



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.

July 10, 2019

Date

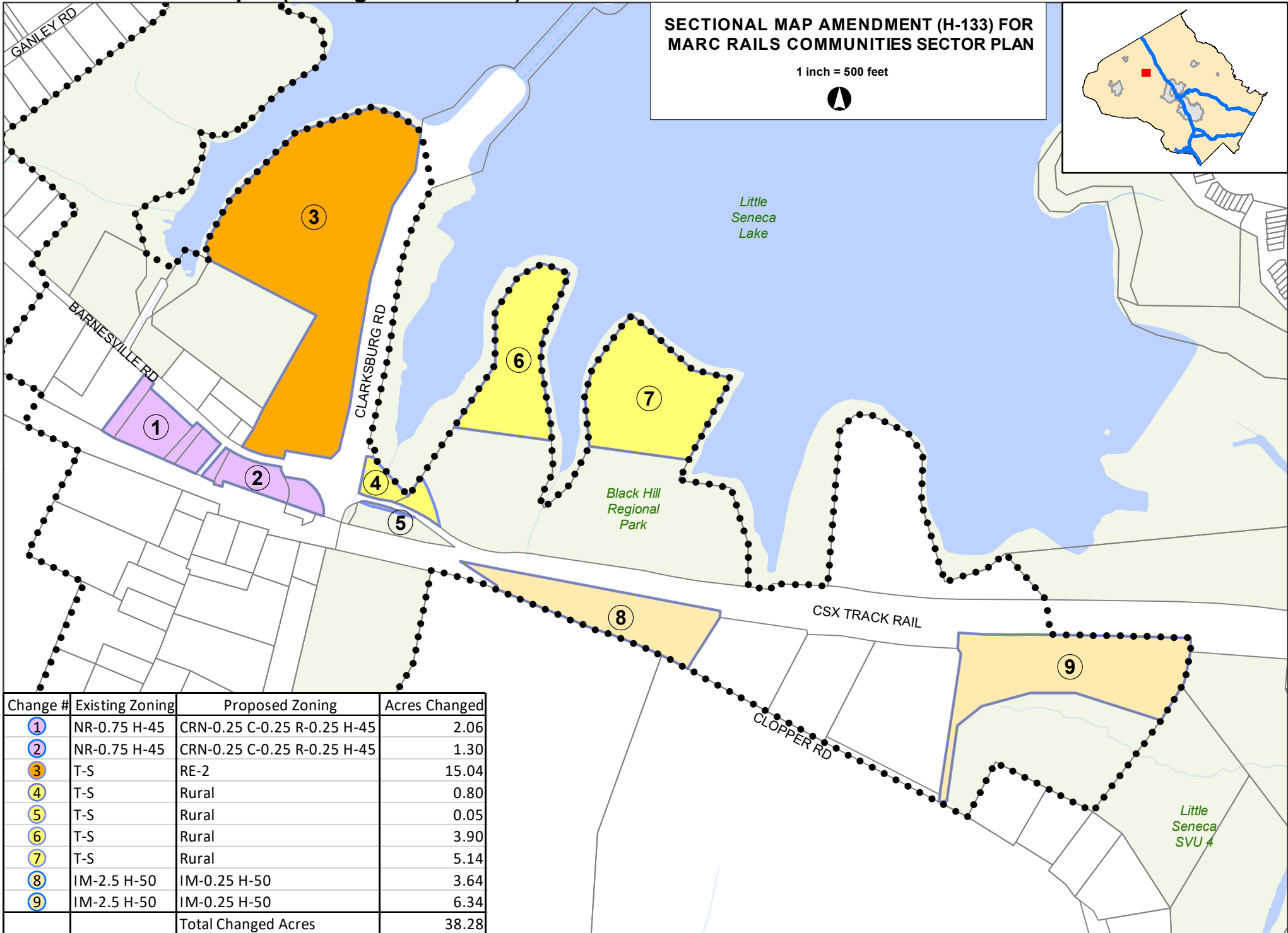
Richard A. Weaver

Richard Weaver
Division Chief
Area 3 Division

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

SECTIONAL MAP AMENDMENT (H-133) FOR MARC RAILS COMMUNITIES SECTOR PLAN

1 inch = 500 feet

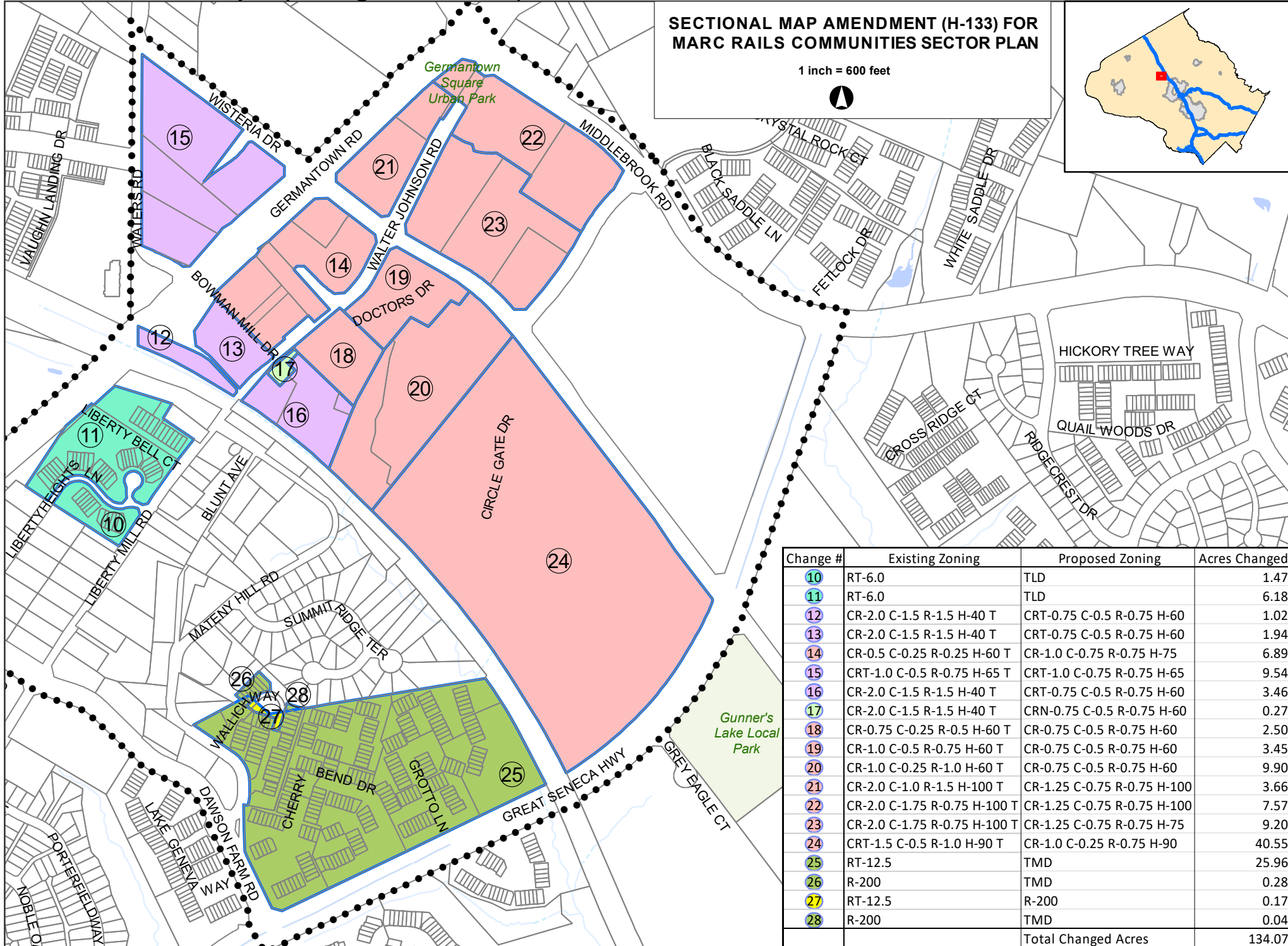


Change #	Existing Zoning	Proposed Zoning	Acres Changed
①	NR-0.75 H-45	CRN-0.25 C-0.25 R-0.25 H-45	2.06
②	NR-0.75 H-45	CRN-0.25 C-0.25 R-0.25 H-45	1.30
③	T-S	RE-2	15.04
④	T-S	Rural	0.80
⑤	T-S	Rural	0.05
⑥	T-S	Rural	3.90
⑦	T-S	Rural	5.14
⑧	IM-2.5 H-50	IM-0.25 H-50	3.64
⑨	IM-2.5 H-50	IM-0.25 H-50	6.34
		Total Changed Acres	38.28

Attachment 1 - Map 3 (Change Index 2 of 2)

