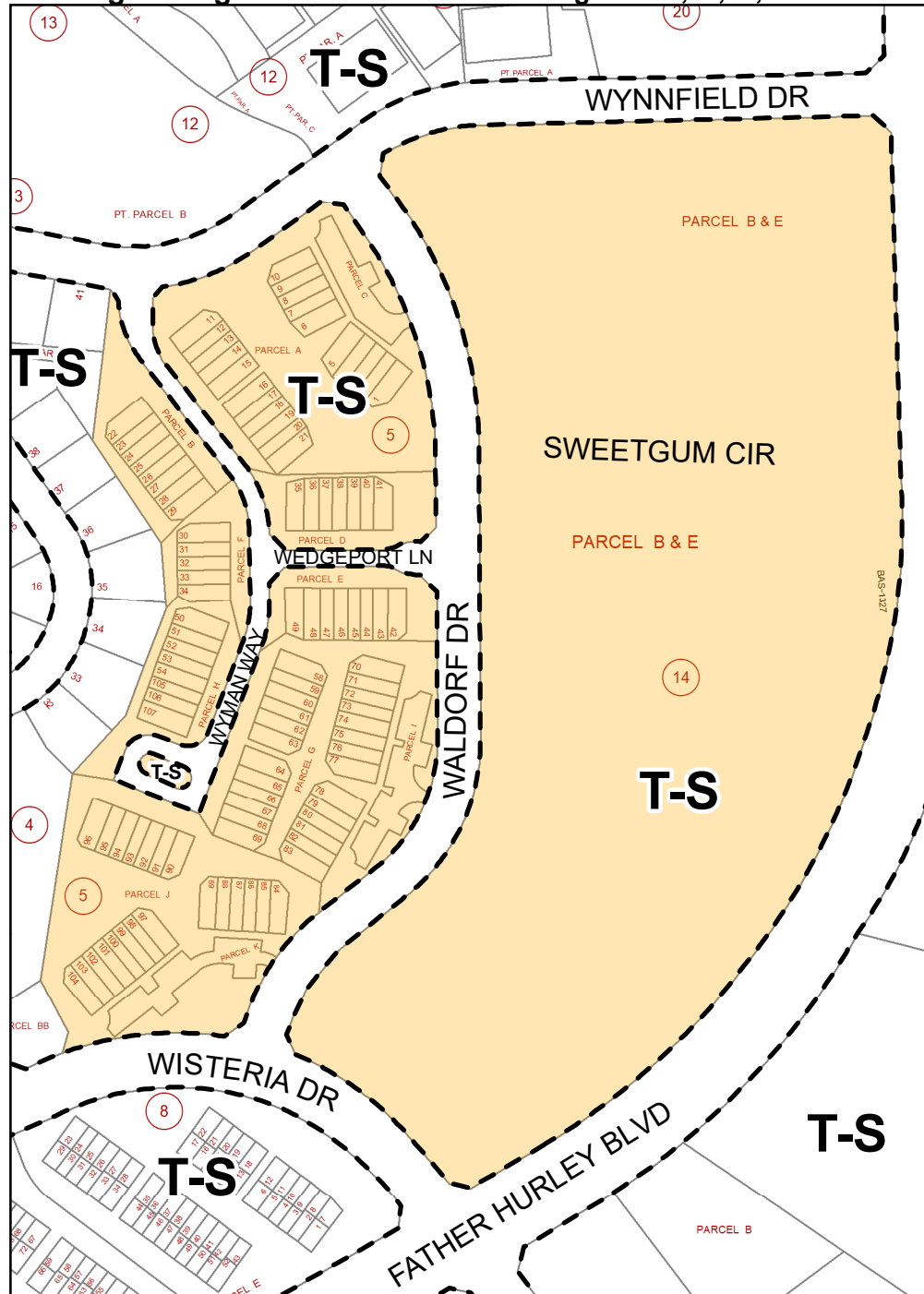


Master Plan Boundary
 Proposed Overlay Zone
 1 in = 350 ft

Attachment 1 - Map 15

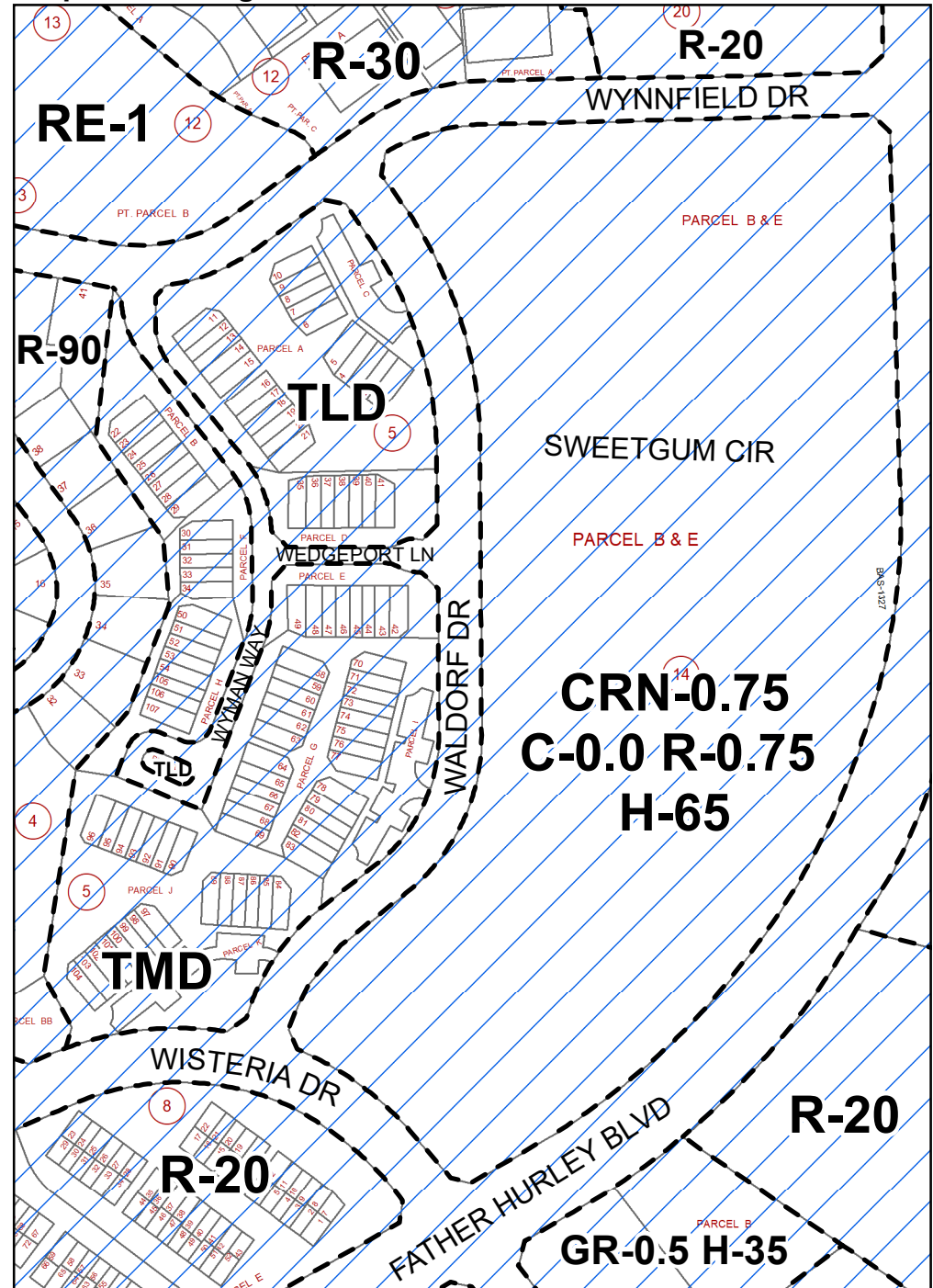
Existing Zoning

Changes # 31,34,35,40



Map Grids: 227NW13, 228NW13

Proposed Zoning



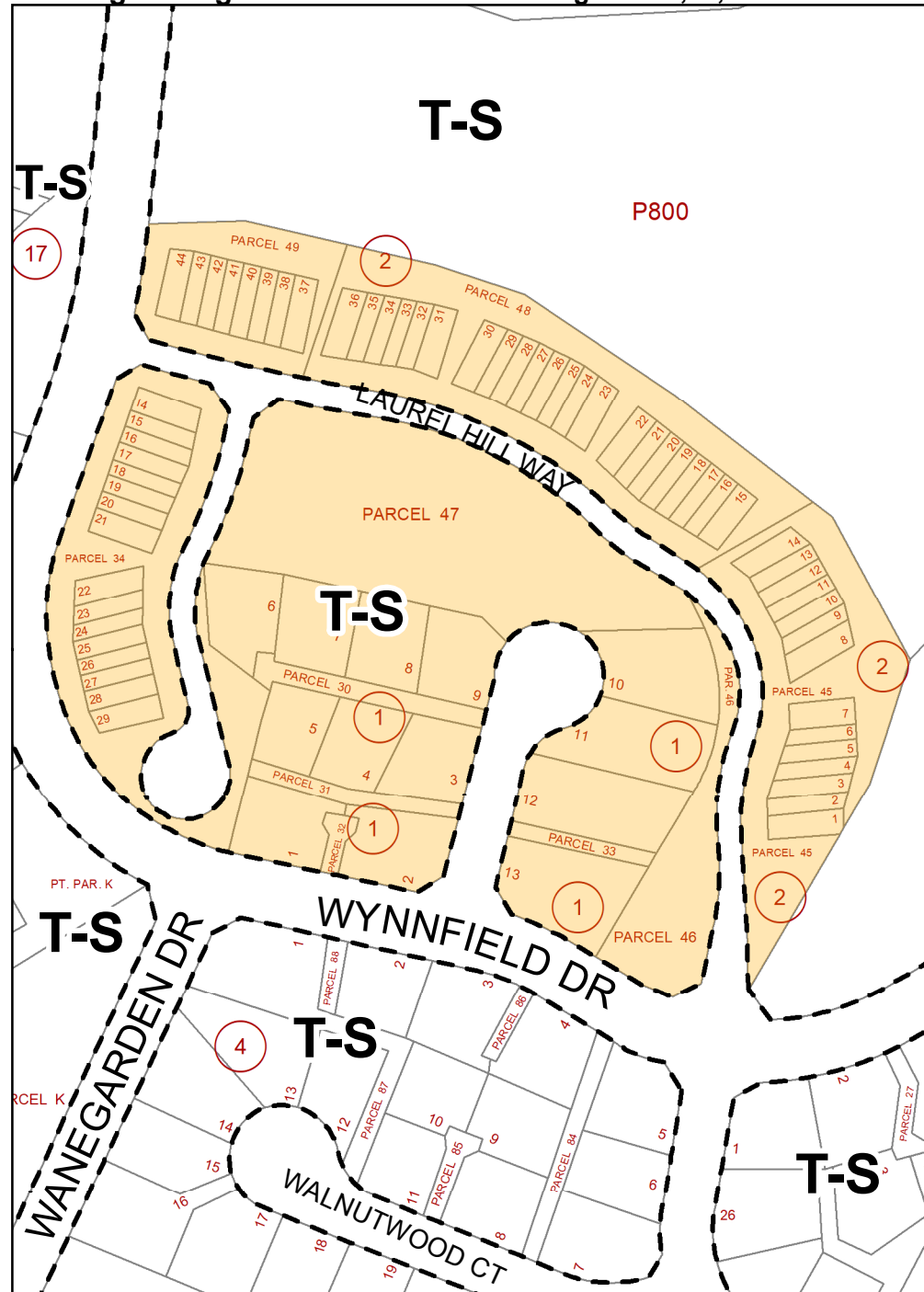
 Proposed Overlay Zone

1 in = 275 ft

Attachment 1 - Map 16

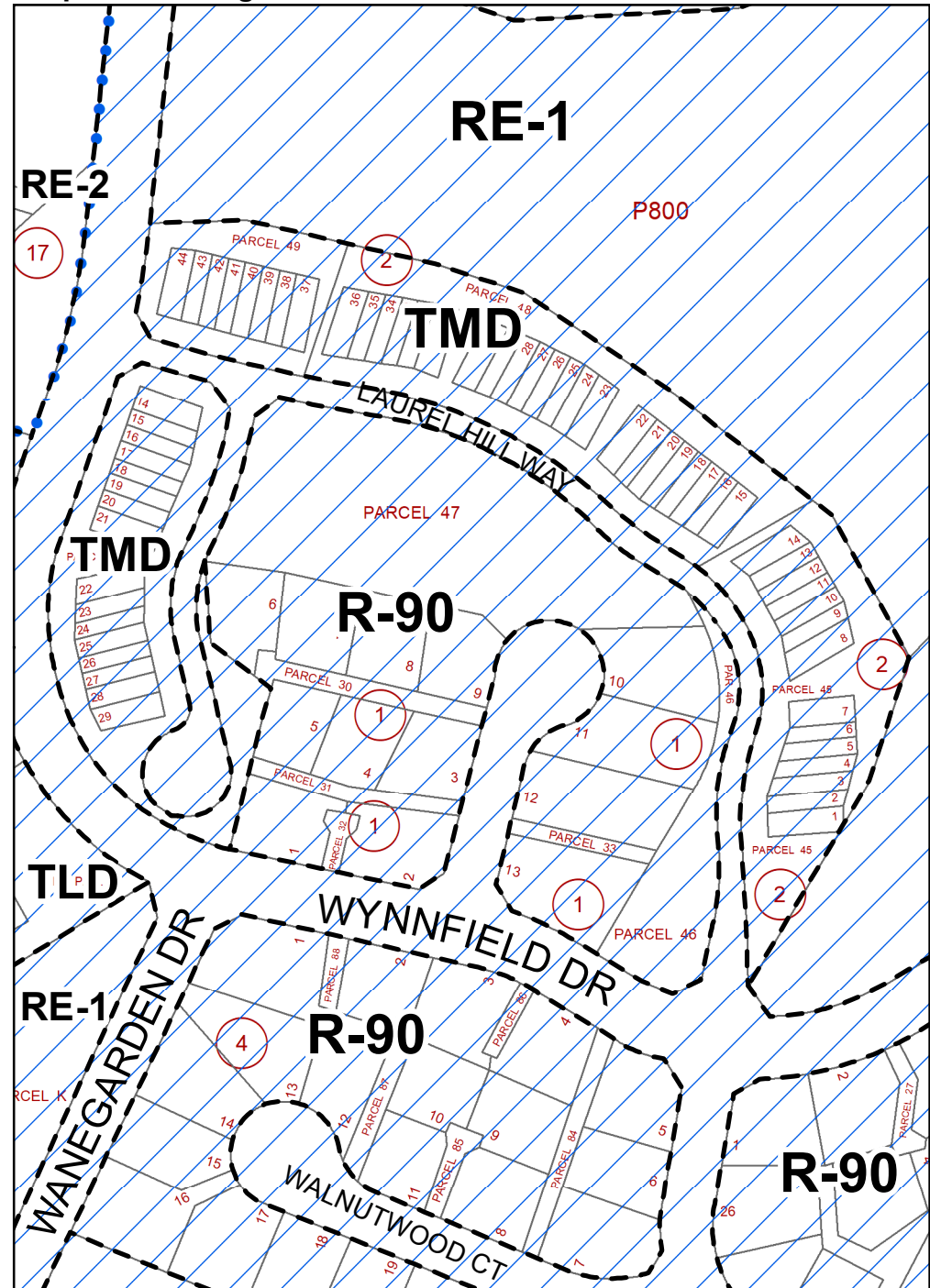
Existing Zoning

Changes # 20,28,29



Map Grids: 227NW13, 228NW13

Proposed Zoning

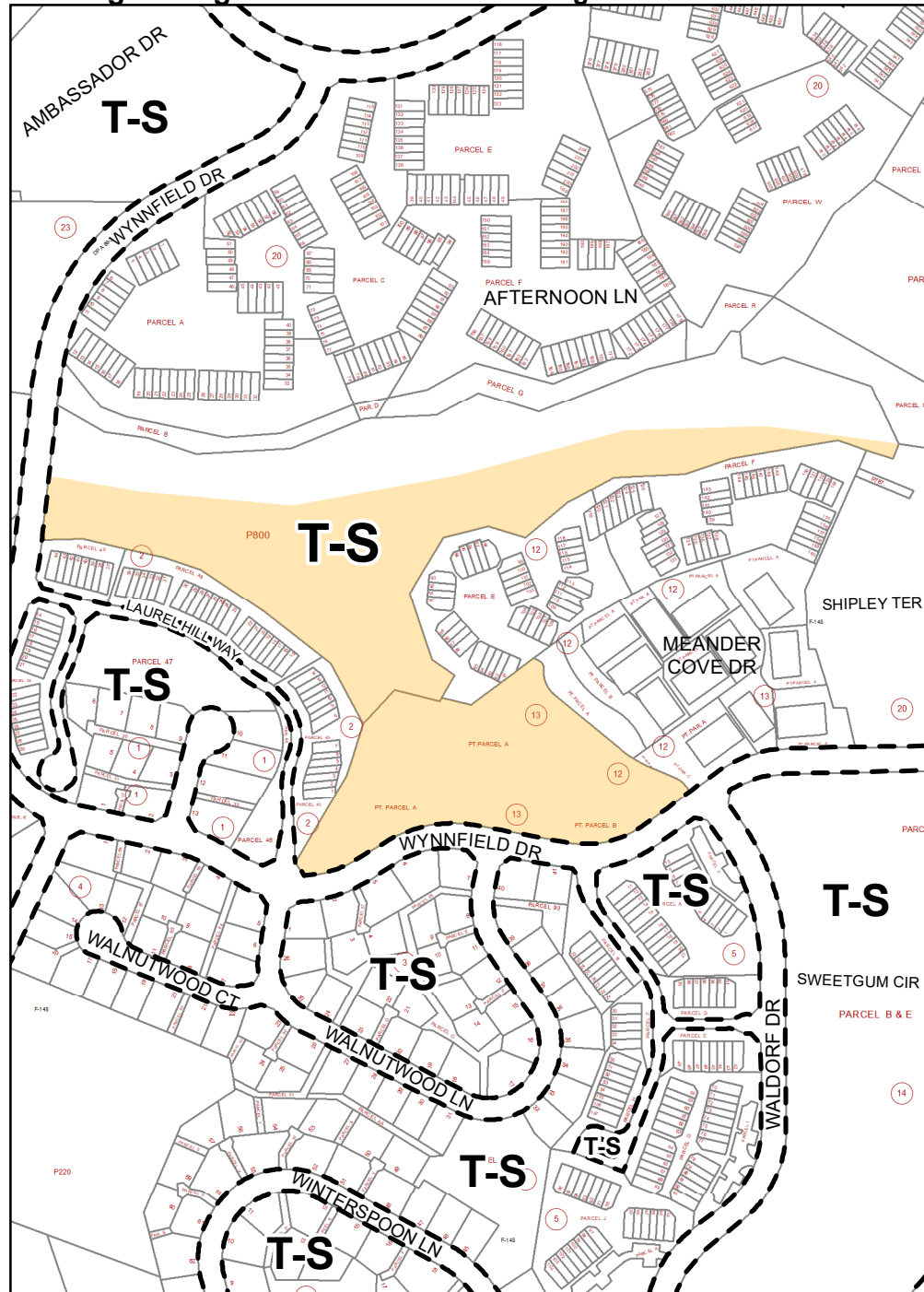


 Proposed Overlay Zone

1 in = 200 ft

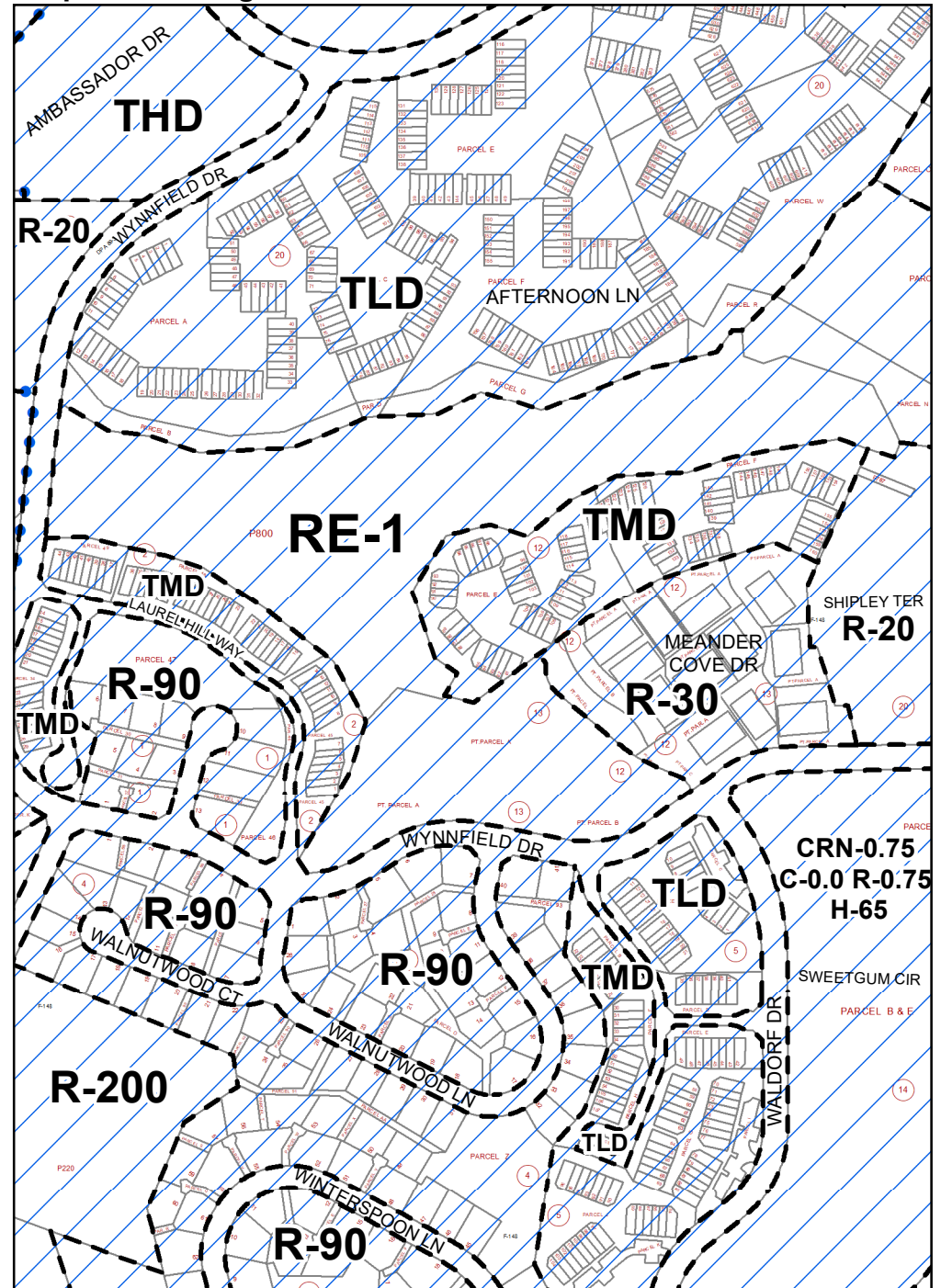
Attachment 1 - Map 17

Existing Zoning



Map Grids: 227NW13, 228NW13

Proposed Zoning

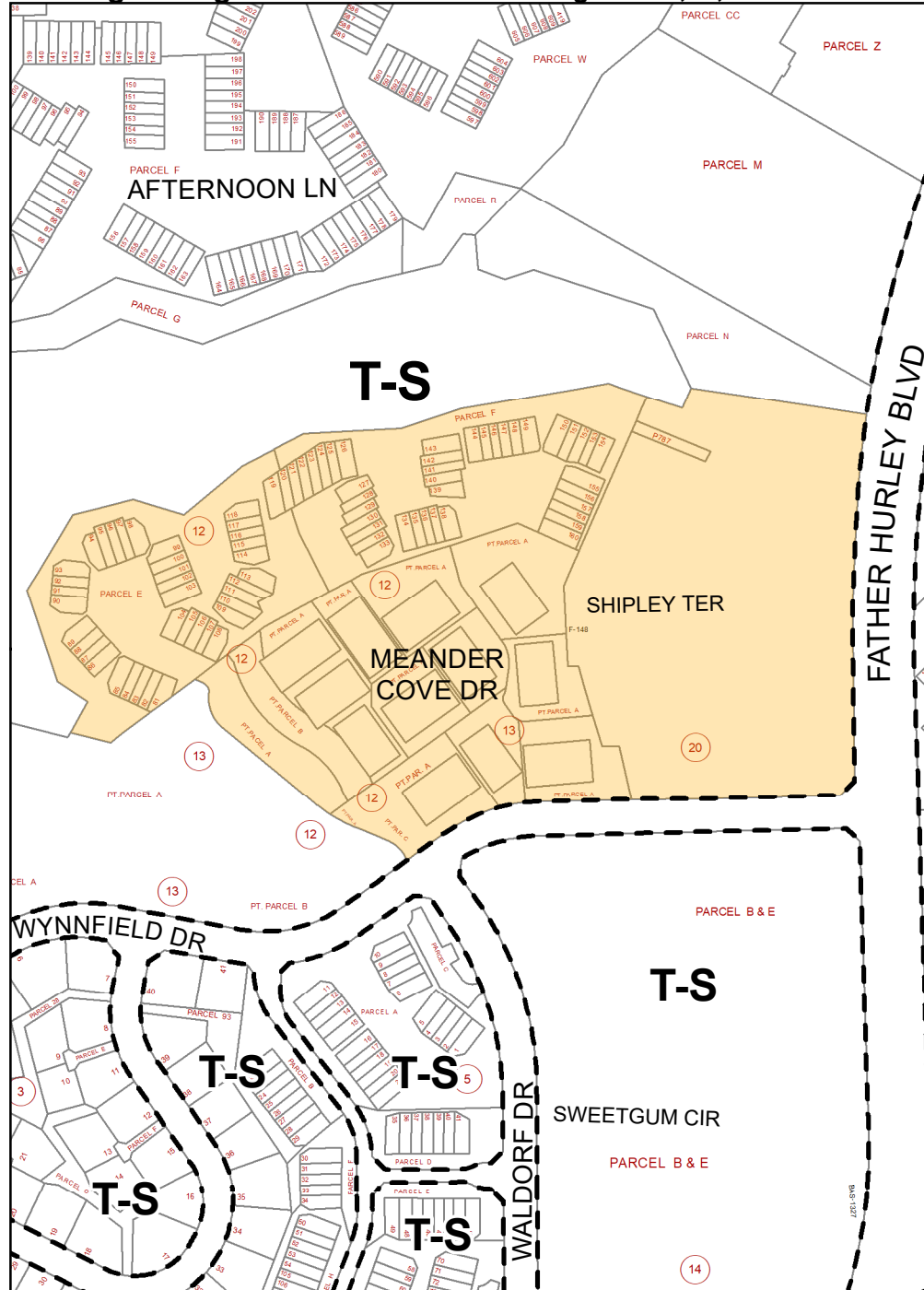


1 in = 475 ft

Attachment 1 - Map 18

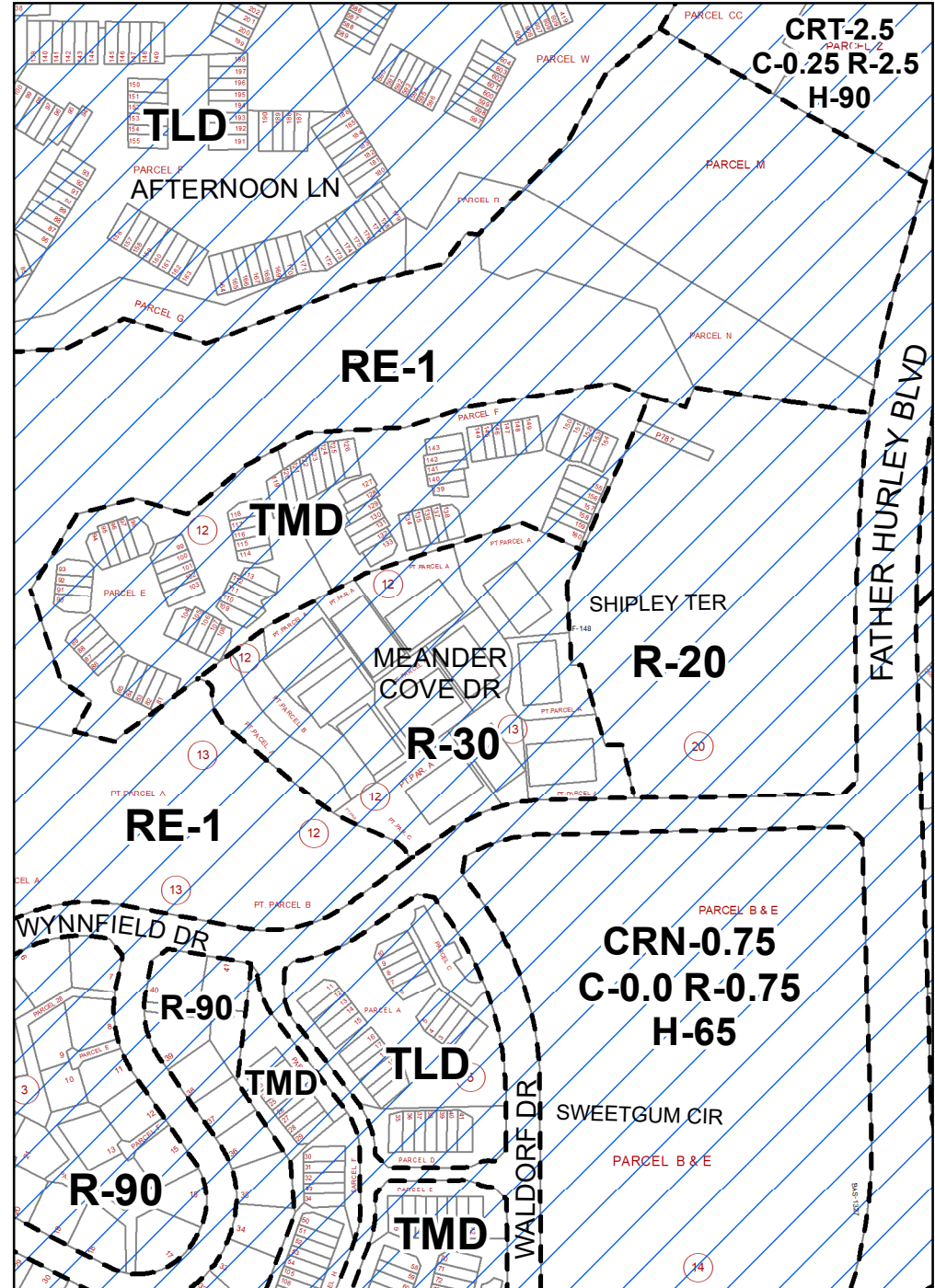
Existing Zoning

Changes # 30,36,37



Map Grids: 227NW13, 228NW13

Proposed Zoning