SECTIONAL MAP AMENDMENT (H-133) FOR MARC RAILS COMMUNITIES SECTOR PLAN

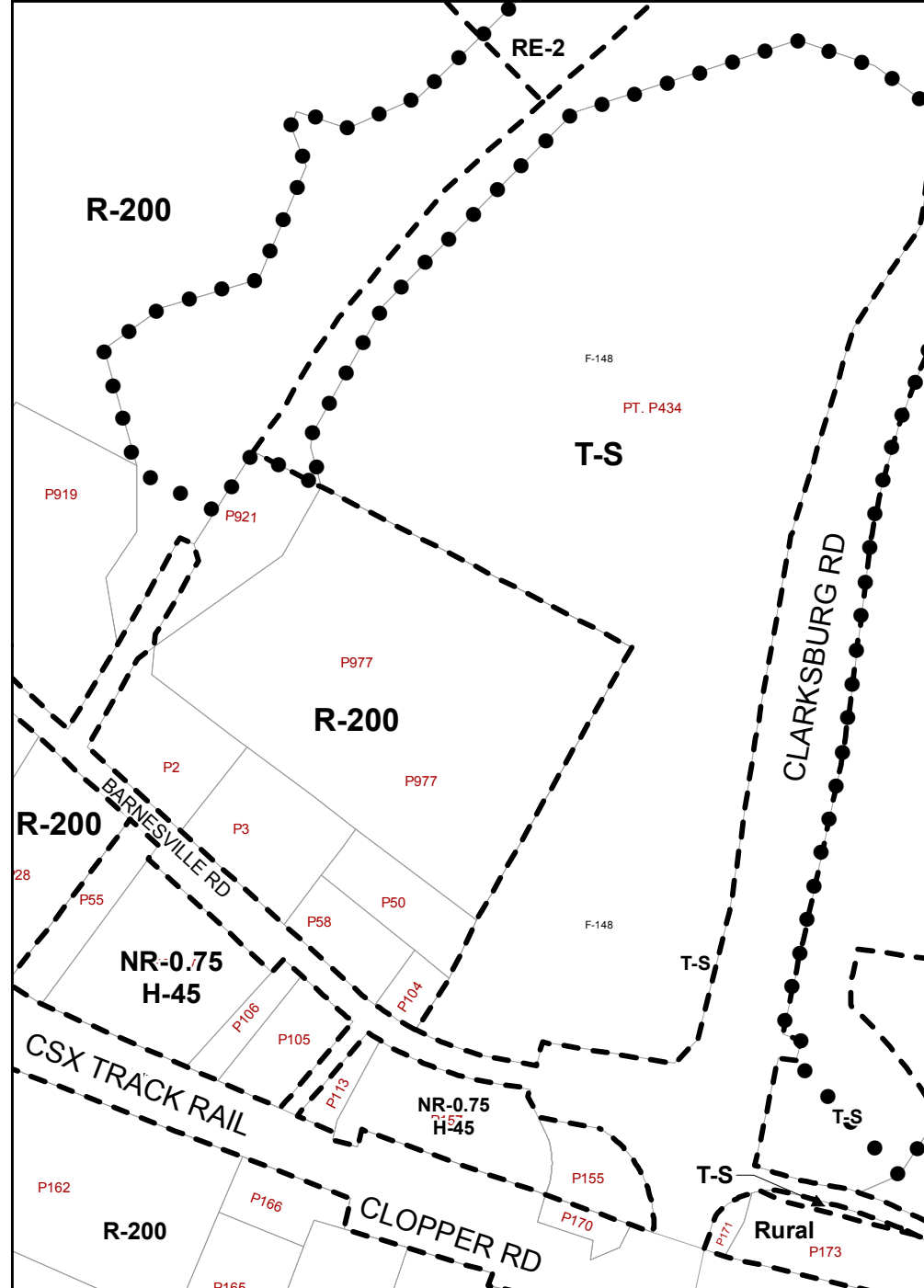
1 inch = 600 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
10	RT-6.0	TLD	1.47
11	RT-6.0	TLD	6.18
12	CR-2.0 C-1.5 R-1.5 H-40 T	CRT-0.75 C-0.5 R-0.75 H-60	1.02
13	CR-2.0 C-1.5 R-1.5 H-40 T	CRT-0.75 C-0.5 R-0.75 H-60	1.94
14	CR-0.5 C-0.25 R-0.25 H-60 T	CR-1.0 C-0.75 R-0.75 H-75	6.89
15	CRT-1.0 C-0.5 R-0.75 H-65 T	CRT-1.0 C-0.75 R-0.75 H-65	9.54
16	CR-2.0 C-1.5 R-1.5 H-40 T	CRT-0.75 C-0.5 R-0.75 H-60	3.46
17	CR-2.0 C-1.5 R-1.5 H-40 T	CRN-0.75 C-0.5 R-0.75 H-60	0.27
18	CR-0.75 C-0.25 R-0.5 H-60 T	CR-0.75 C-0.5 R-0.75 H-60	2.50
19	CR-1.0 C-0.5 R-0.75 H-60 T	CR-0.75 C-0.5 R-0.75 H-60	3.45
20	CR-1.0 C-0.25 R-1.0 H-60 T	CR-0.75 C-0.5 R-0.75 H-60	9.90
21	CR-2.0 C-1.0 R-1.5 H-100 T	CR-1.25 C-0.75 R-0.75 H-100	3.66
22	CR-2.0 C-1.75 R-0.75 H-100 T	CR-1.25 C-0.75 R-0.75 H-100	7.57
23	CR-2.0 C-1.75 R-0.75 H-100 T	CR-1.25 C-0.75 R-0.75 H-75	9.20
24	CRT-1.5 C-0.5 R-1.0 H-90 T	CR-1.0 C-0.25 R-0.75 H-90	40.55
25	RT-12.5	TMD	25.96
26	R-200	TMD	0.28
27	RT-12.5	R-200	0.17
28	R-200	TMD	0.04
Total Changed Acres			134.07

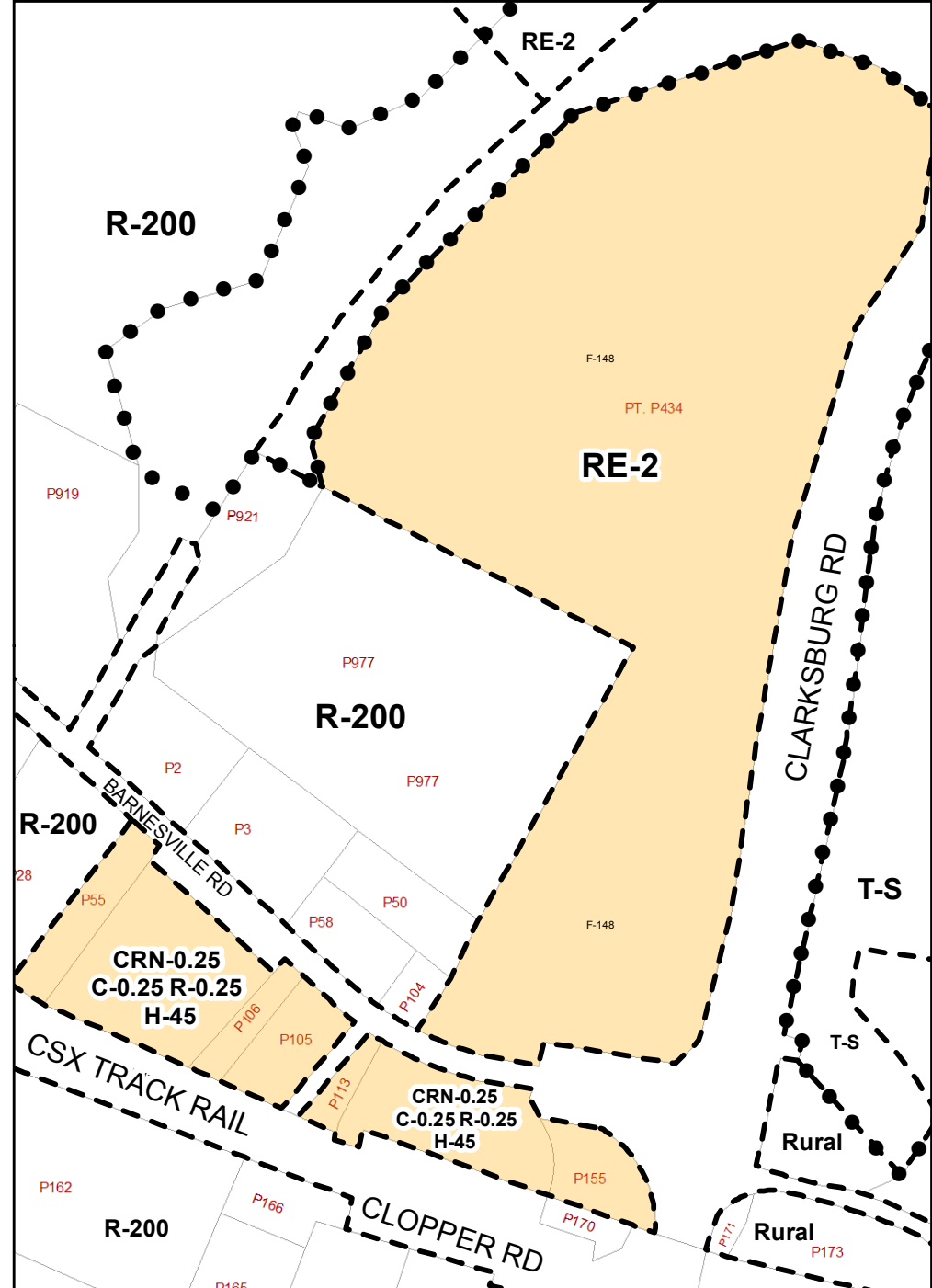
Attachment 1 - Map 4

Existing Zoning



Map Grids: 227NW15 (South) - 228NW15 (North)

Proposed Zoning



●●●● Sector Plan Boundary

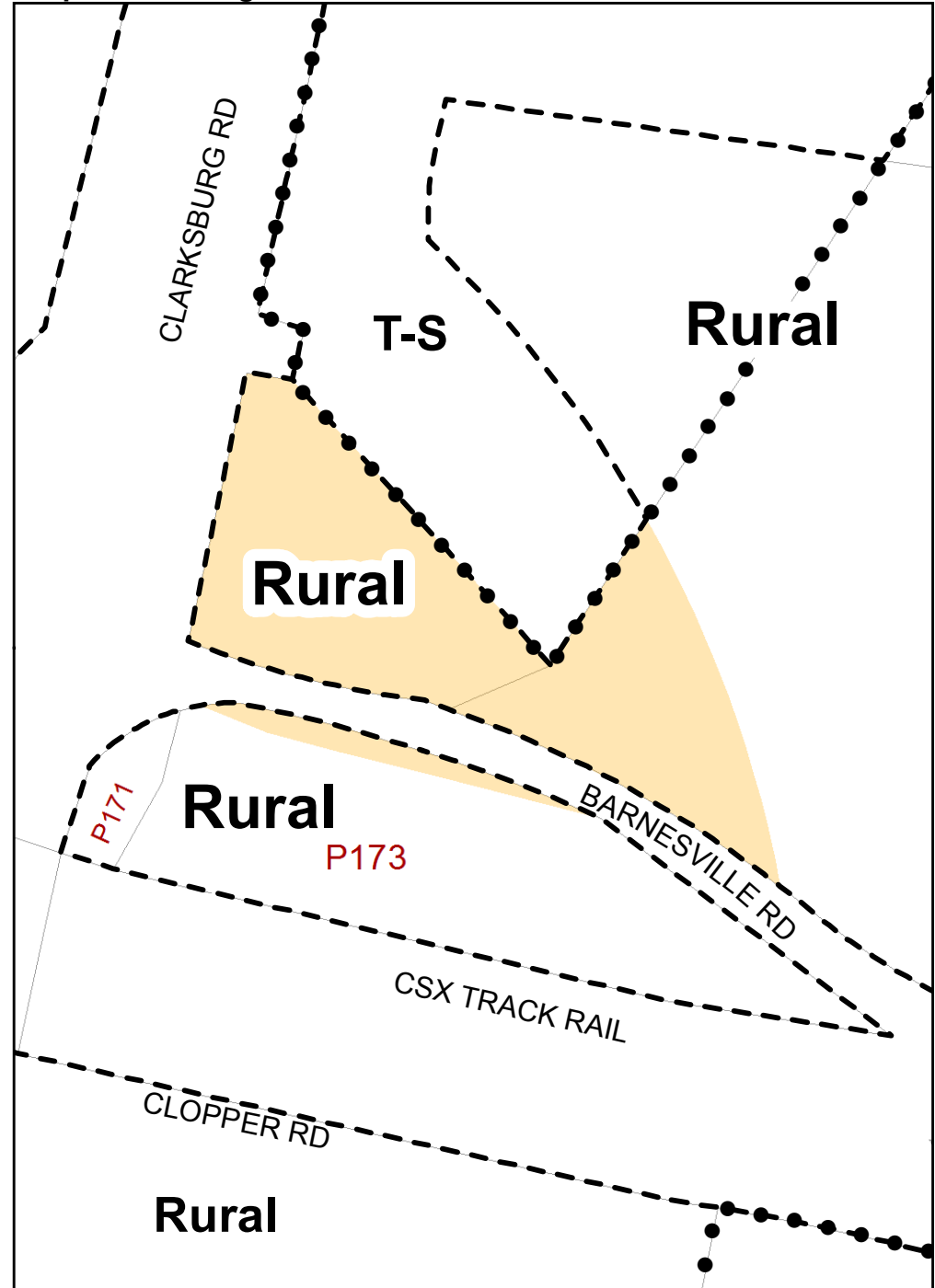
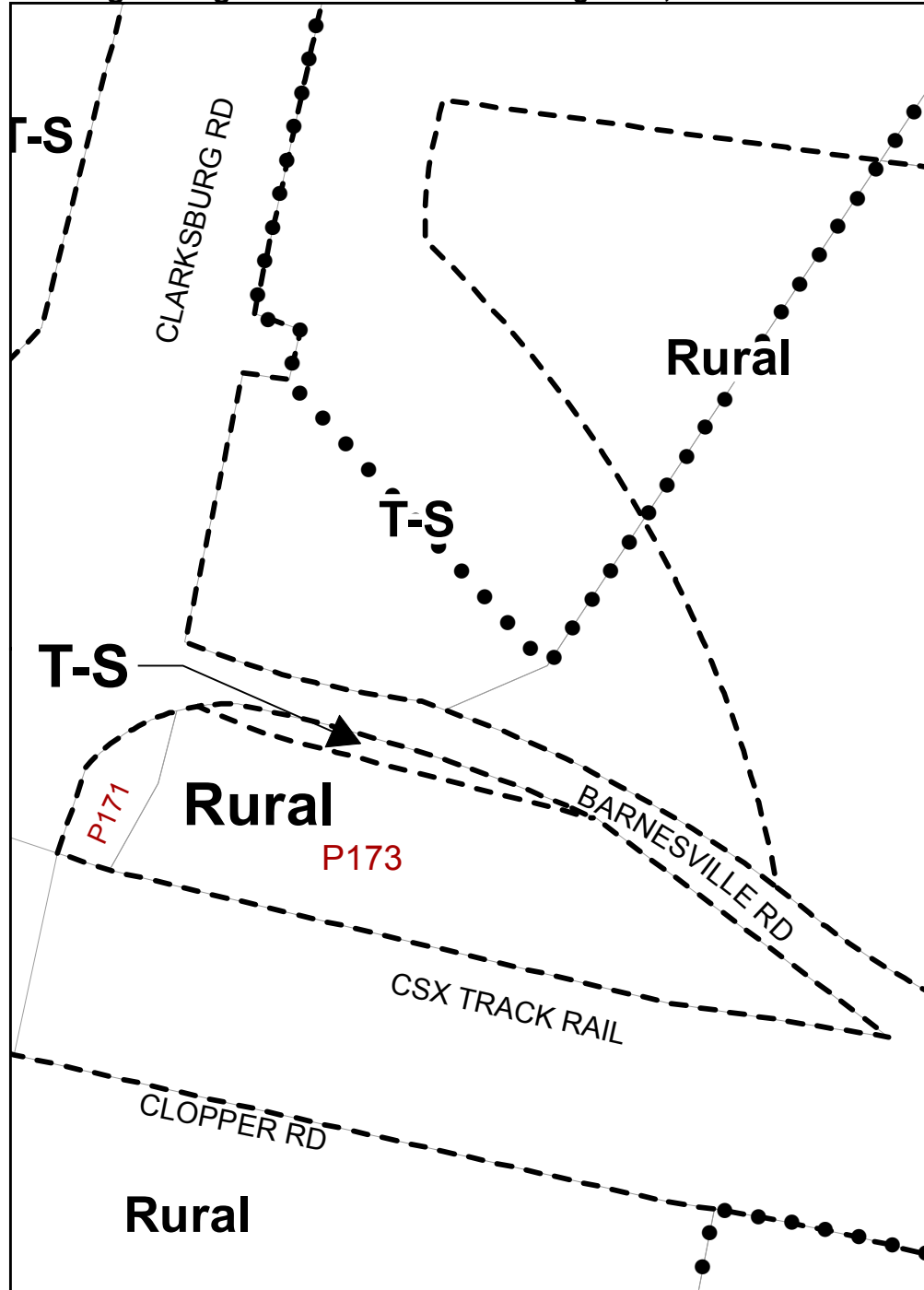
1 in = 250 ft