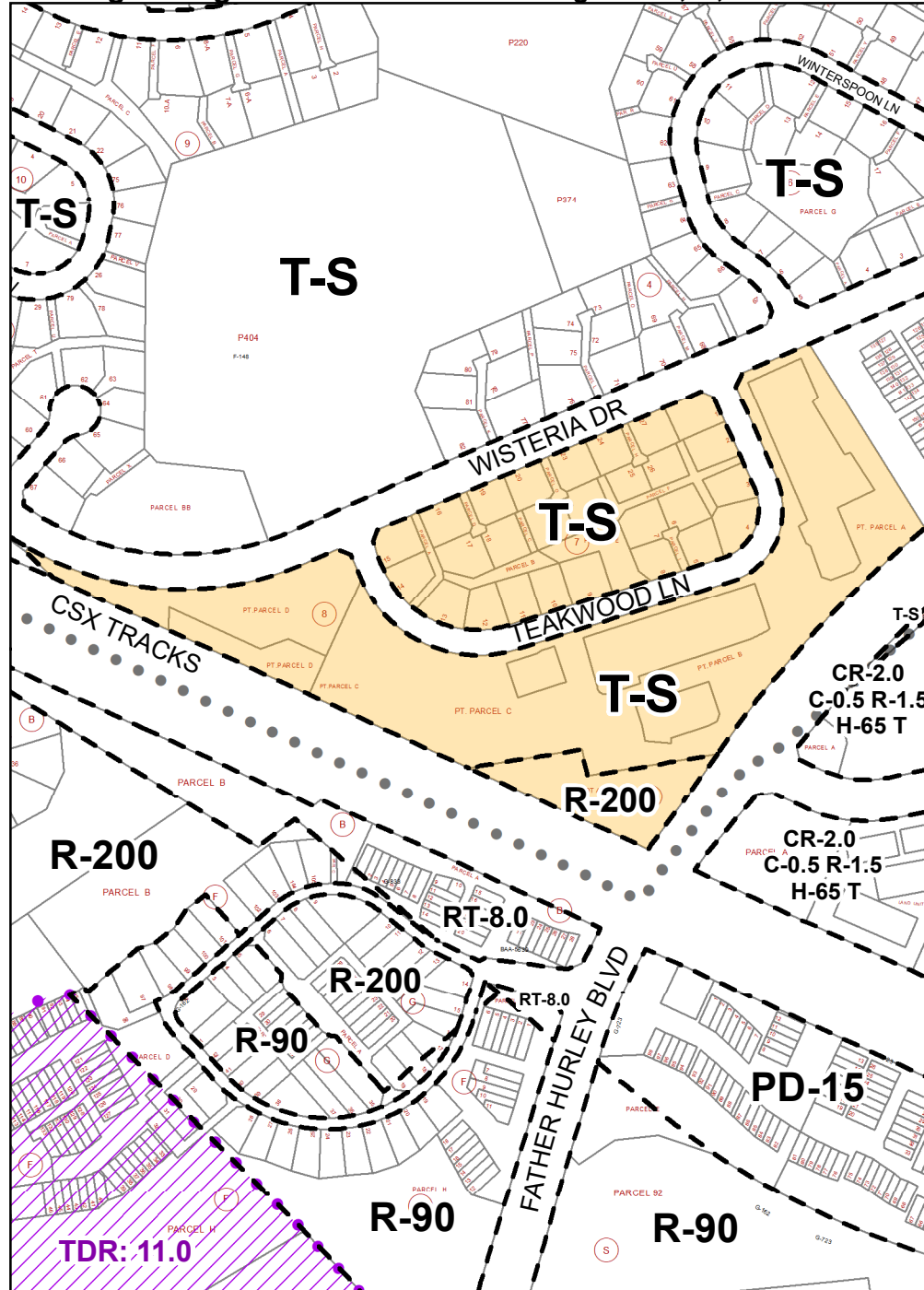
 Proposed Overlay Zone

1 in = 350 ft

Attachment 1 - Map 19

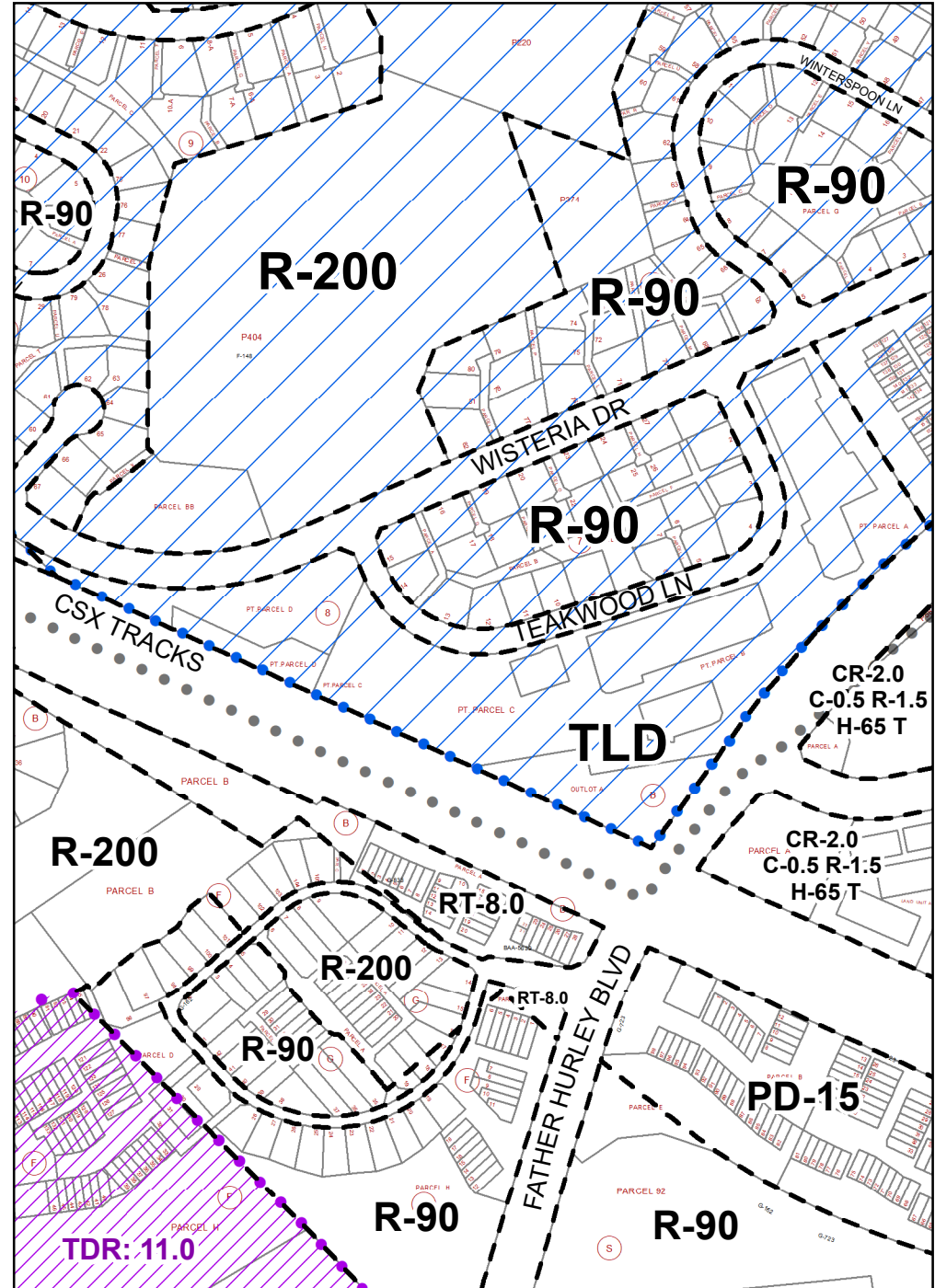
Existing Zoning

Changes # 24,32,33



Map Grids: 227NW13, 227NW14

Proposed Zoning

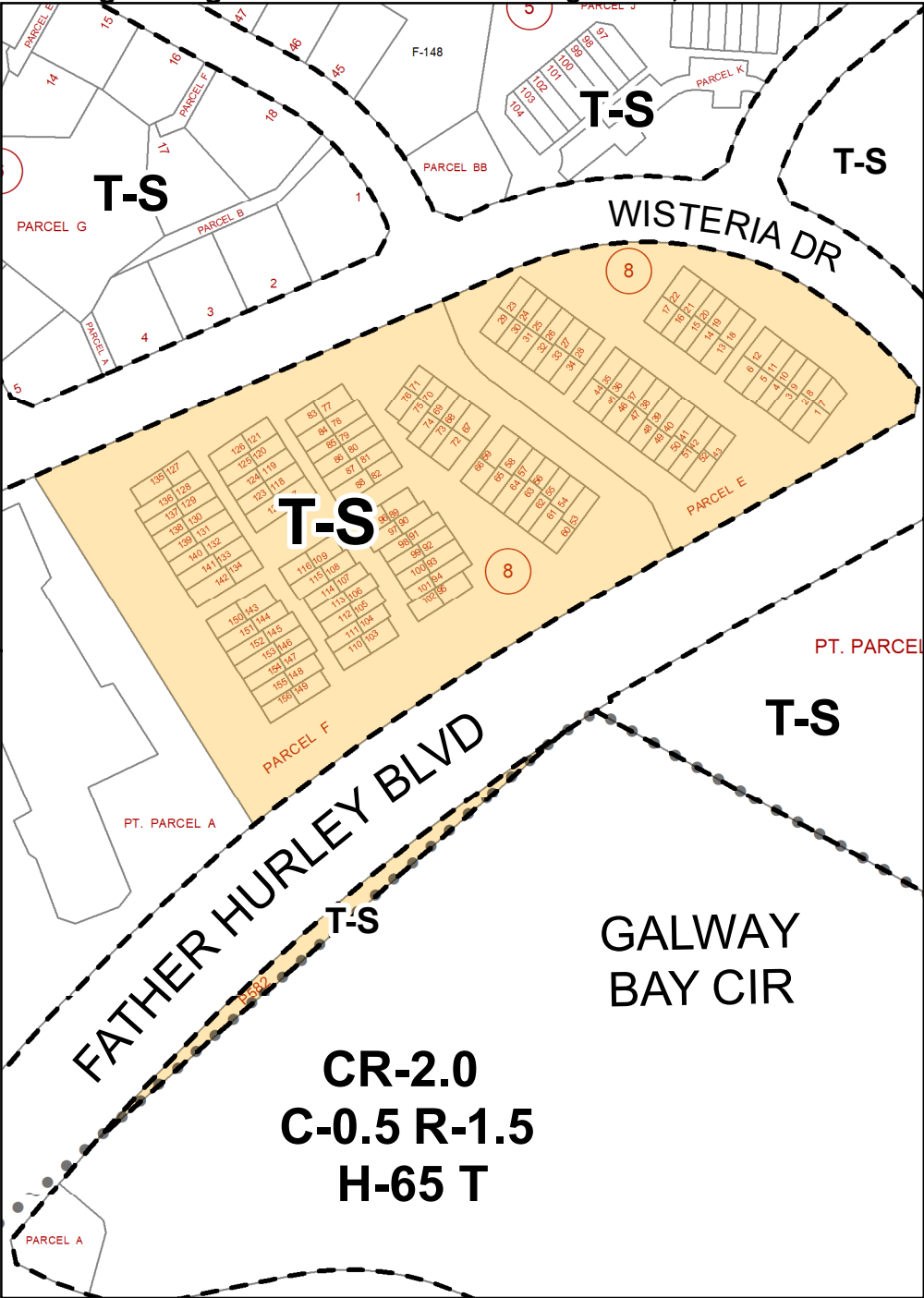


Master Plan Boundary
 Proposed Overlay Zone
 1 in = 425 ft

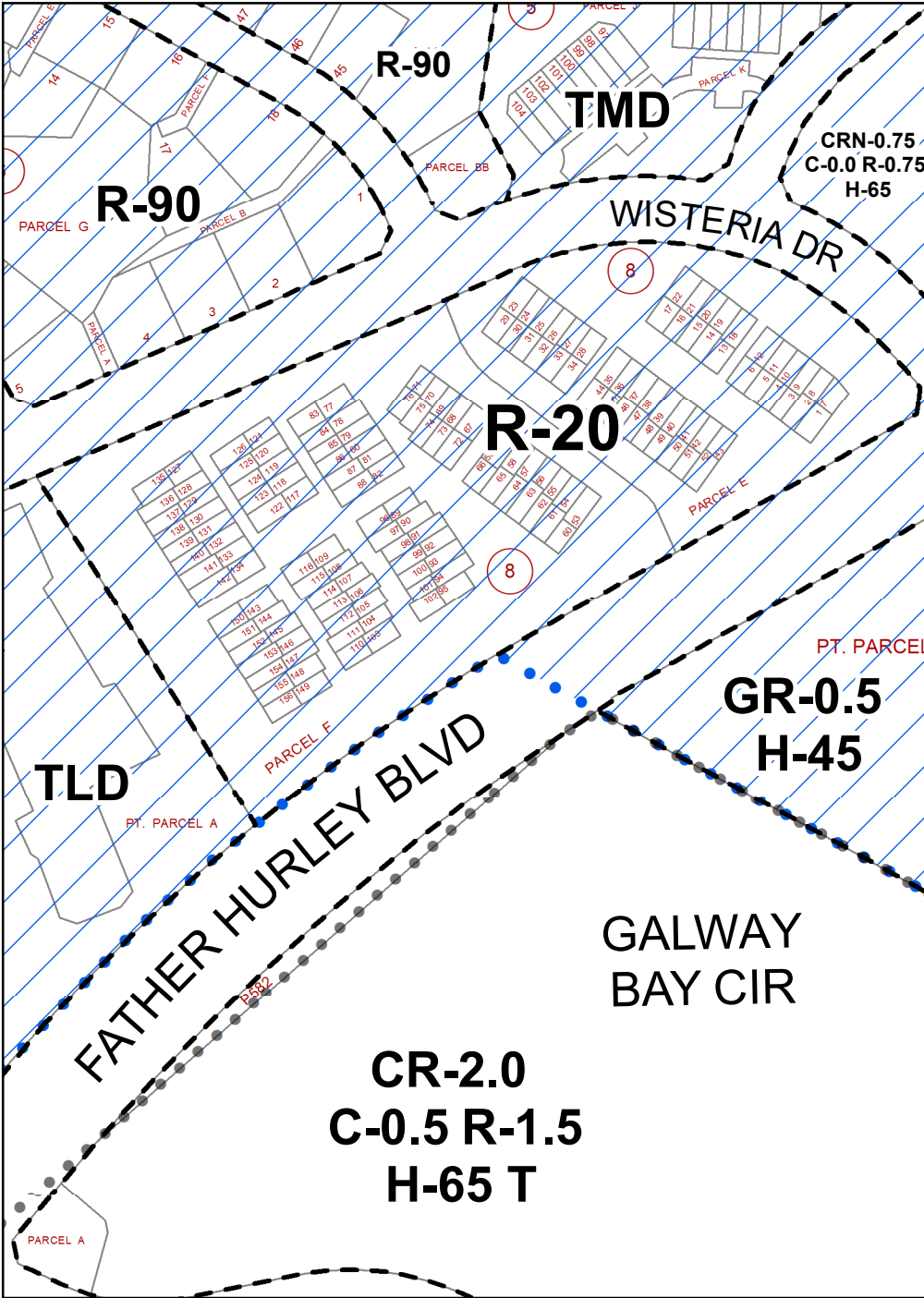
Attachment 1 - Map 20

Existing Zoning

Changes # 38,46

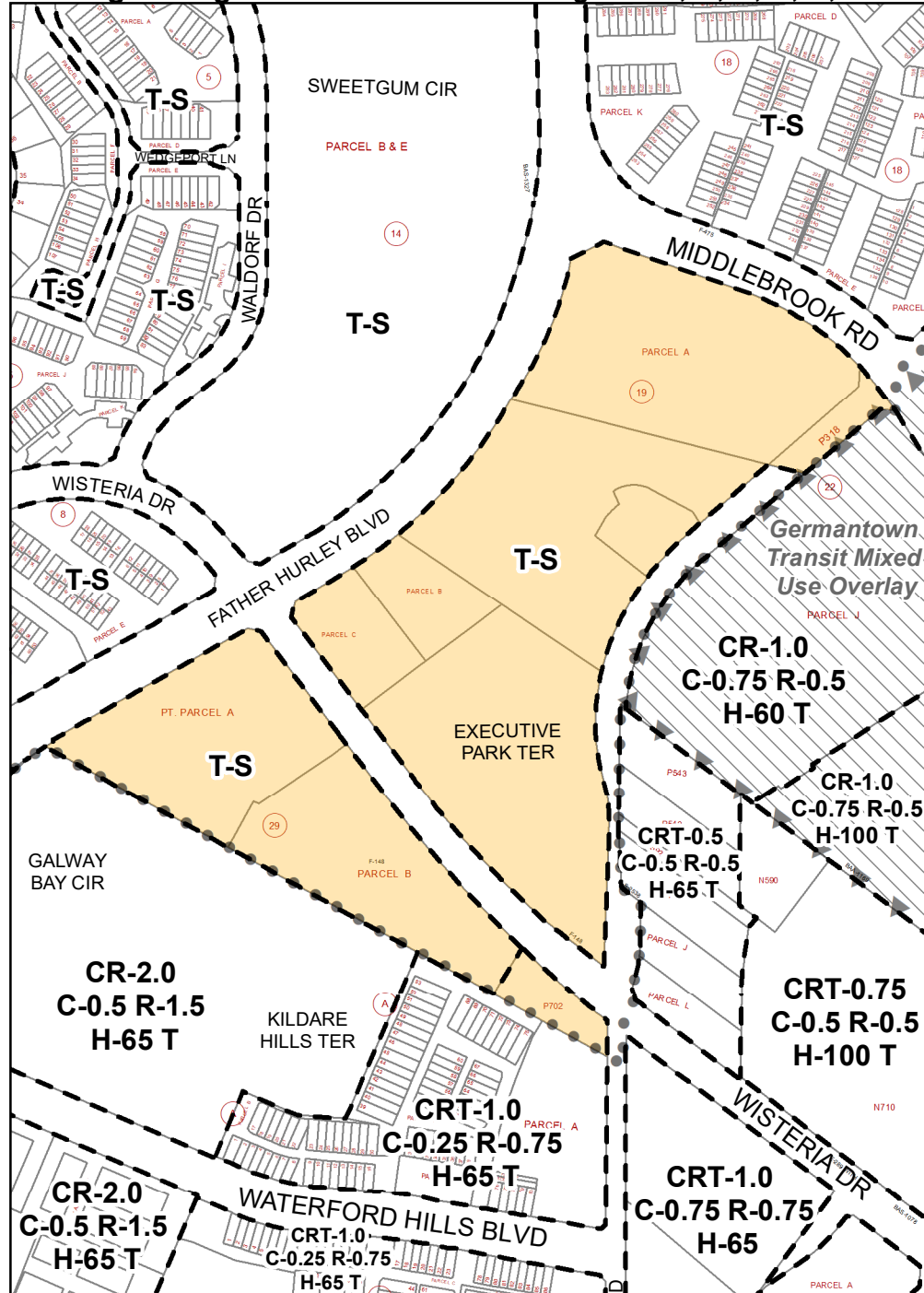


Proposed Zoning