Attachment 1 - Map 5

Existing Zoning

Changes # 4, 5

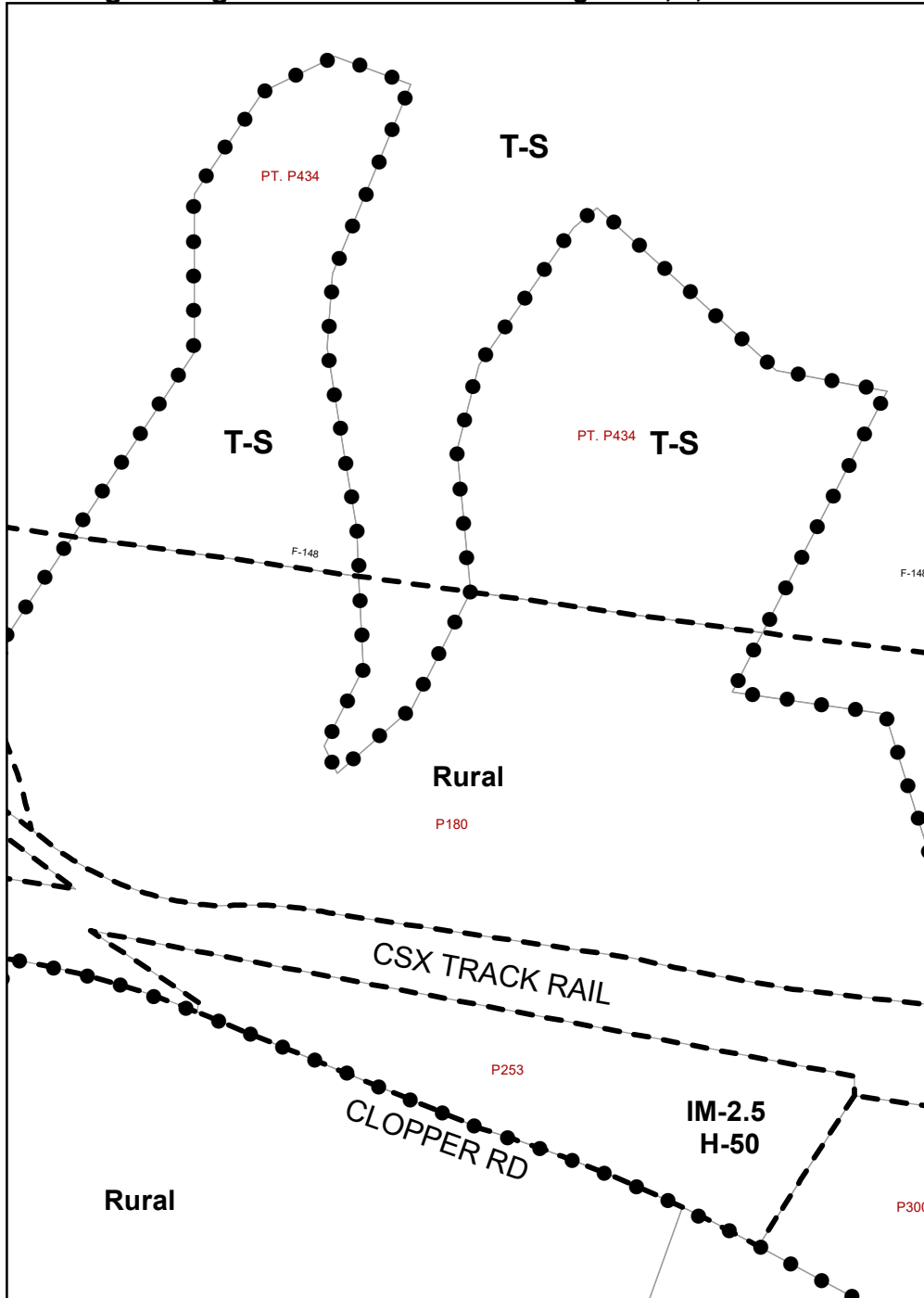
Proposed Zoning



Attachment 1 - Map 6

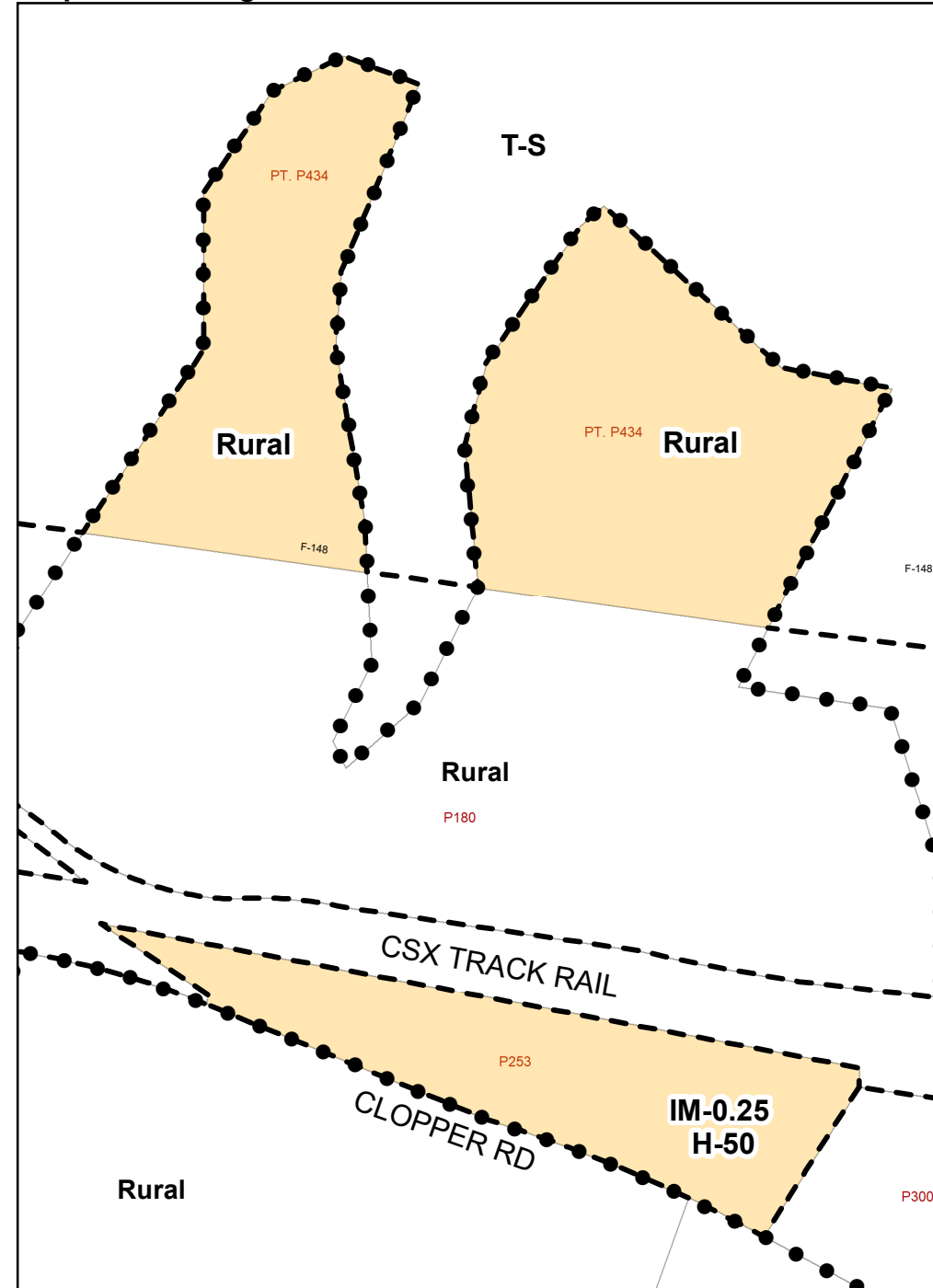
Existing Zoning

Changes # 6, 7, 8



Map Grids: 227NW15 (South) - 228NW15 (North)

Proposed Zoning



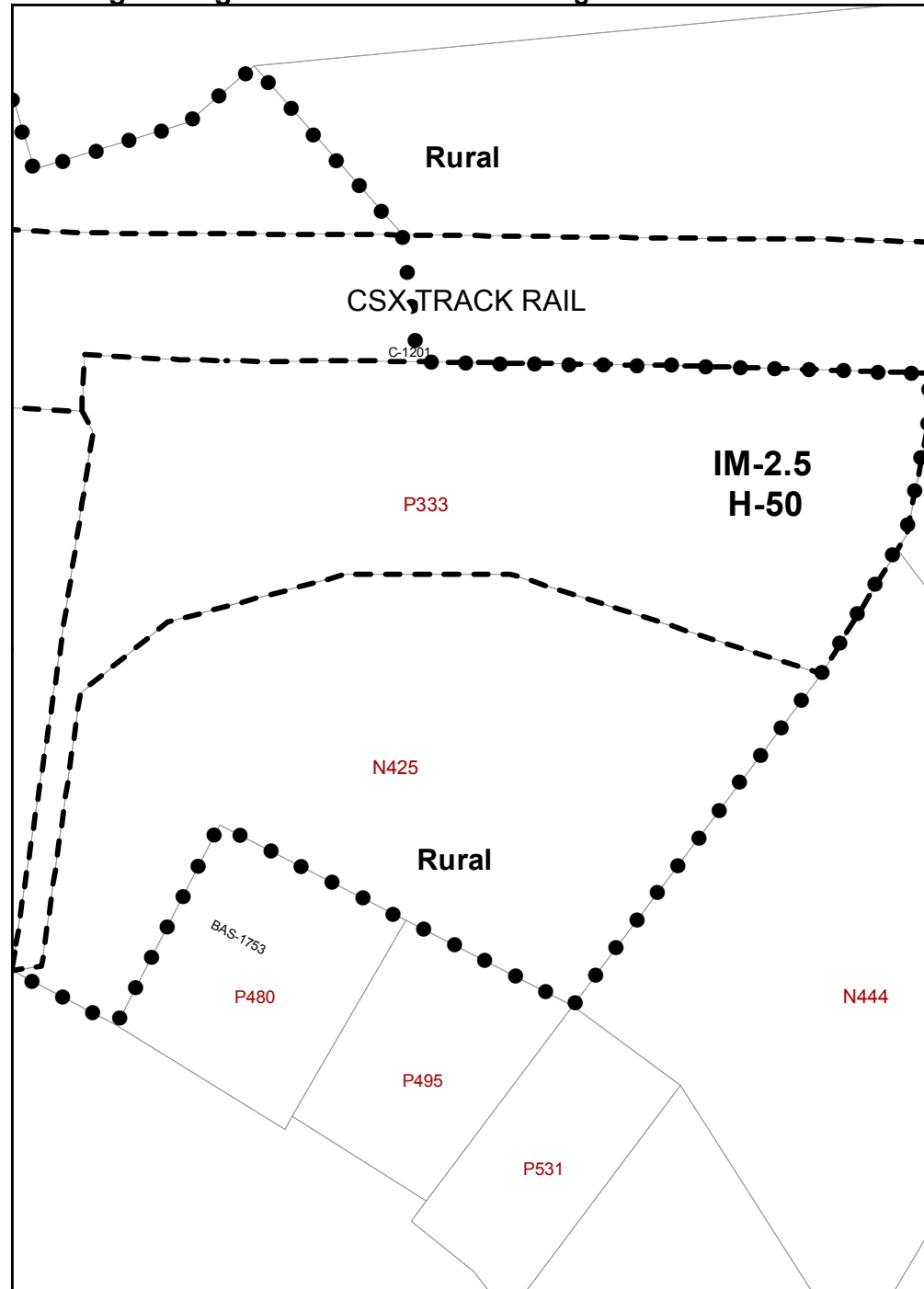
●●● Sector Plan Boundary

1 in = 250 ft

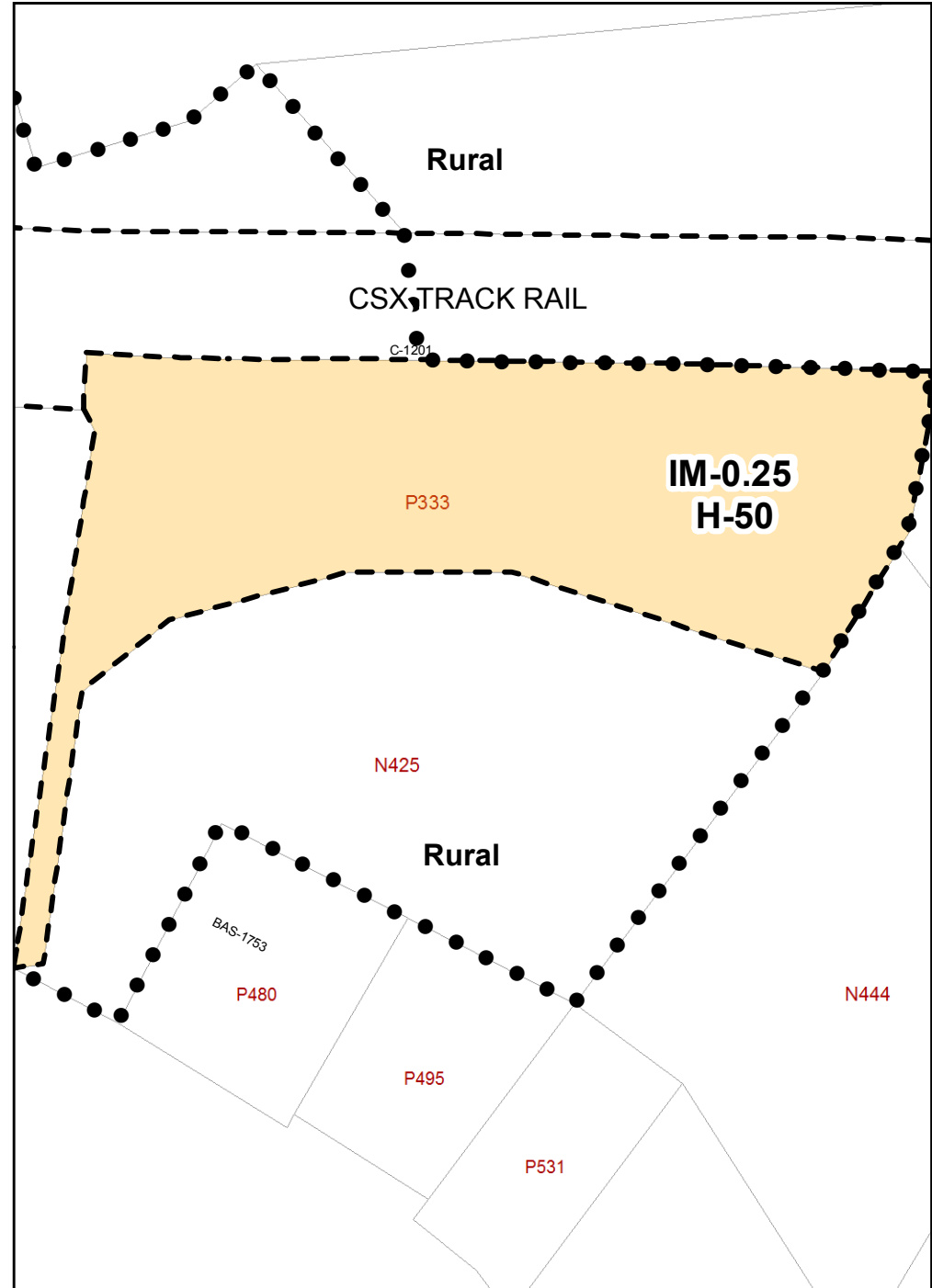
Attachment 1 - Map 7

Existing Zoning

Change # 9

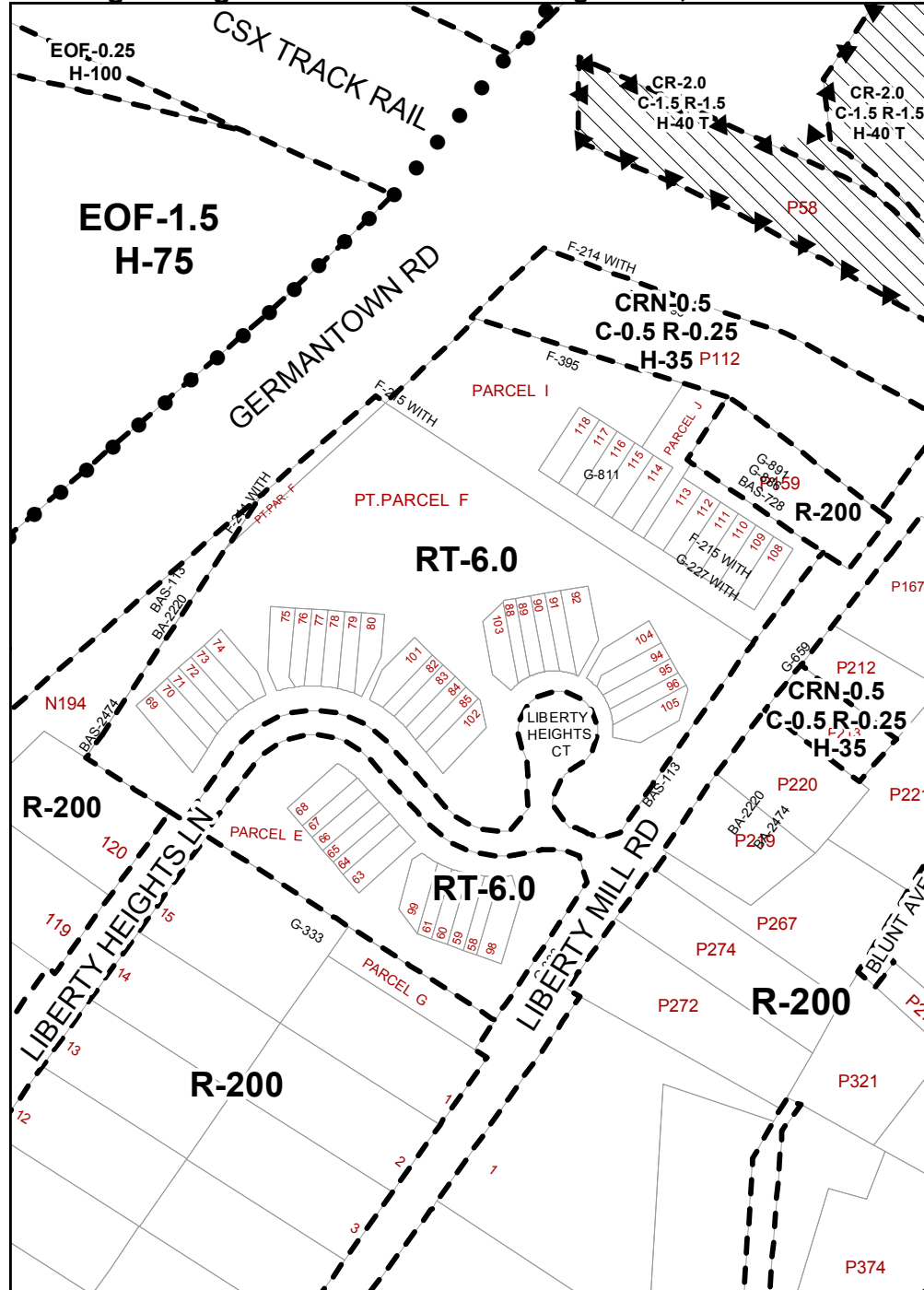


Proposed Zoning



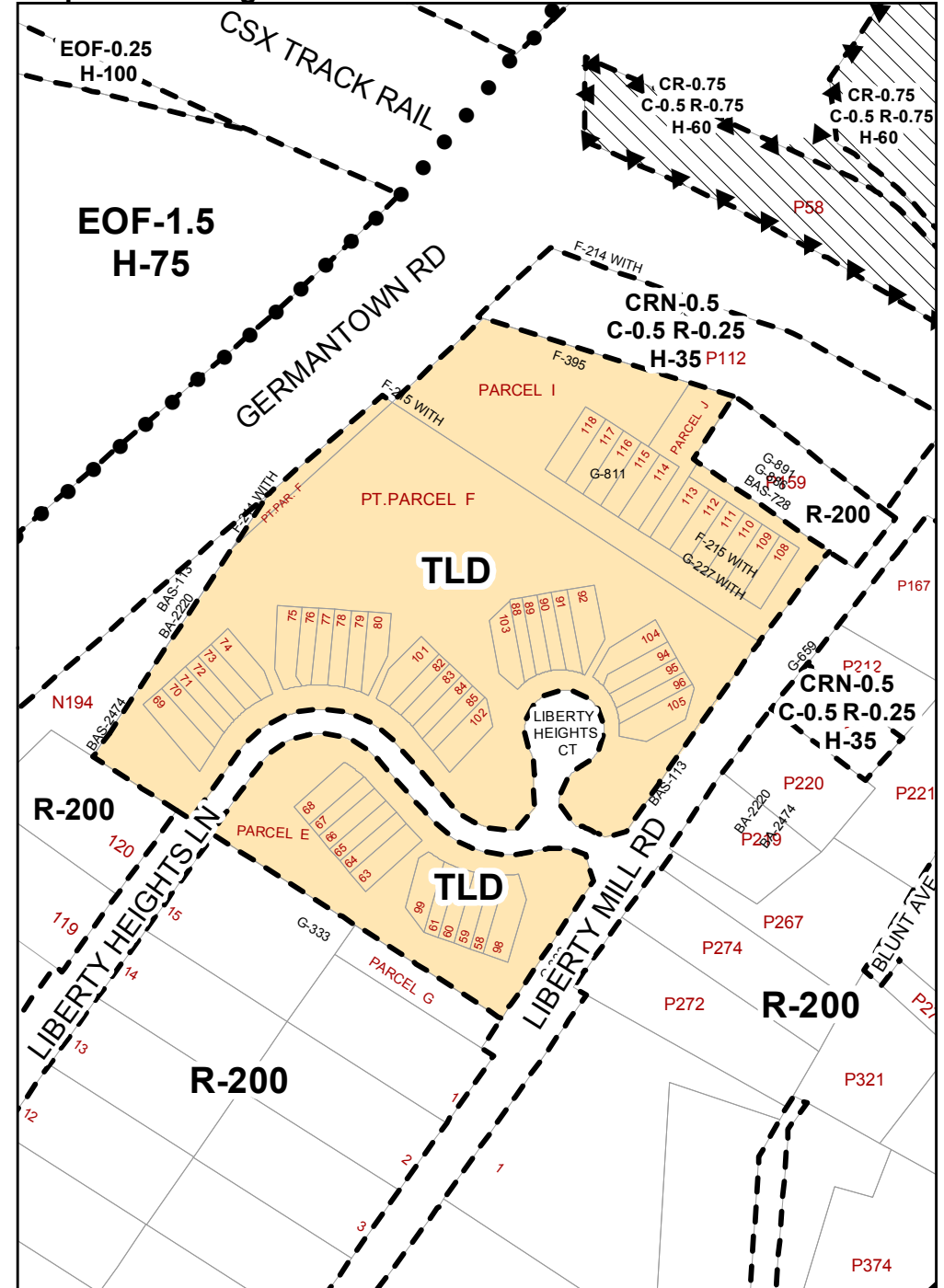
Attachment 1 - Map 8