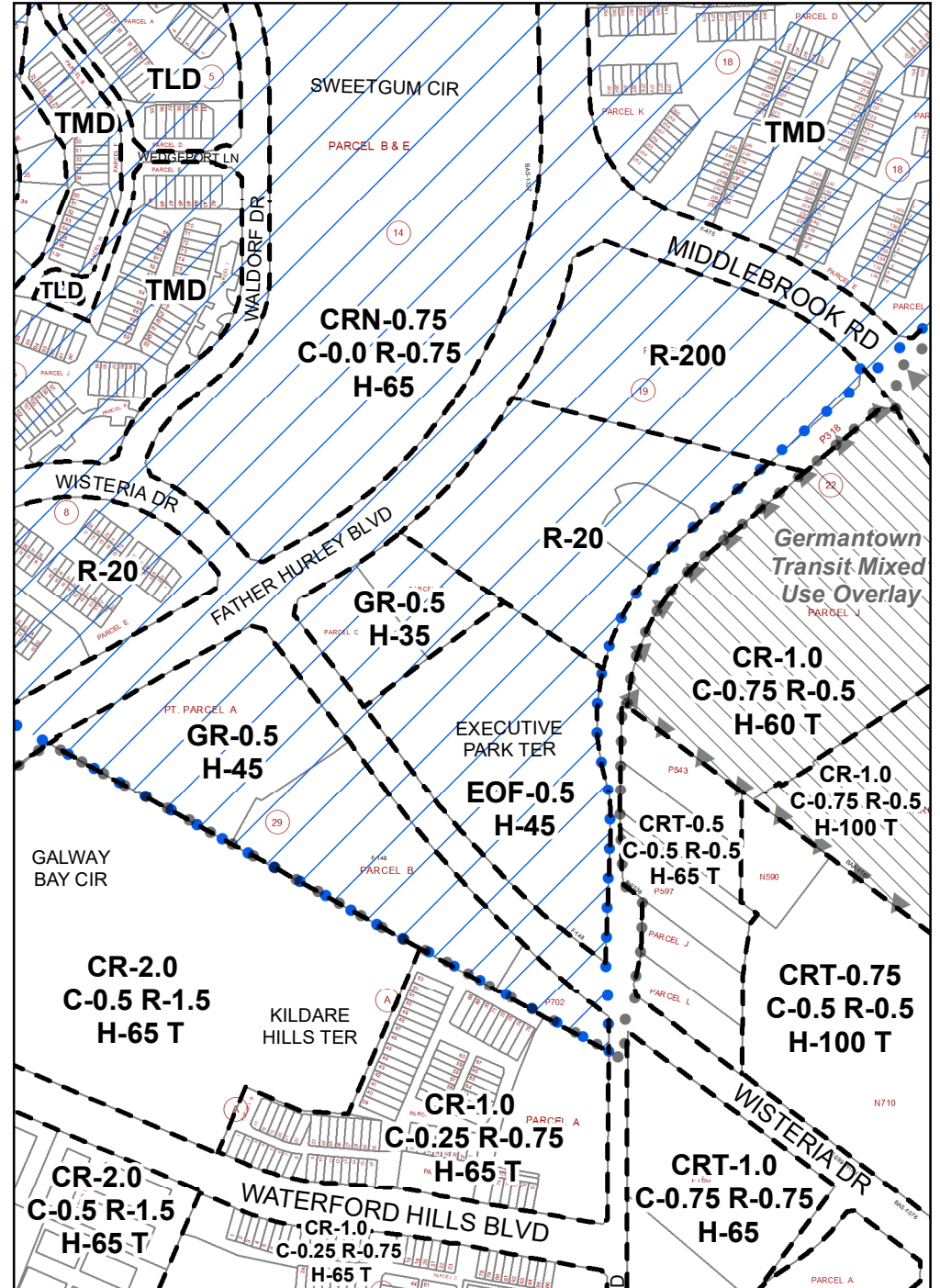
Attachment 1 - Map 21

Existing Zoning



Changes # 41,39,42,43,44,45

Proposed Zoning



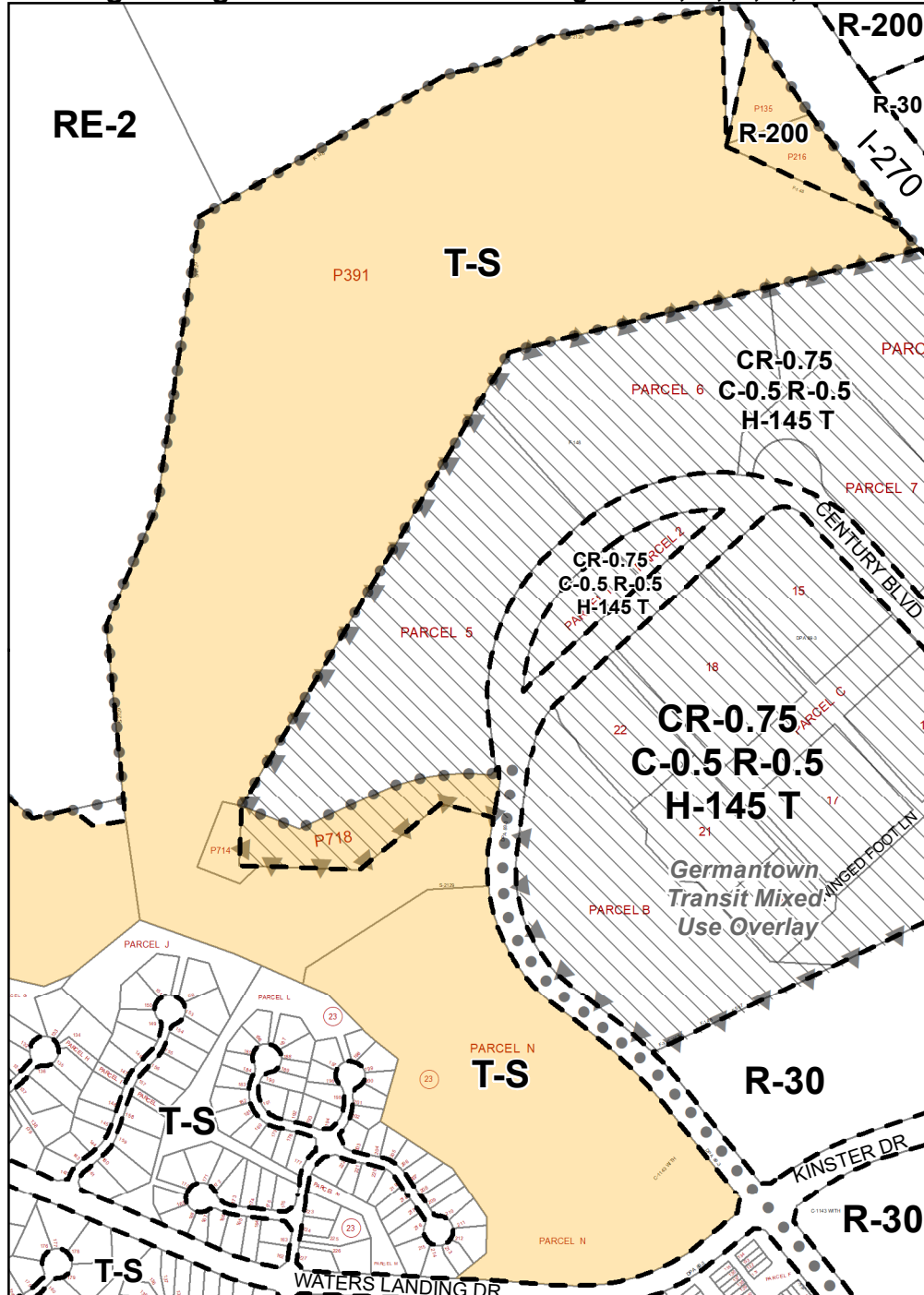
Map Grid: 227NW13

Master Plan Boundary
 Proposed Overlay Zone
 1 in = 425 ft

Attachment 1 - Map 22

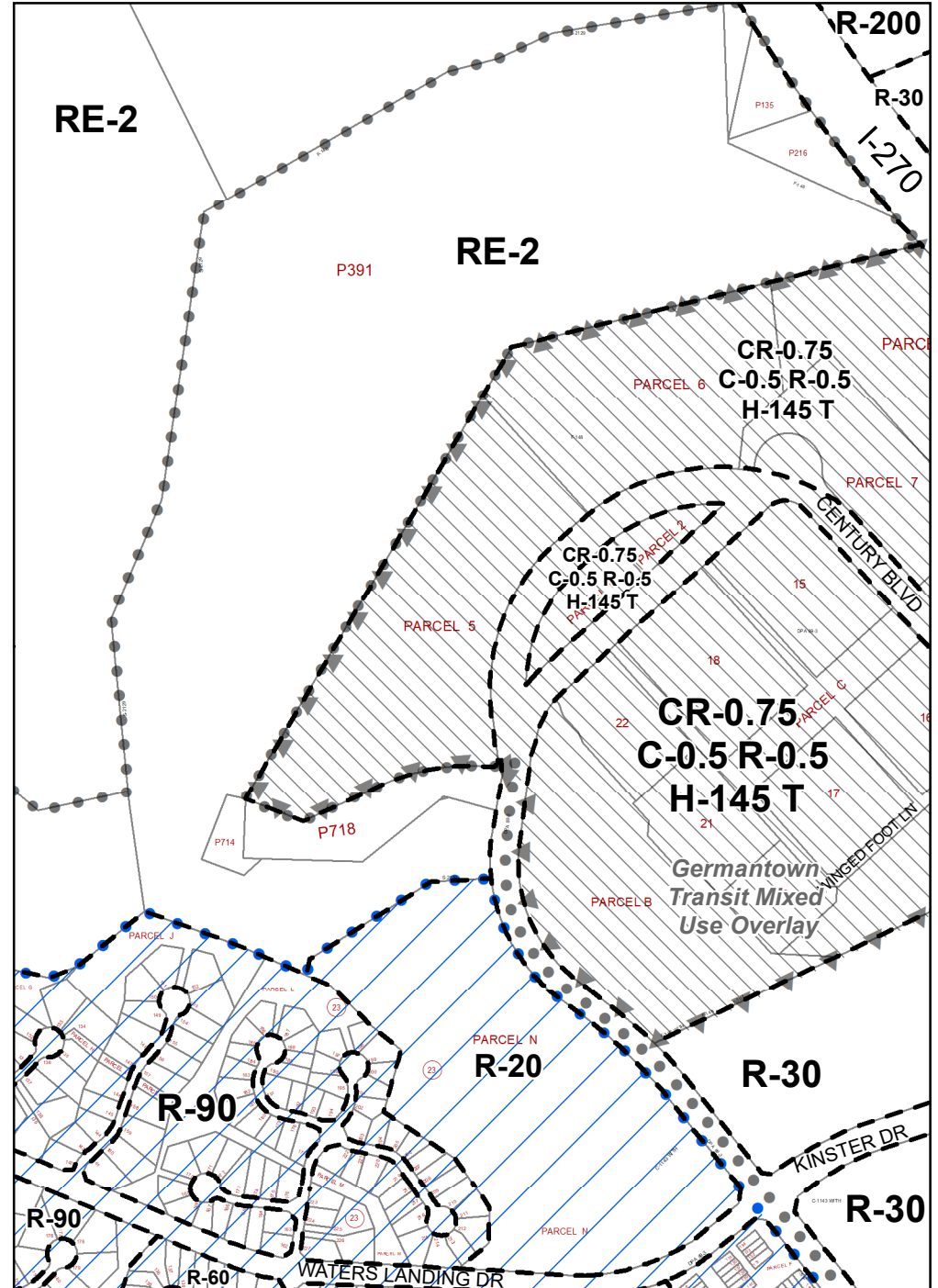
Existing Zoning

Changes # 47,48,49,54,77



Map Grids: 228NW13, 229NW13

Proposed Zoning

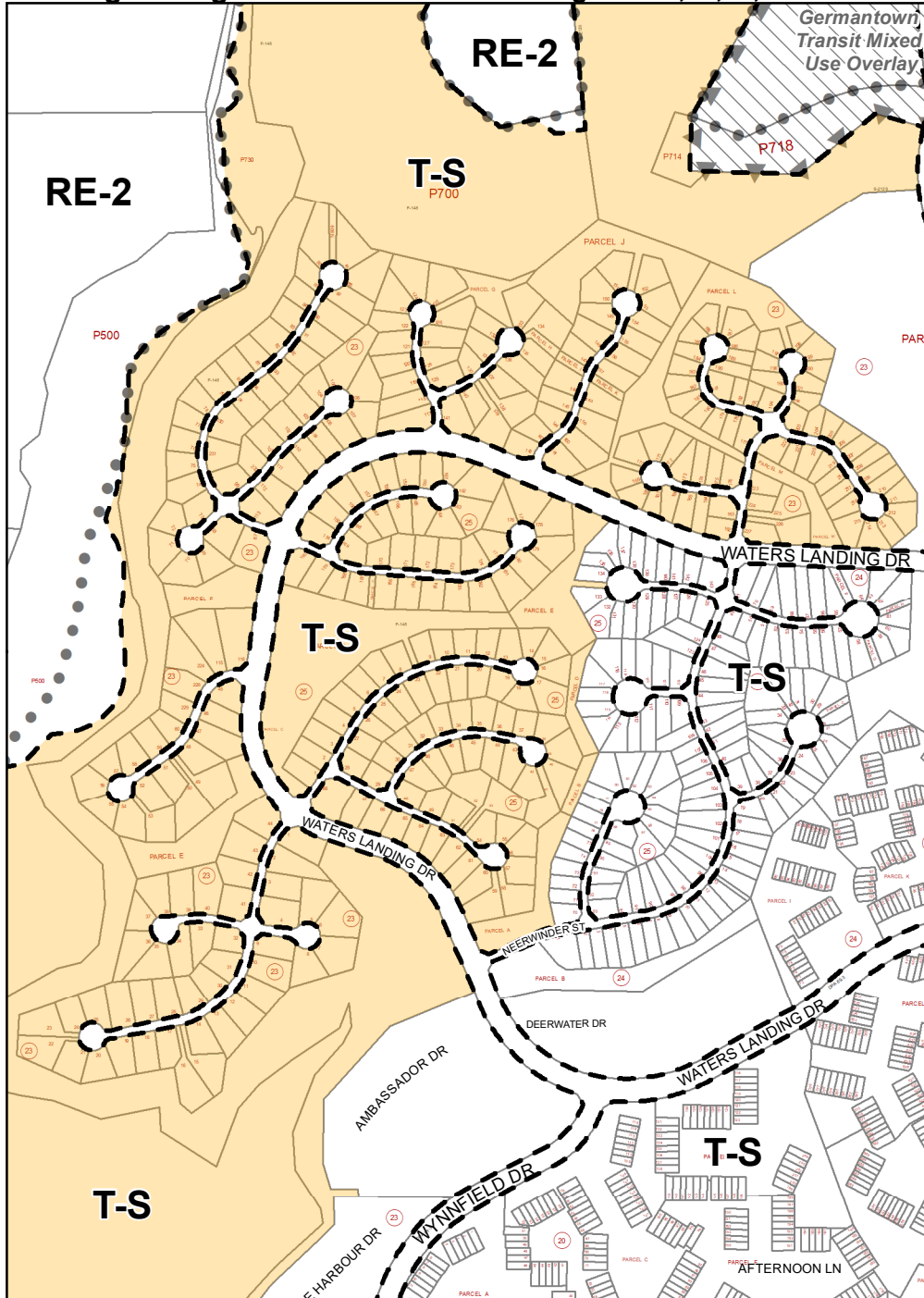