Existing Zoning



Changes # 10, 11

Proposed Zoning

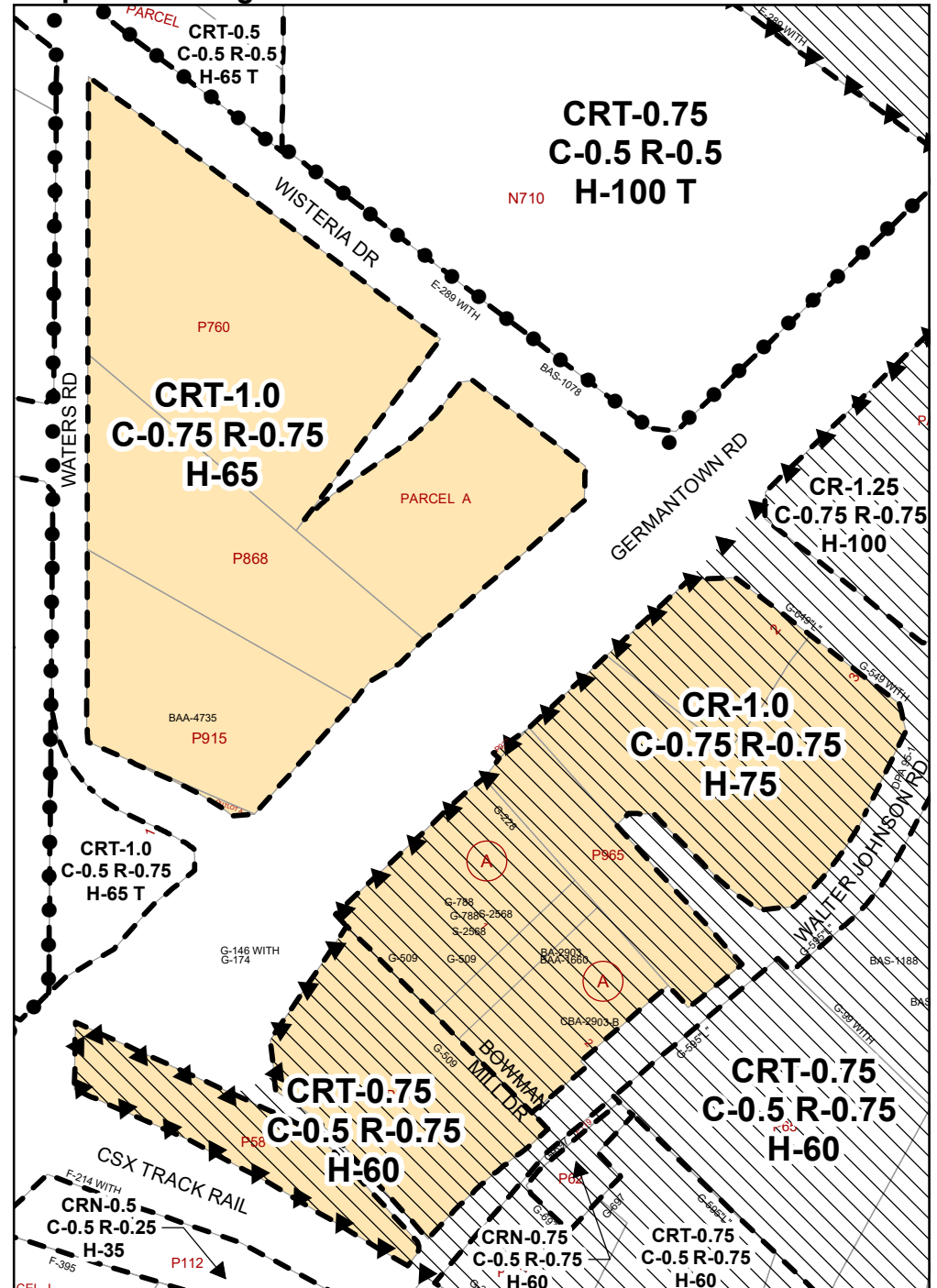
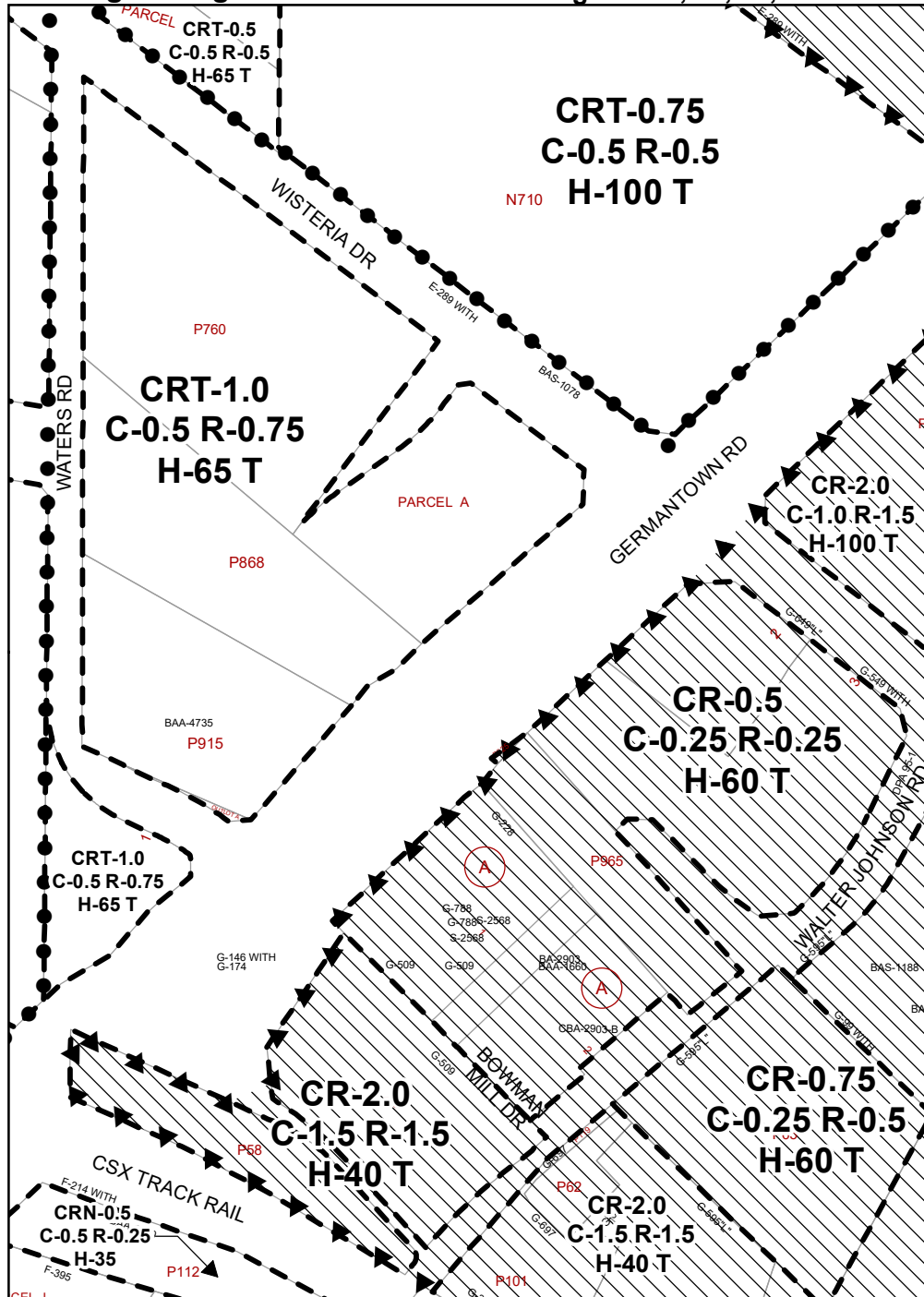


Attachment 1 - Map 9

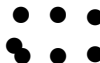
Existing Zoning

Changes # 12, 13, 14, 15

Proposed Zoning



Map Grids: 226NW13 (South) - 227NW13 (North)



Sector Plan Boundary



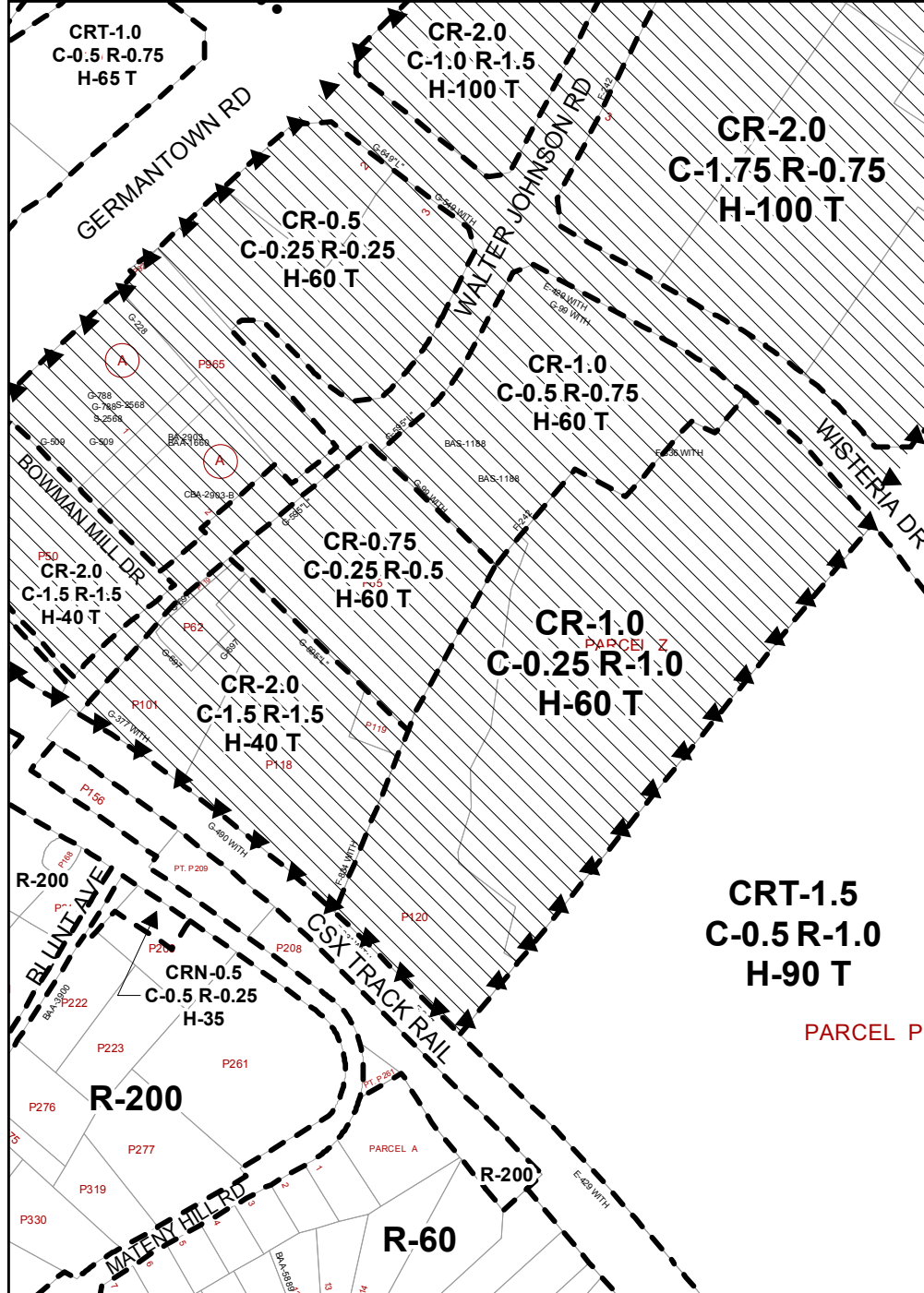
Germantown Transit Mixed Use Overlay

1 in = 250 ft

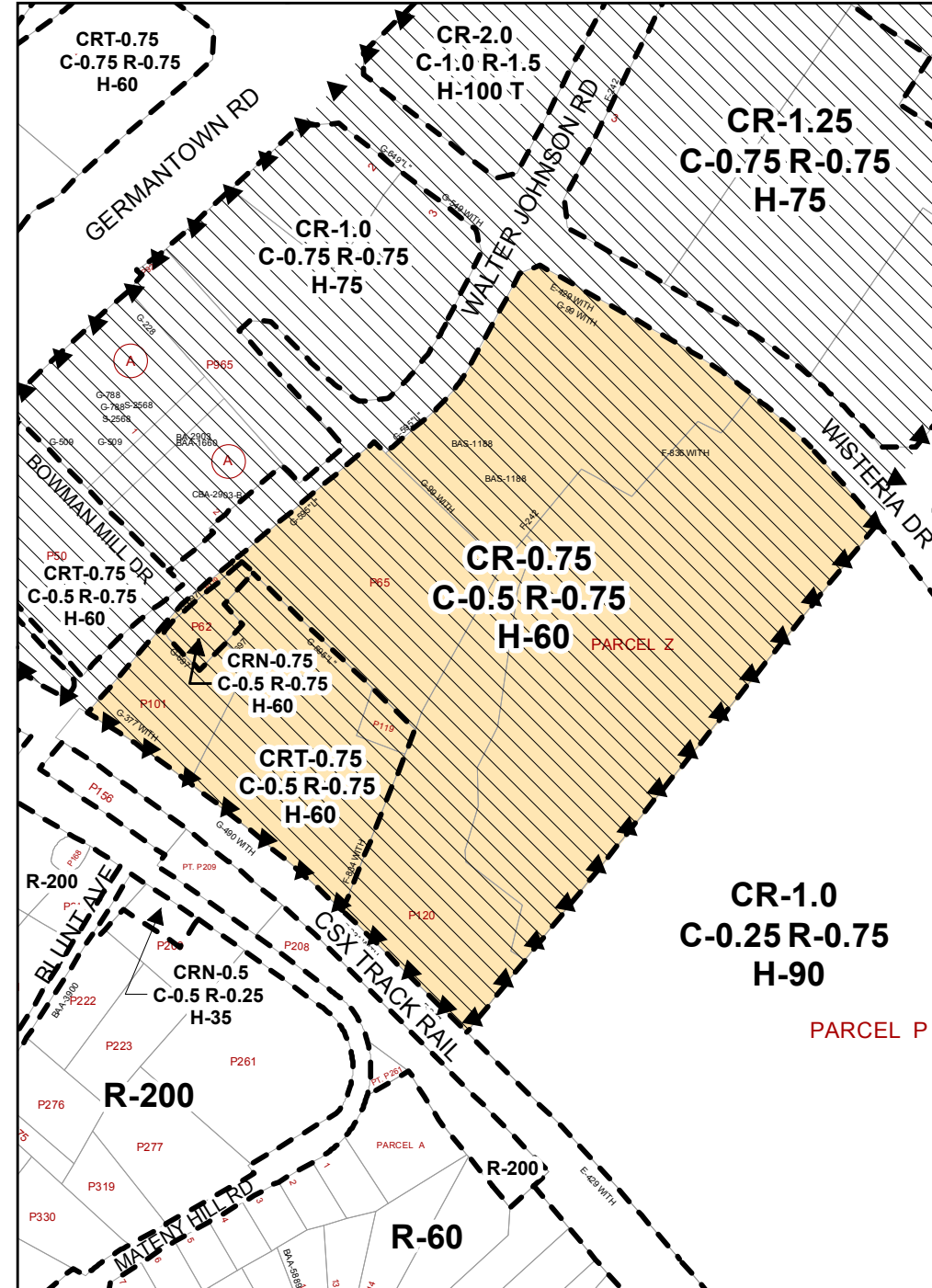
Attachment 1 - Map 10

Existing Zoning

Changes # 16, 17, 18, 19, 20



Proposed Zoning



Map Grids: 226NW13 (South) - 227NW13 (North)

Germantown Transit Mixed Use Overlay

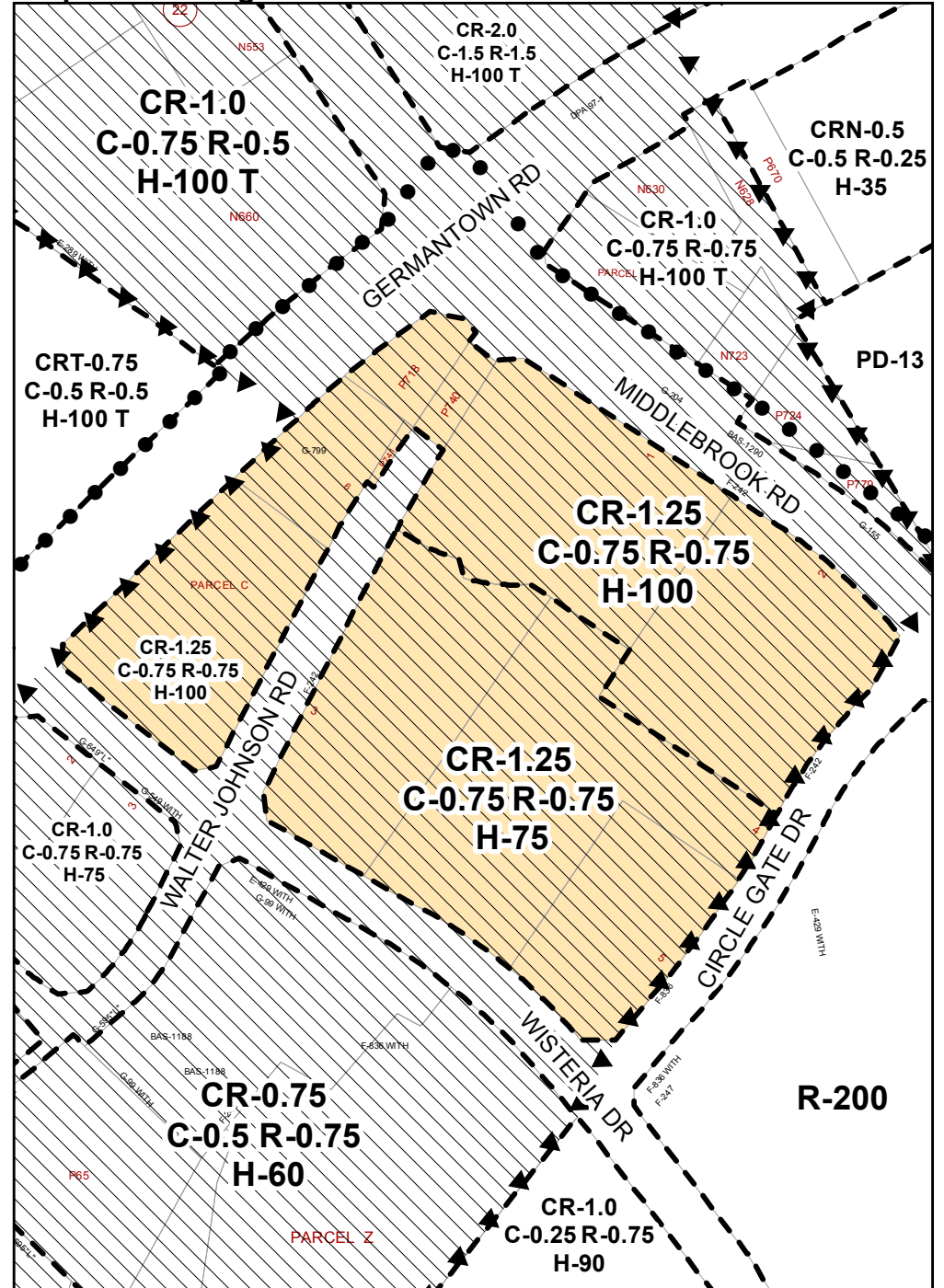
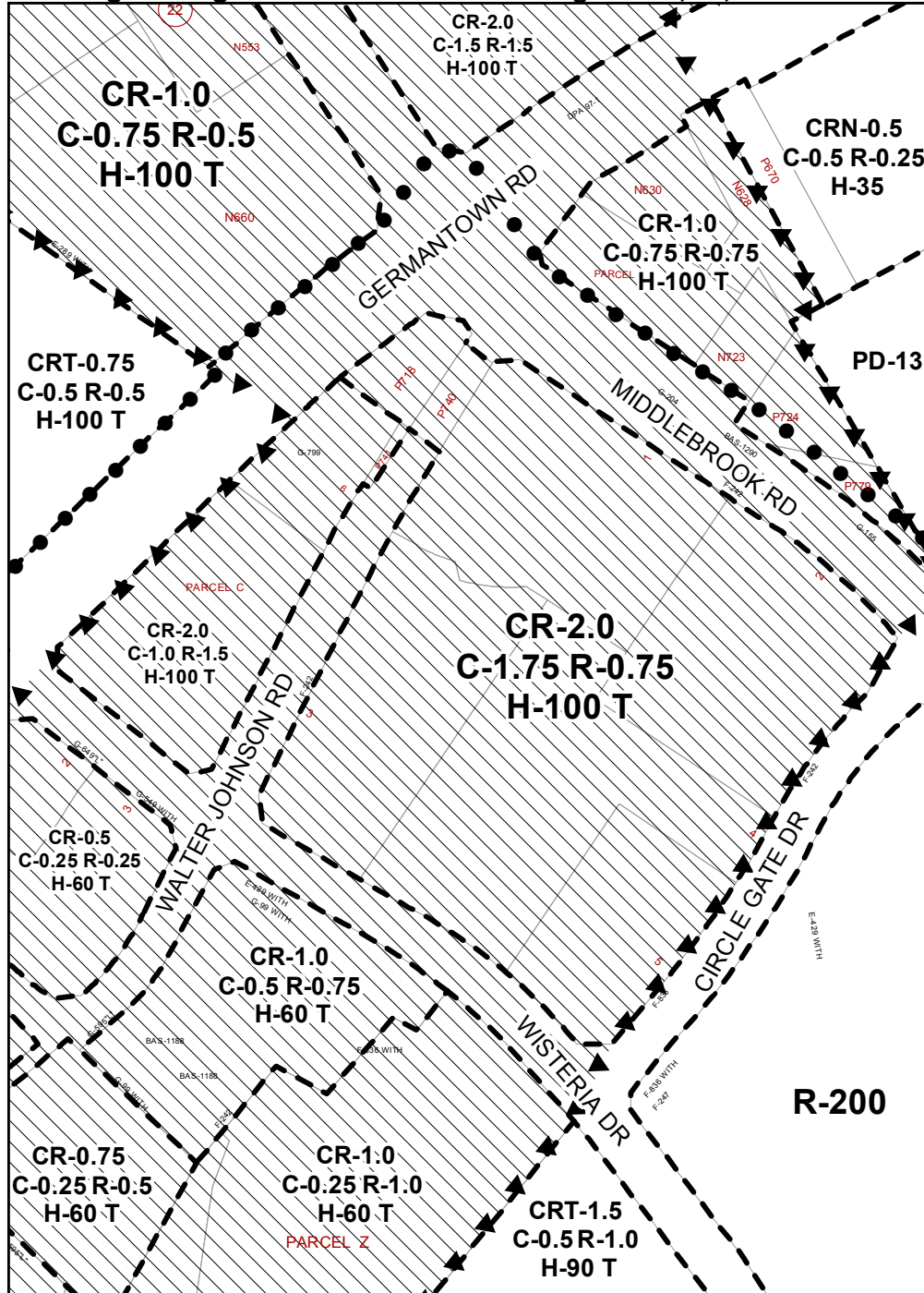
1 in = 300 ft