Master Plan Boundary
 Proposed Overlay Zone
 1 in = 550 ft

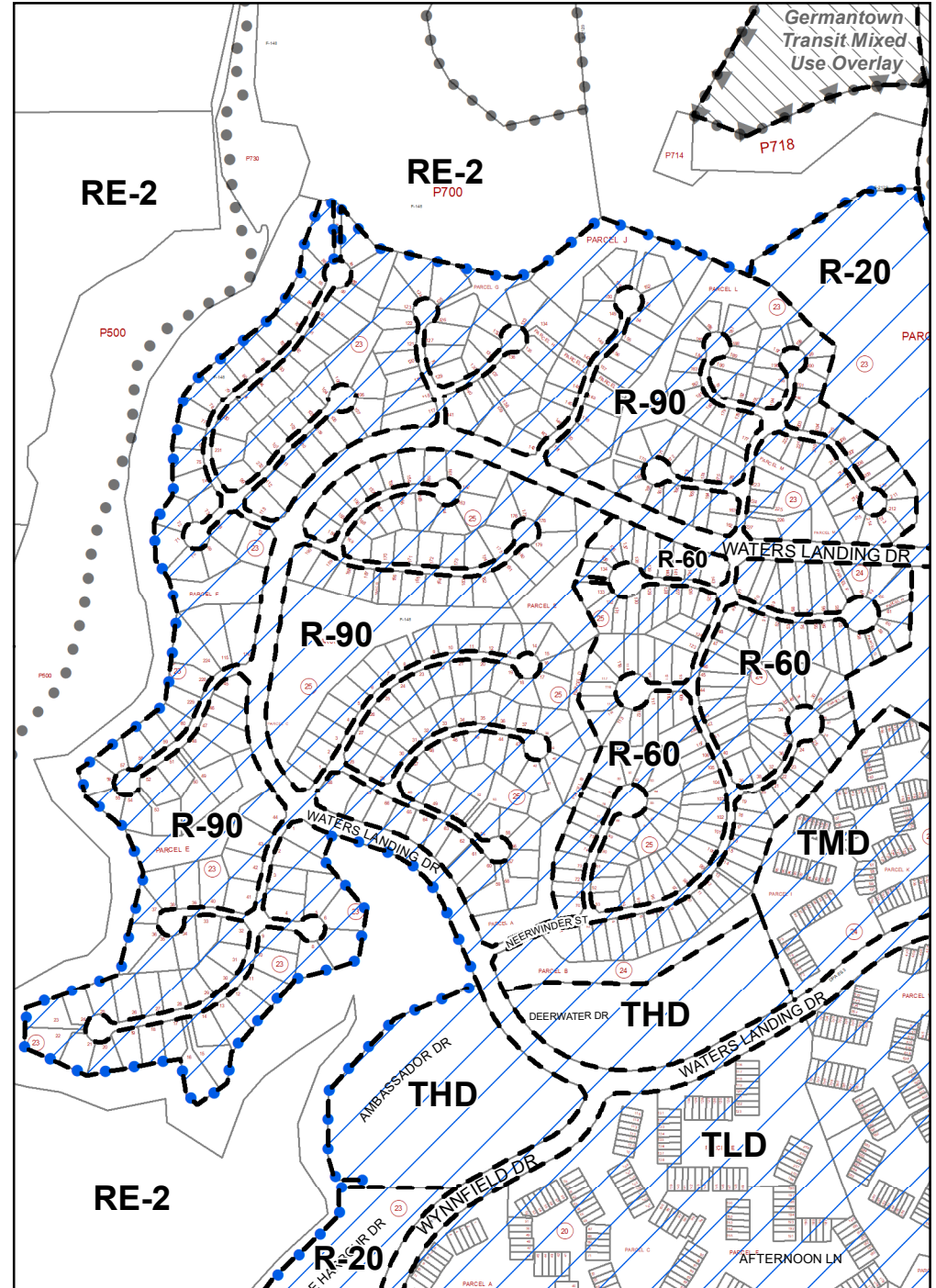
Attachment 1 - Map 23

Existing Zoning

Changes # 47,50,51,52



Proposed Zoning

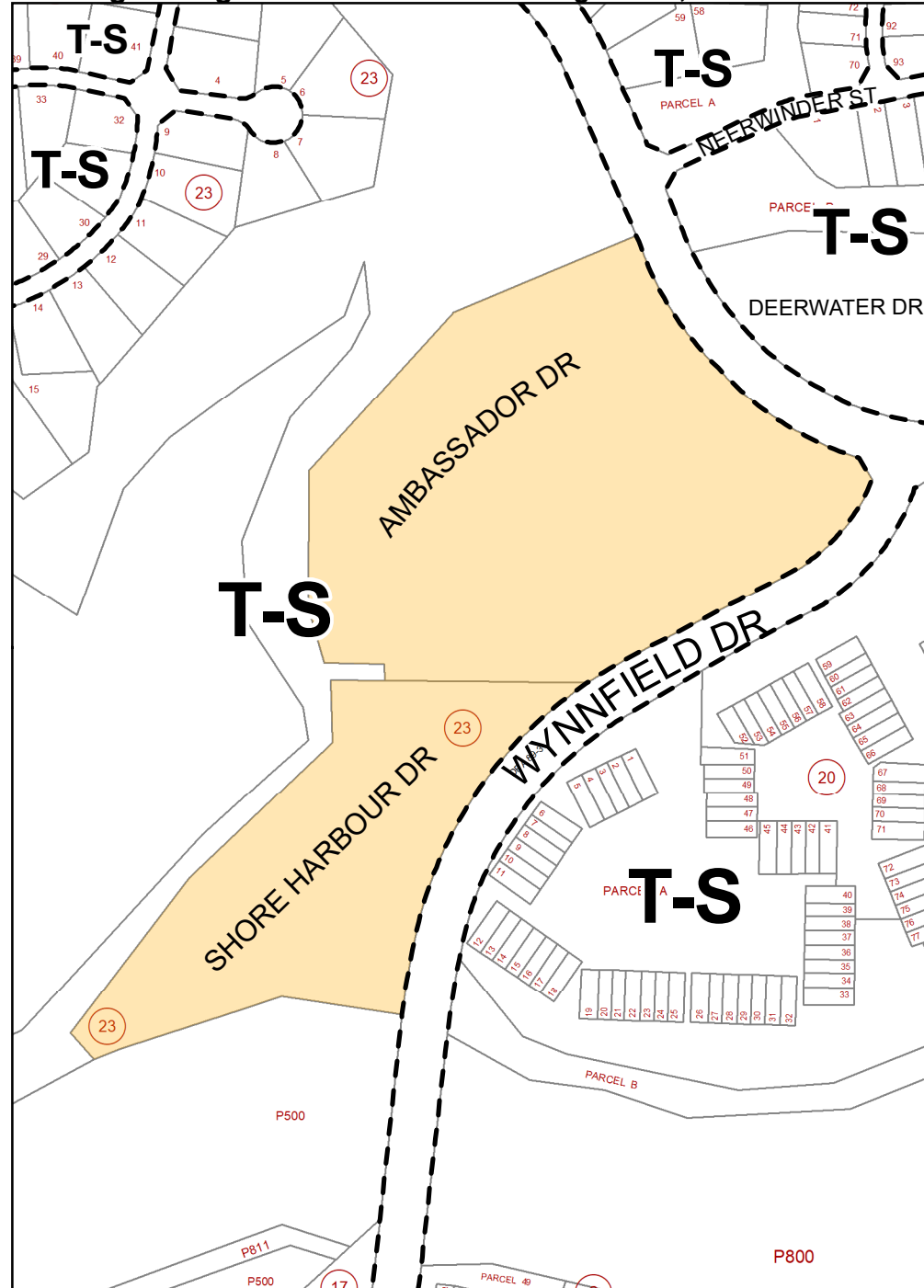


Map Grids: 228NW13, 228NW14, 229NW13, 229NW14

Master Plan Boundary
 Proposed Overlay Zone
 1 in = 600 ft

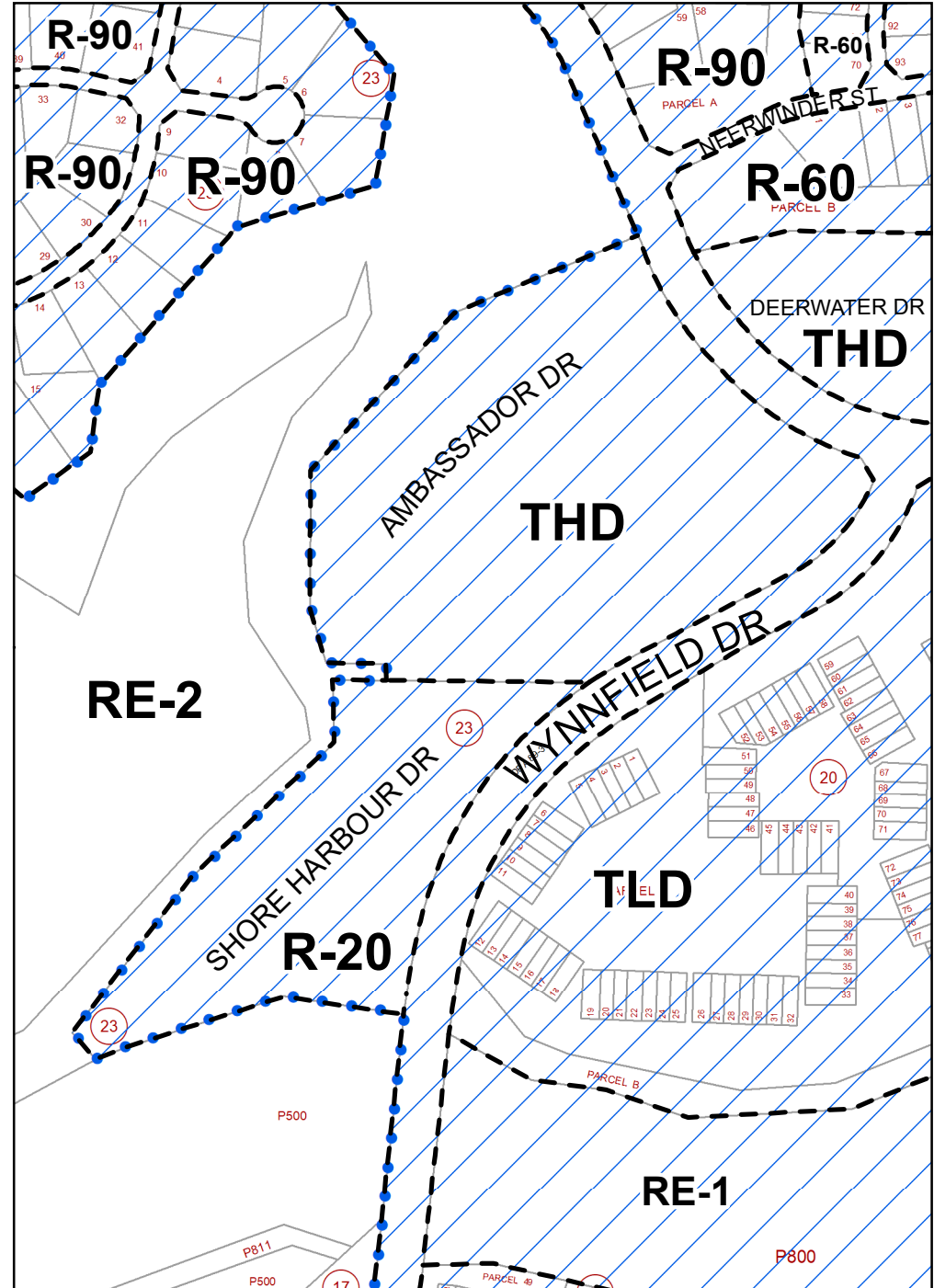
Attachment 1 - Map 24

Existing Zoning



Map Grids: 228NW13, 228NW14

Proposed Zoning