Attachment 1 - Map 11

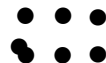
Existing Zoning

Changes # 21, 22, 23

Proposed Zoning



Map Grids: 226NW13 (South) - 227NW13 (North)



Sector Plan Boundary



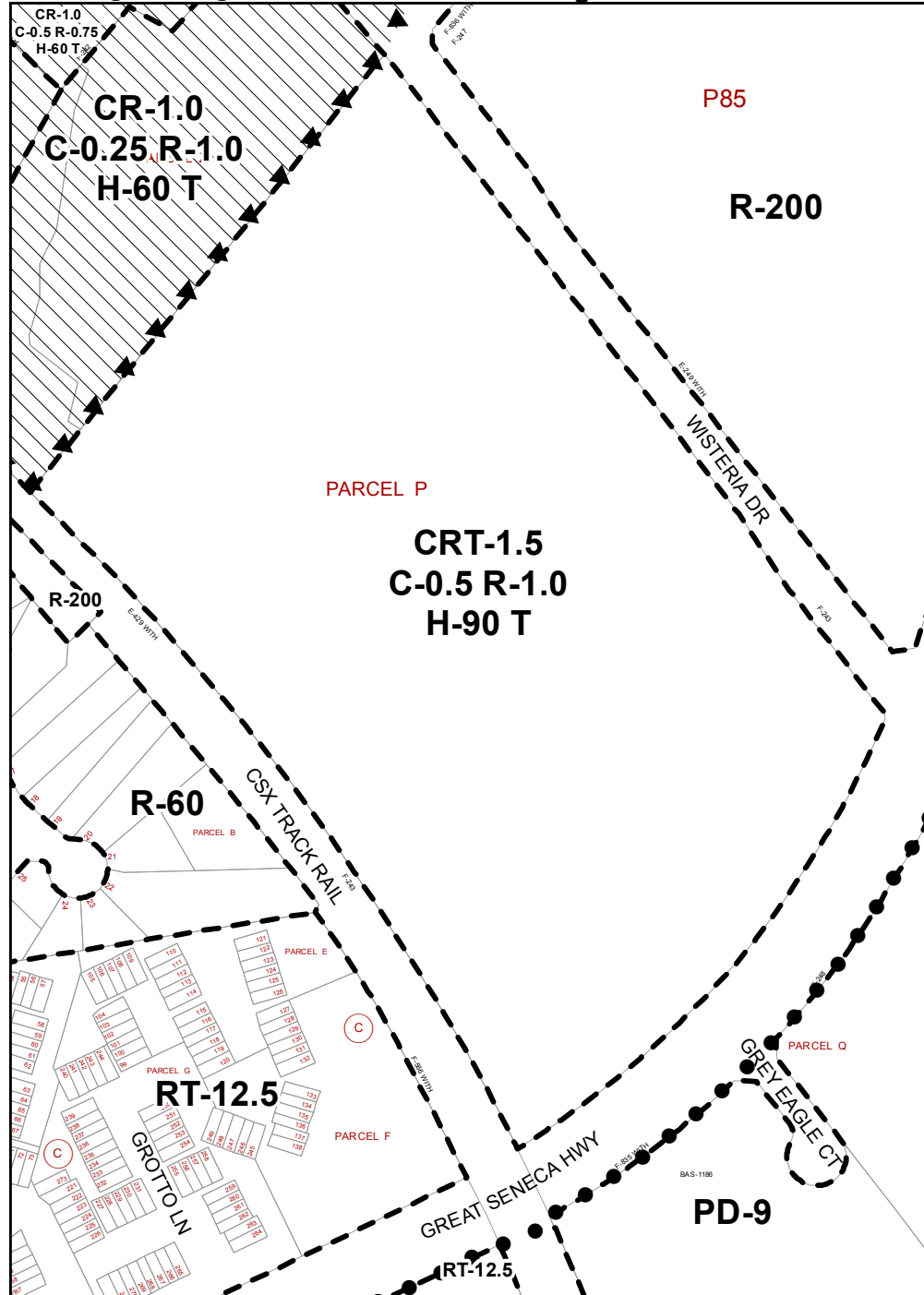
Germantown Transit Mixed Use Overlay

1 in = 300 ft

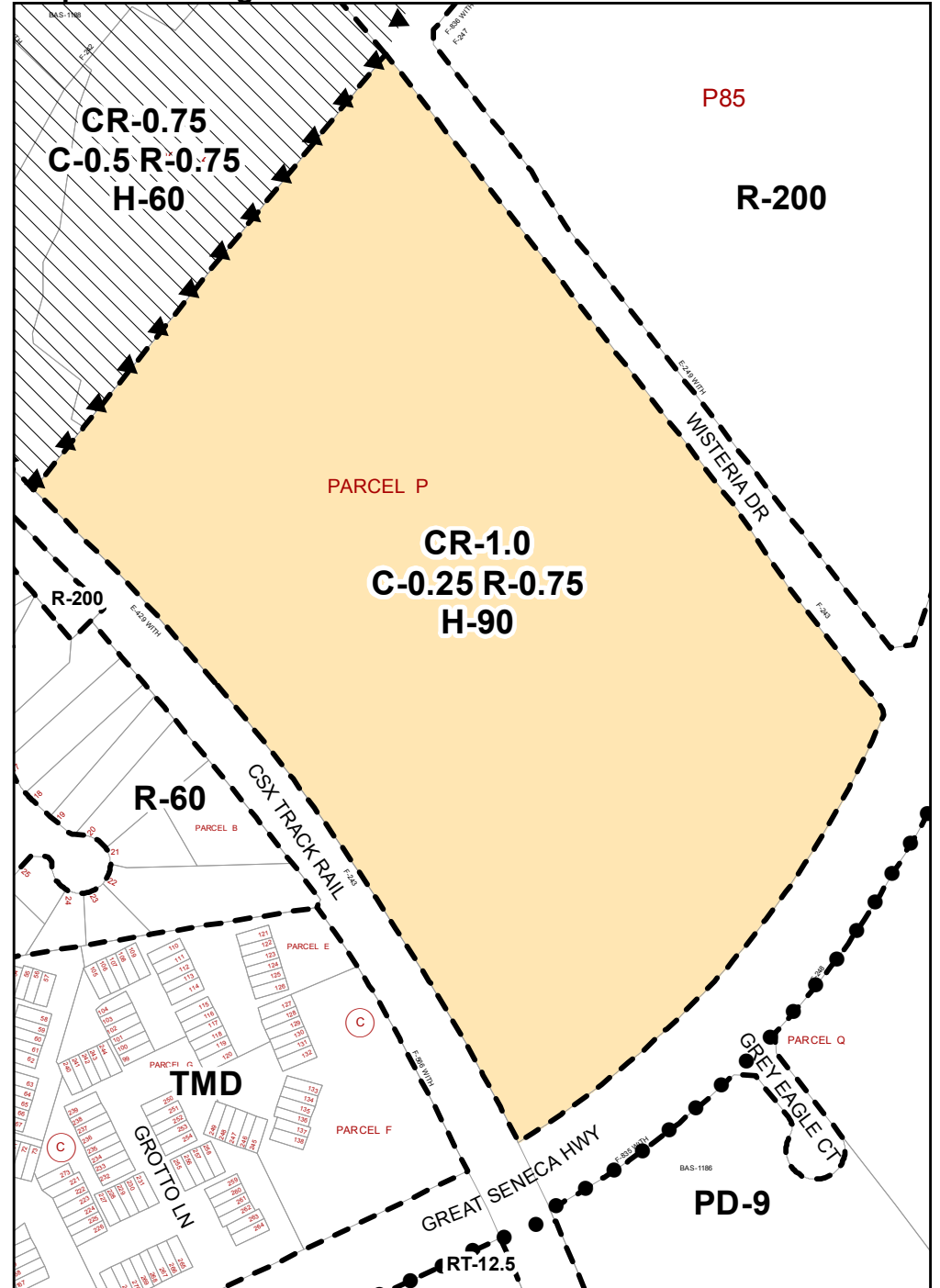
Attachment 1 - Map 12

Existing Zoning

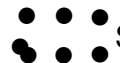