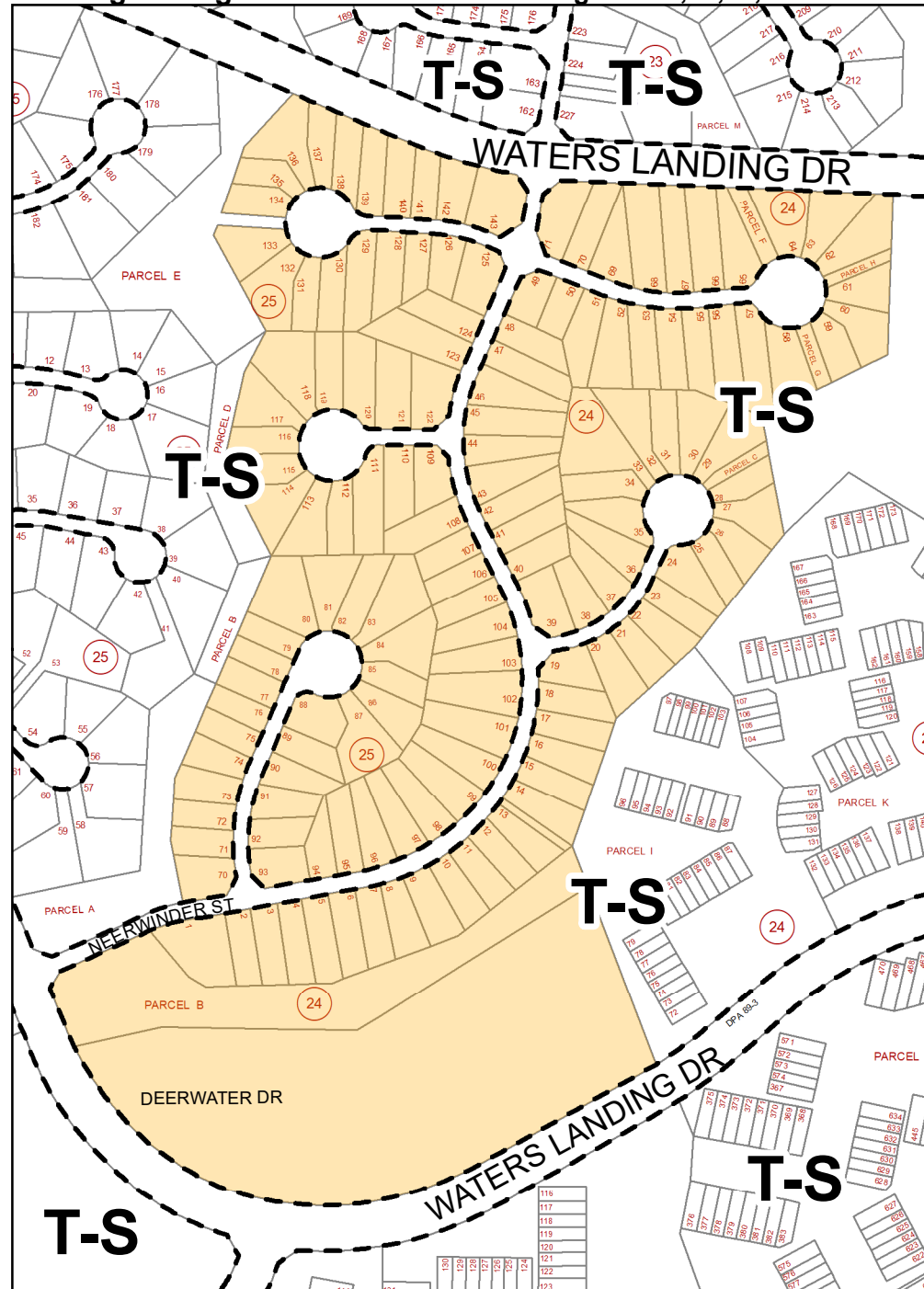
 Proposed Overlay Zone

1 in = 275 ft

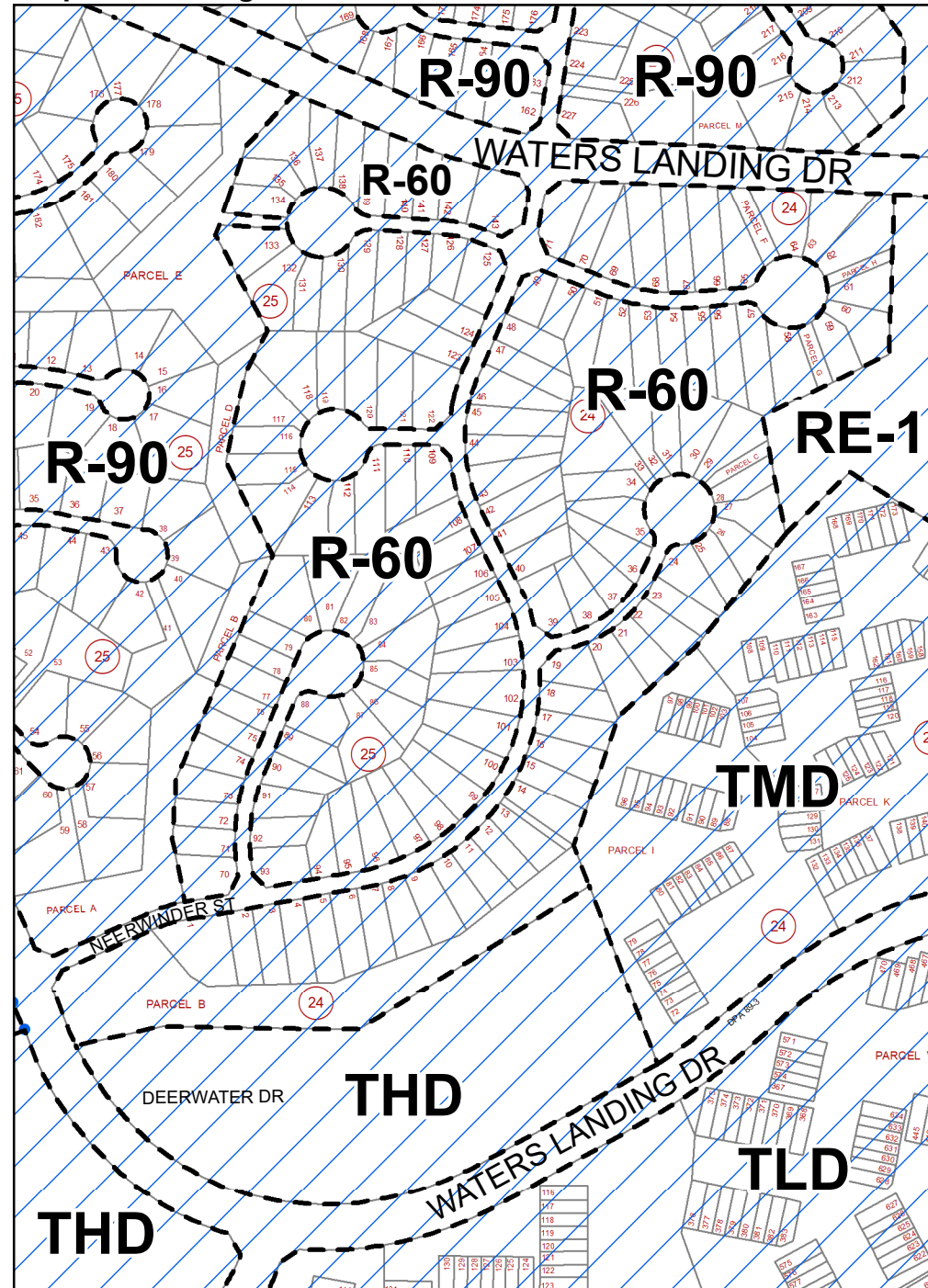
Attachment 1 - Map 25

Existing Zoning

Changes # 57,58,59,60



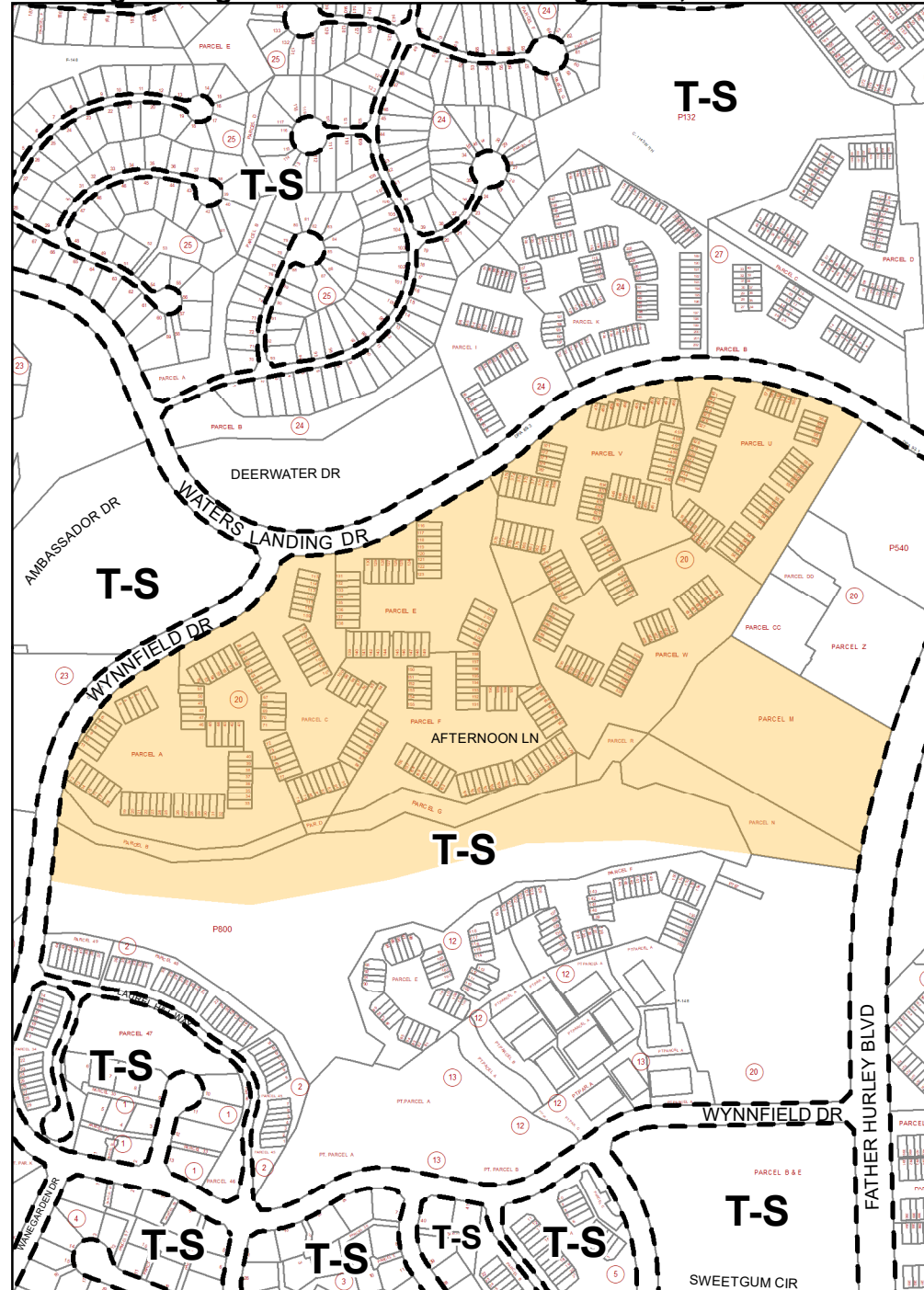
Proposed Zoning



Attachment 1 - Map 26

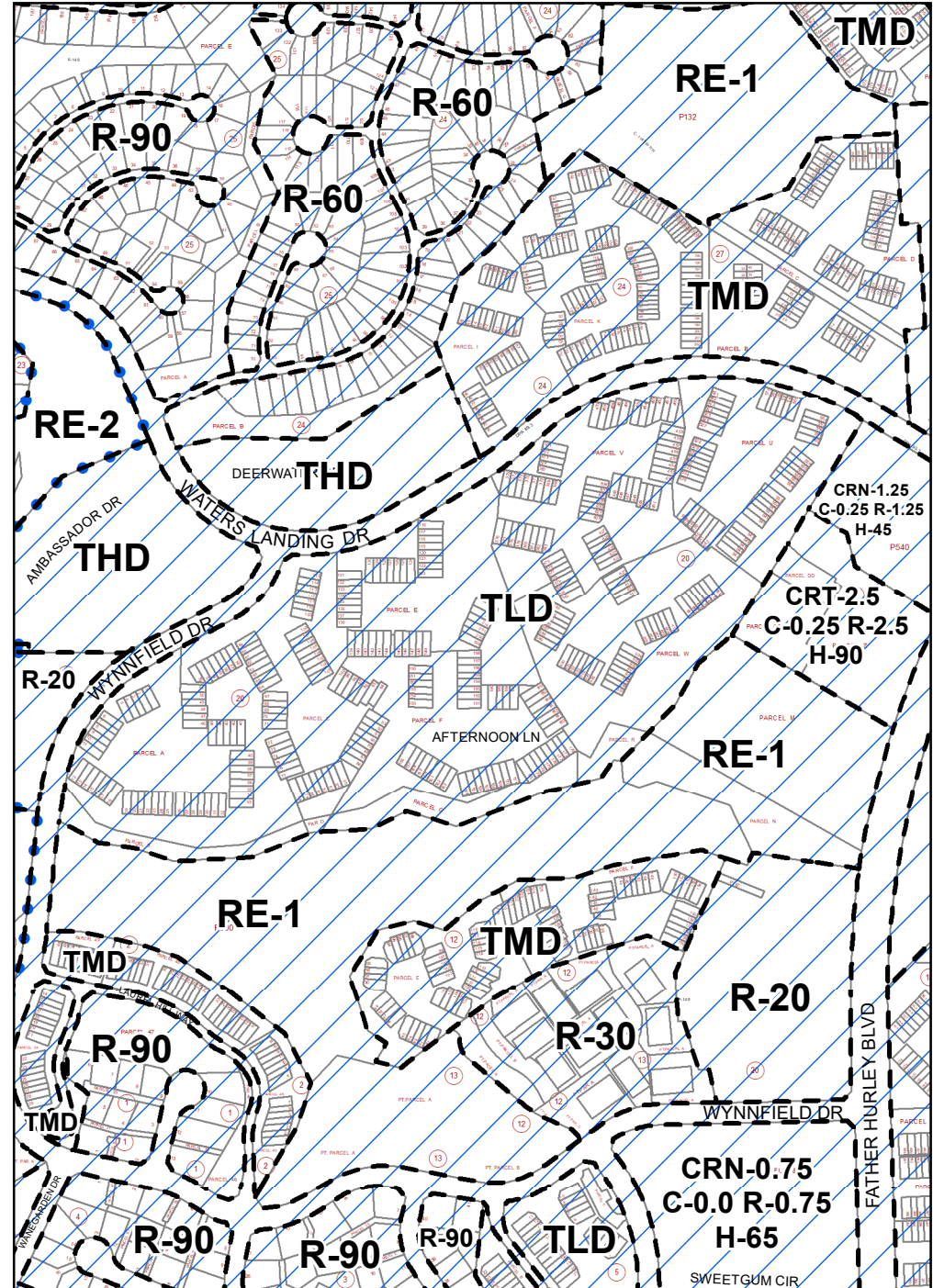
Existing Zoning

Changes # 61,62



Map Grid: 228NW13

Proposed Zoning



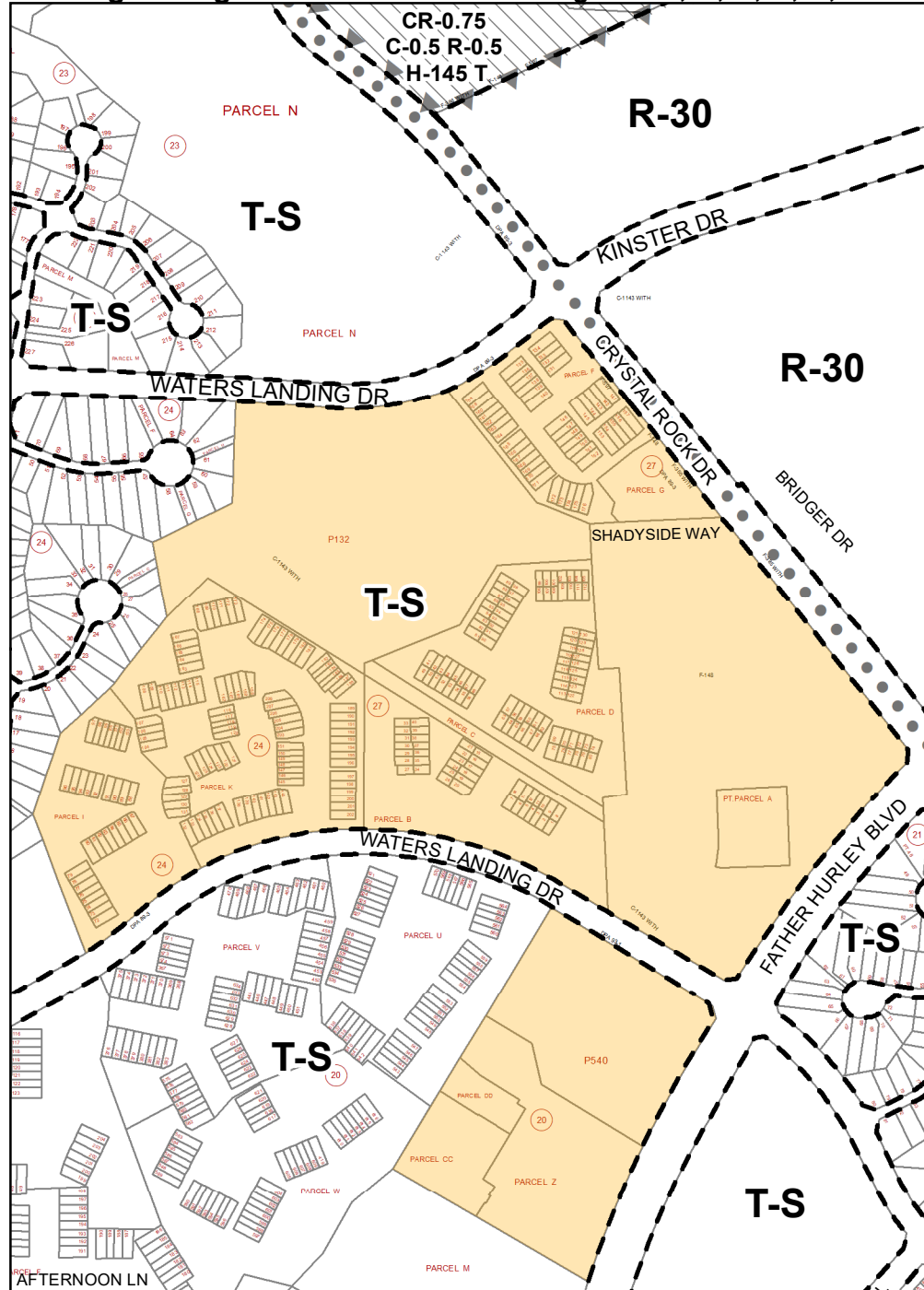
 Proposed Overlay Zone

1 in = 575 ft

Attachment 1 - Map 27

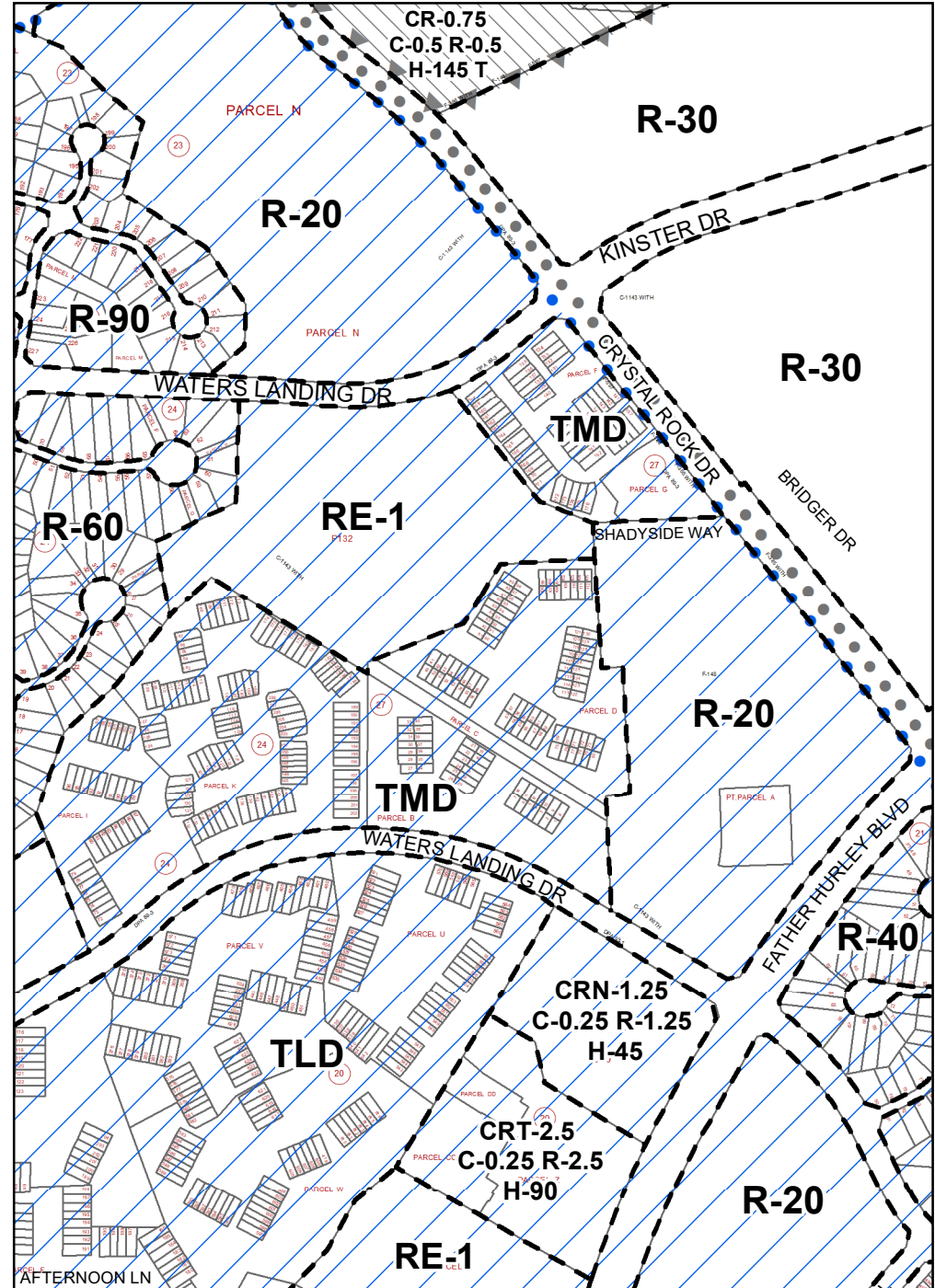
Existing Zoning

Changes # 55,63,64,65,66,67



Map Grid: 228NW13

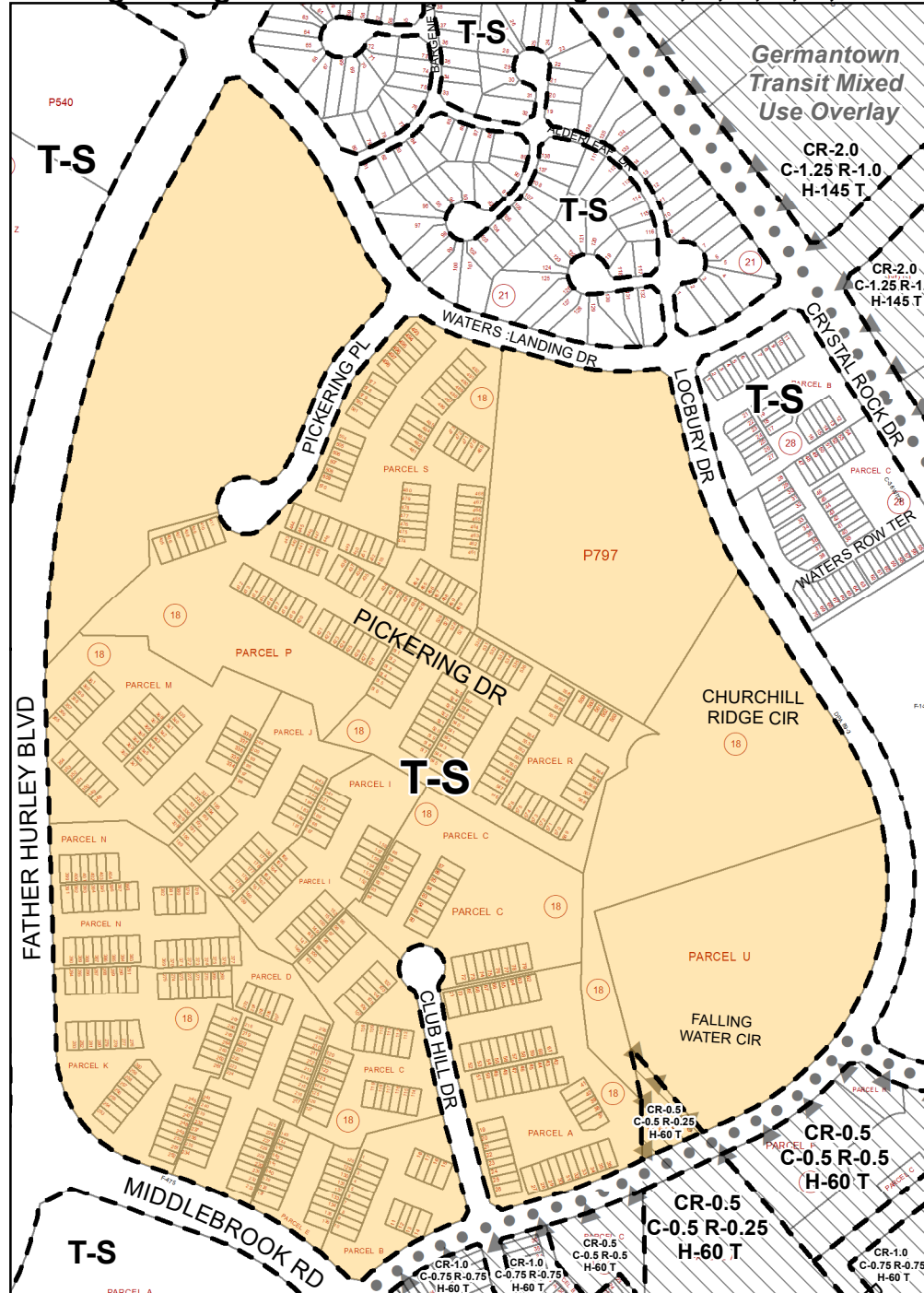
Proposed Zoning



 Master Plan Boundary
  Proposed Overlay Zone
 1 in = 475 ft

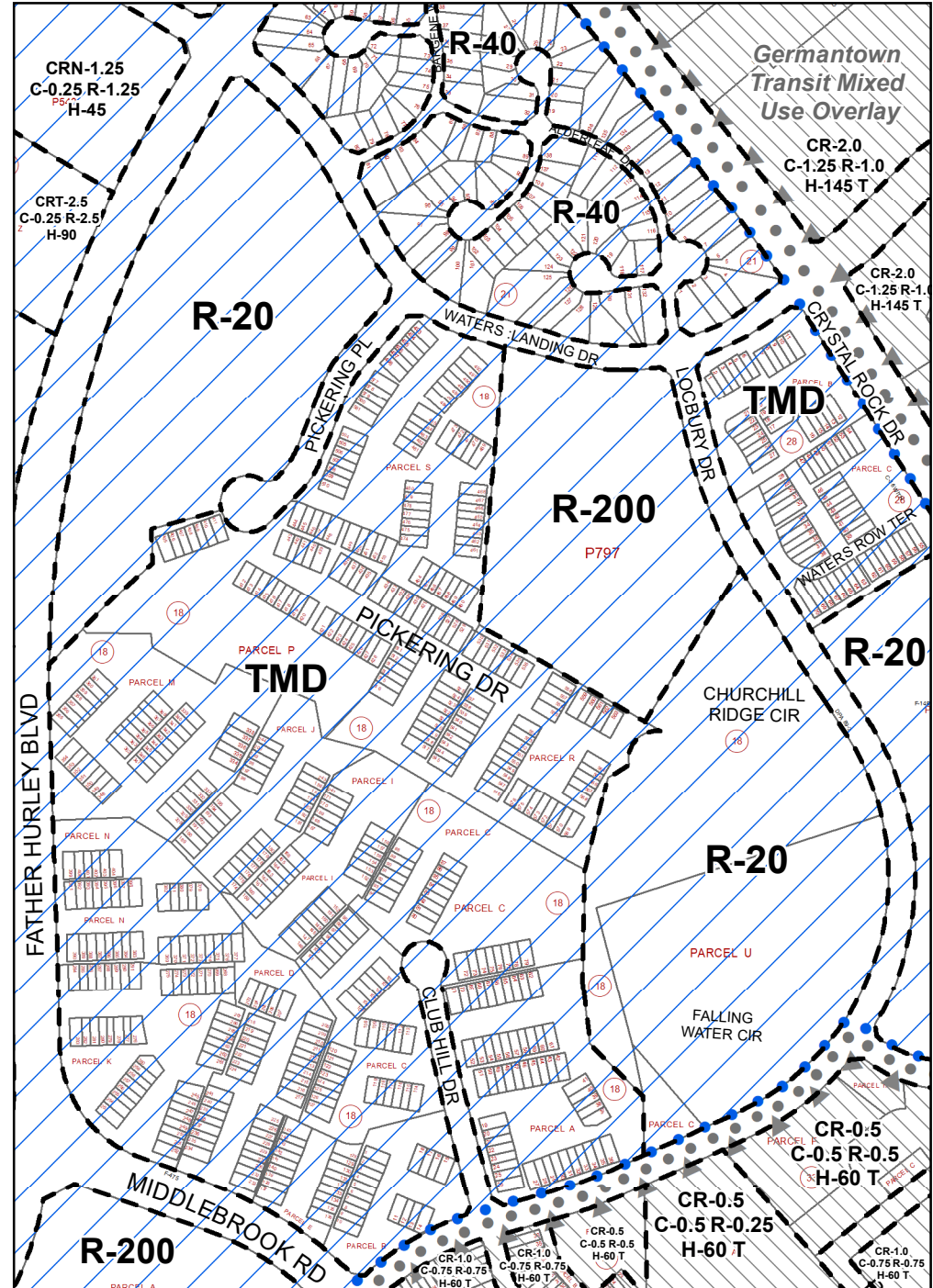
Attachment 1 - Map 28

Existing Zoning



Map Grids: 227NW13, 228NW13

Proposed Zoning

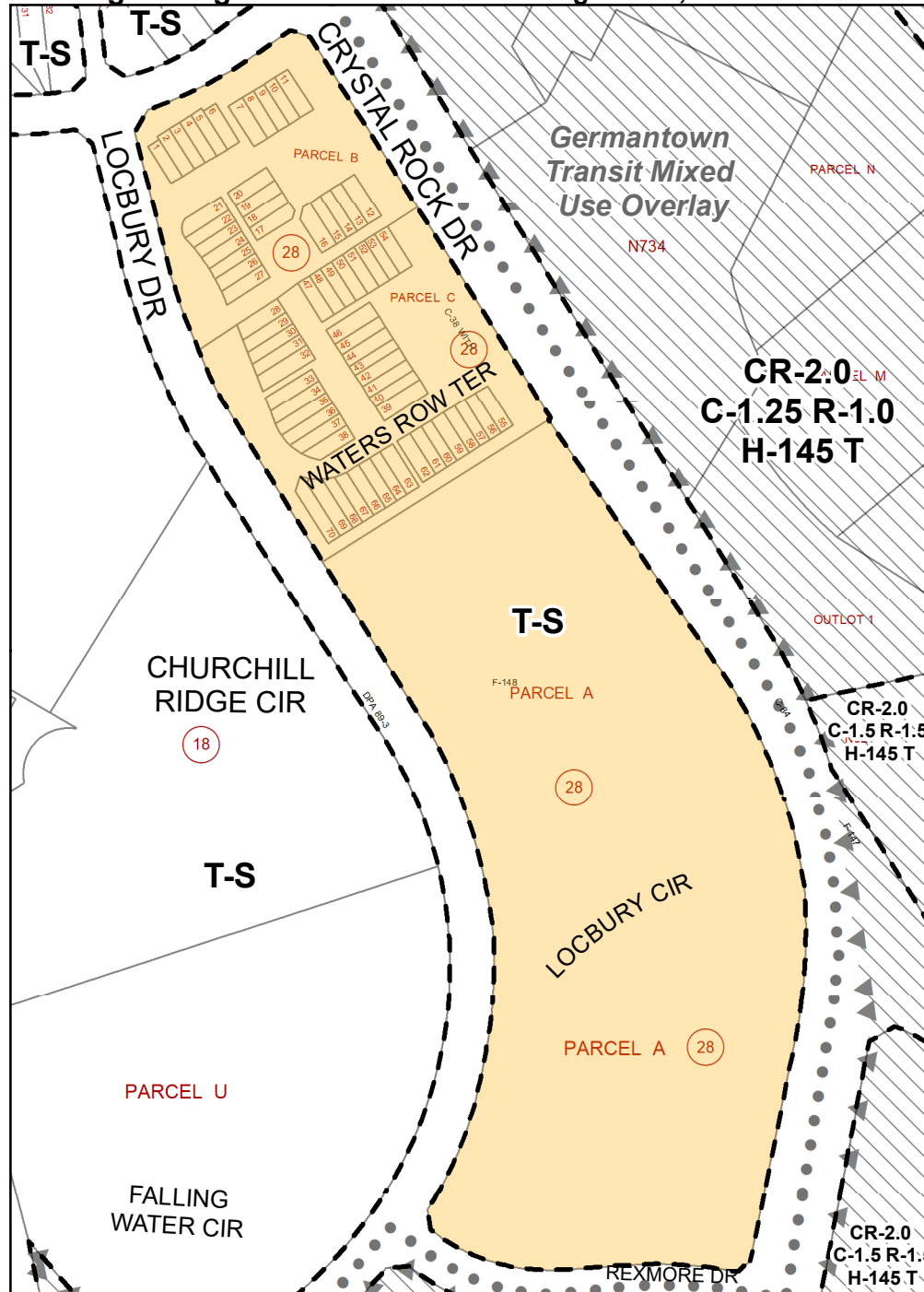


Master Plan Boundary Proposed Overlay Zone 1 in = 450 ft