Change # 24



Proposed Zoning



Map Grid: 226NW13



Sector Plan Boundary

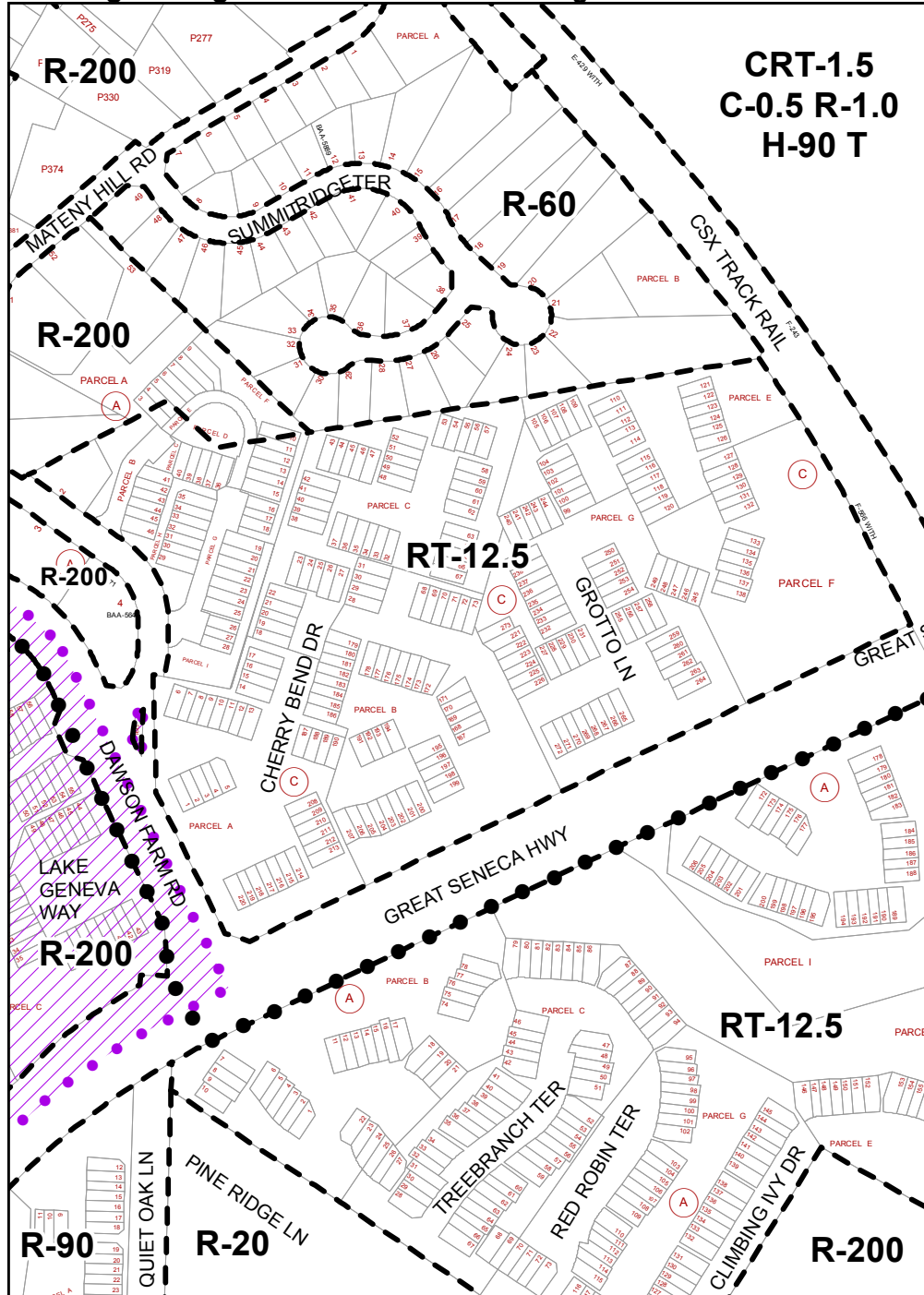


Germantown Transit Mixed Use Overlay

1 in = 350 ft

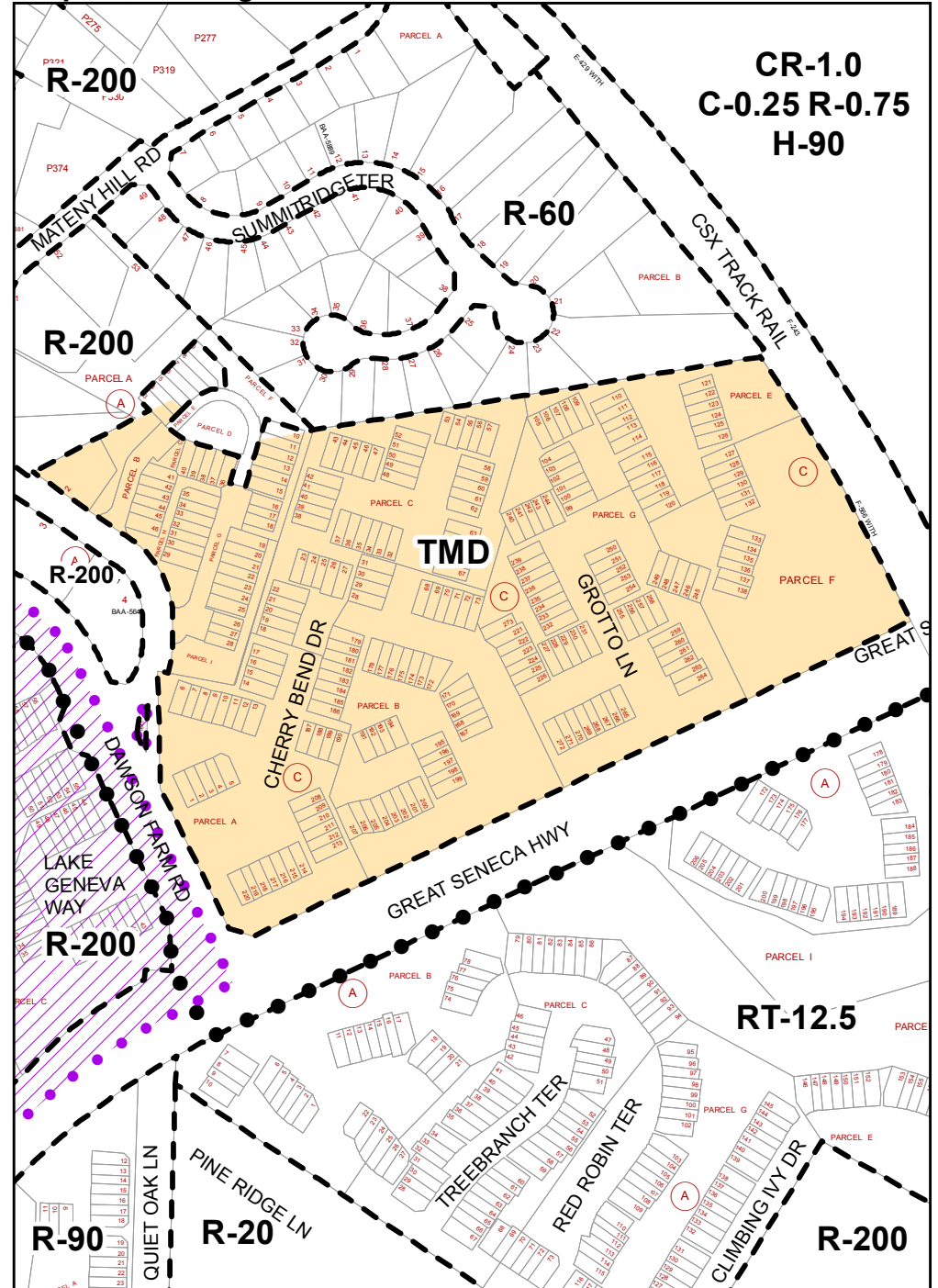
Attachment 1 - Map 13

Existing Zoning



Change # 25

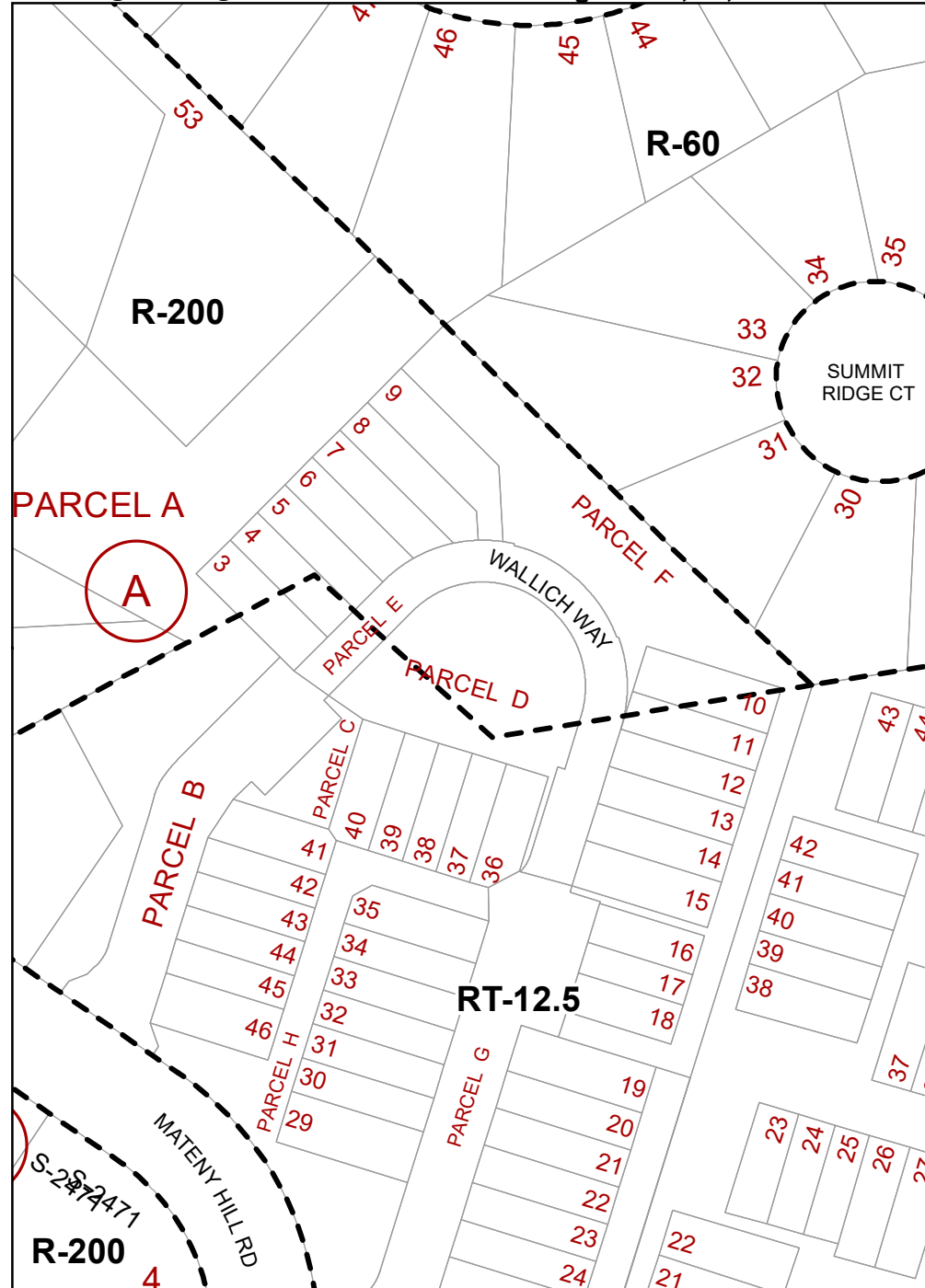
Proposed Zoning



Attachment 1 - Map 14

Existing Zoning

Changes # 26, 27, 28



Proposed Zoning