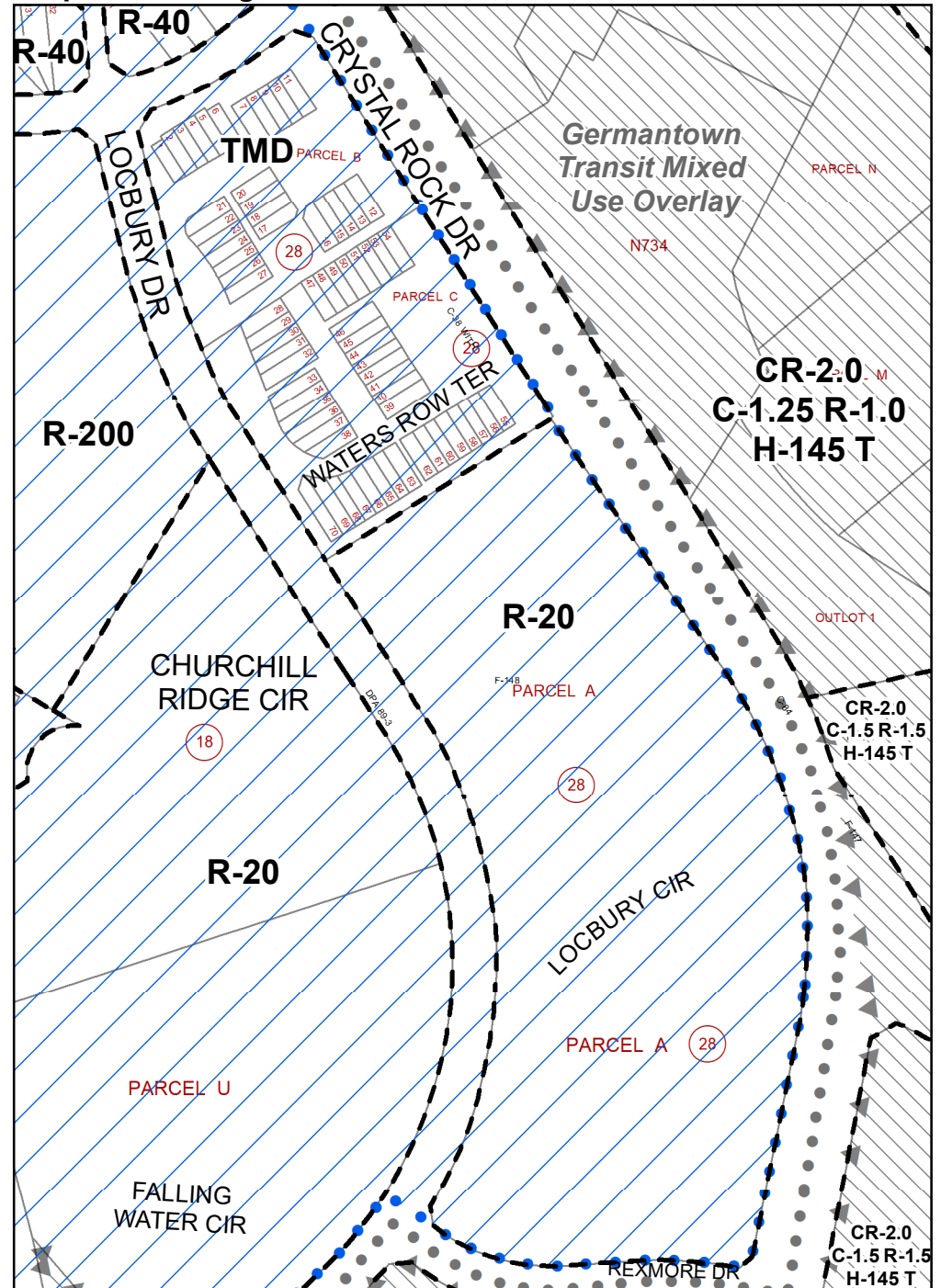
Attachment 1 - Map 29

Existing Zoning

Changes # 71,73



Proposed Zoning



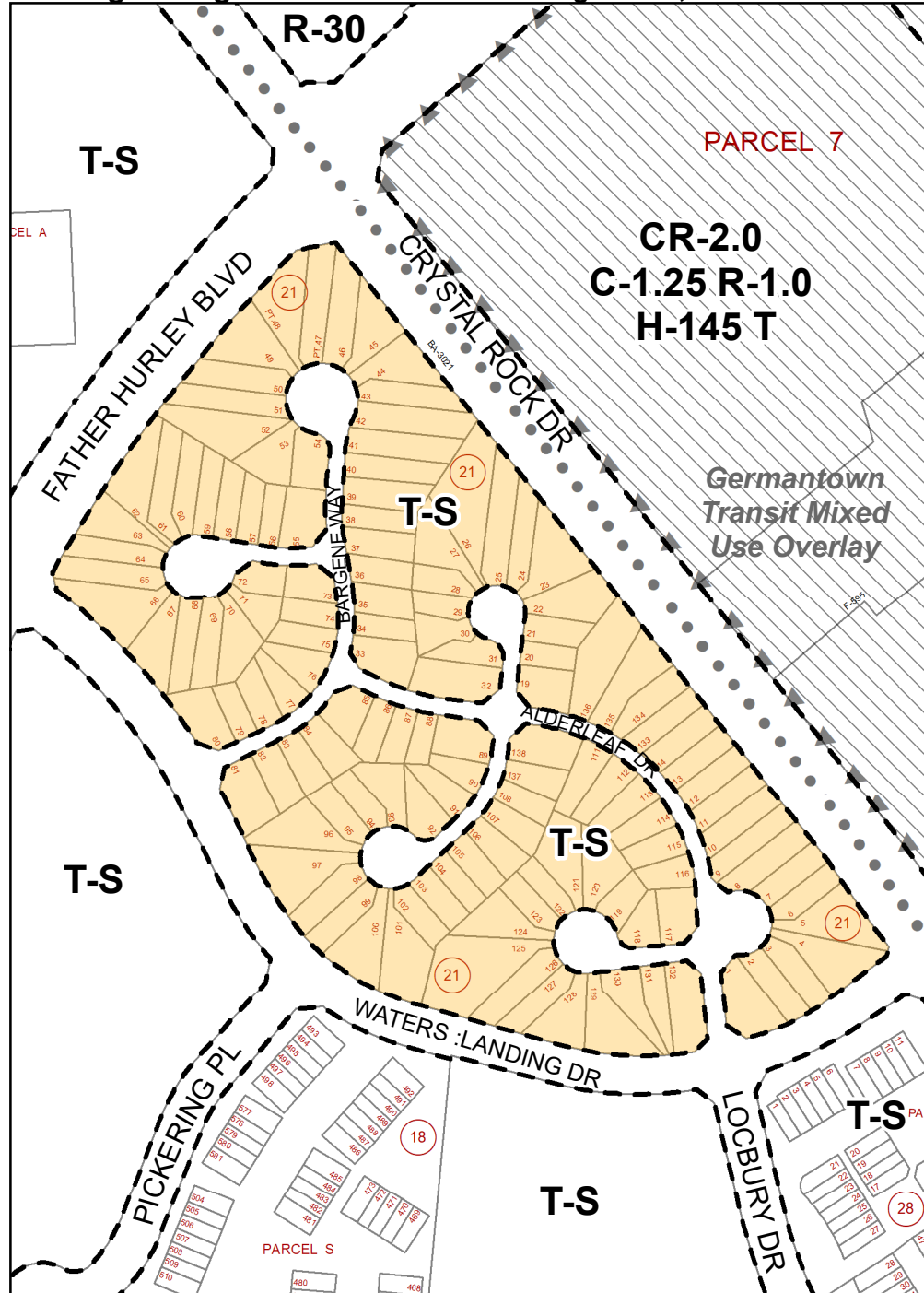
Map Grids: 227NW13, 228NW13

Master Plan Boundary
 Proposed Overlay Zone
 1 in = 275 ft

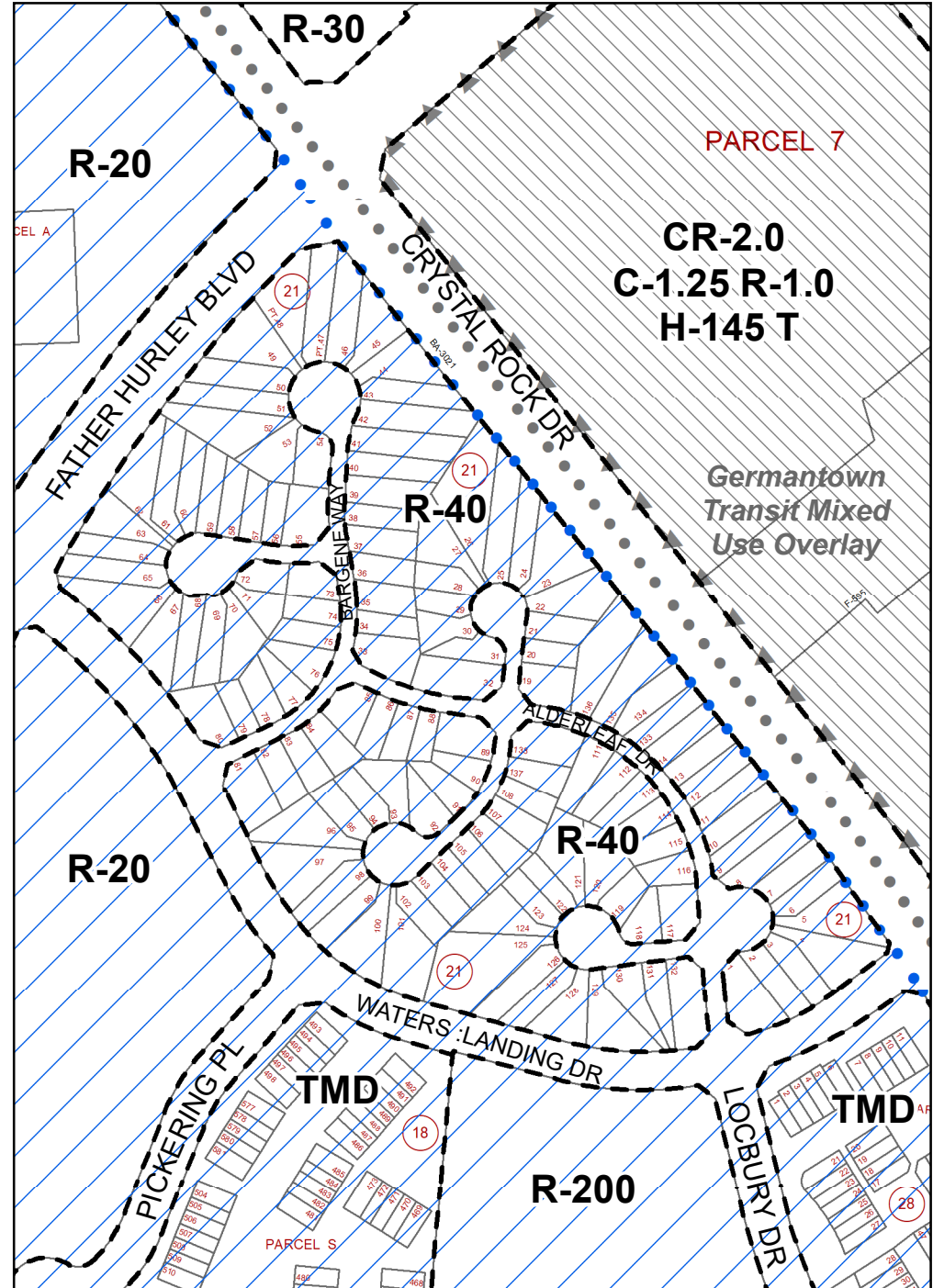
Attachment 1 - Map 30

Existing Zoning

Changes # 75,76



Proposed Zoning



Map Grid: 228NW13

Master Plan Boundary
 Proposed Overlay Zone
 1 in = 285 ft