

## Appendix E: Project Data Table

**Project Data Table for the RDT & RMX-2/TDR Zones  
Clarksburg Town Center**

Zoning Ordinance Development Standard	Permitted/Required	Previously Approved with Project Plan 919940040	Plan of Compliance	Proposed for Approval with Project Plan 91994004B and Site Plan 820070220
<b>Gross Site Area (Ac.):</b>				
RDT (59-C-9.23)	25.0	Not part of previous application	63.0	66.0
RMX-2 (59-C-10.1)	Not Specified	201.34	197.30	204.00
Total Site Area		201.34	260.30	270.00
<b>Area of Dedication (Ac.):</b>				
Land for Civic Building	Not Specified	0.86 ac.	15,000 gross square feet and area for parking structure	+/- 18,000 gross square feet and 4 live/work units and area for parking structure
Public Streets	Not Specified		Not Specified	34.67

<b>Zoning Ordinance Development Standard</b>	<b>Permitted/Required</b>	<b>Previously Approved with Project Plan 919940040</b>	<b>Plan of Compliance</b>	<b>Proposed for Approval with Project Plan 91994004B and Site Plan 820070220</b>
Park (Dedicated to M-NCPPC)	Not Specified		Not Specified <sup>2</sup>	95.99
School Site (Dedicated to MCPS)	Not Specified		Not Specified	1.92
School Site (Dedicated to M-NCPPC)	Not Specified		Not Specified	7.24
Total Dedication Provided	Not Specified		Not Specified	140.17
<b>Net Site Area (Ac.):</b>				
				129.83
<b>Density</b>				
<u>RMX-2 Zone (59-C-10.3.4)</u>				
<b>Commercial</b>				
Max. Commercial Density	0.50 FAR 300,000 sf.	0.39 FAR 250,000 sf.	0.17 FAR 195,500 sf.	0.16 FAR 194,720 sf.
Retail	150,000 sf Retail Center	150,000 sf Retail Center	Not Specified	194,720 sf Retail Center
<b>Zoning Ordinance</b>	<b>Permitted/Required</b>	<b>Previously</b>	<b>Plan of</b>	<b>Proposed</b>

<sup>2</sup> The total acreage being dedicated includes approximately 66.0 acres for the Piedmont Woods Park and area associated with the Greenway and Kings Local Park.

<b>Development Standard</b>		<b>Approved with Project Plan 919940040</b>	<b>Compliance</b>	<b>for Approval with Project Plan 91994004B and Site Plan 820070220</b>
Office	Undetermined	100,000 sf	Not Specified	0 sf.
<b>Residential (59-C-10.3.7)</b>	7 d.u./acre 1,428 dwelling units	6.45 d.u./ac. based upon 201.34 acres 1,300 dwelling units	6.19 d.u./ac. based upon 197.30 acres 1,221 dwelling units	6.90 d.u./ac. based upon 175.80 acres 1,213 dwelling units
<b>Number of Dwelling Units</b>				
<u>RMX-2 Zone (59-C-10.3.7)</u>				
One-family detached	10-20% <sup>3</sup>	(130-260)	241	219
One-family attached (Live/Work included)	30-50%	(390-650)	661	656
Multi-family	25-45%	(325-585)	319 <sup>4</sup>	338
Total number of units in the RMX-2 Zone	1,428	1,300	1,221	1,213
<u>RDT Zone</u>	Not Applicable	Not Applicable	Not Applicable	0

<sup>3</sup> Mix of units allocated by Clarksburg Master Plan.

<sup>4</sup> Live/Work Units included in the multi-family mix in the Plan of Compliance.

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<b>Building Height (feet)</b>				
<u>RDT Zone (59-C-9.4)</u>	50	Not Applicable	Not Applicable	50
<u>RMX-2 Zone<sup>5</sup></u>				
One-family detached (Lots 68 and 69, Block A-East Side)	To be determined at Site Plan	4 stories	Not determined	35
Accessory Structure	To be determined at Site Plan	Not Specified	Not determined	25
One-family attached/Townhouse (Lot 28, Block R-East Side)	To be determined at Site Plan	4 stories	Not determined	35
Accessory Structure	To be determined at Site Plan	Not Specified	Not determined	25
One-family attached/Townhouse (Lots 15-21, 22-25 Block GG-West Side)	To be determined at Site Plan	4 stories	Not determined	38
Accessory Structure	To be determined at Site Plan	Not Specified	Not determined	25

<sup>5</sup> Building height for the Stage II lots/units, including the Exhibit R units, Block GG, Block N, Block L, and Manor House Buildings 7, 9, 10, 11 and 12 were established with the review of site plan amendments 81998011I and 82002014D and as shown on Sheets I-5 and I-6. Building heights were established for the main building and accessory structures.

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One-family attached/Townhouse (Block H-East Side)	To be determined at Site Plan	4 stories	Not determined	45
Accessory Structure	To be determined at Site Plan	Not Specified	Not determined	25
New development standards for units/uses within the Retail Core area on the West Side <sup>6</sup>				
One-family attached/Townhouses	To be determined at Site Plan	4 stories	Not Specified	44 <sup>7</sup>
Accessory Structure	To be determined at Site Plan	Not Specified	Not Specified	25
One-family attached/MPDU Townhouses	To be determined at Site Plan	4 stories	Not Specified	44
Accessory Structure	To be determined at Site Plan	Not Specified	Not Specified	25
Live/Work Townhomes	To be determined at Site Plan	Not Specified	Not Specified	44 <sup>8</sup>

<sup>6</sup> Development Standards including height and setbacks are identified on Sheets A902 (Building Setbacks) and A903 (Building Heights) of the Index Plans.

<sup>7</sup> Units in Block BB/Private Road #1 shown as maximum height of 38 feet.

<sup>8</sup> Live/Work units permitted for a maximum height of 44 feet; however, the end unit areas specified as Architectural Focus Features permitted to a maximum allowable height of 55 feet.

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Liner Townhouses or Duplex Courtyards	To be determined at Site Plan	Not Specified	Not Specified	44 <sup>9</sup>
Multi-family over commercial	To be determined at Site Plan	Not Specified	Not Specified	44 <sup>10</sup>
Library	To be determined at Site Plan	Not Specified	Not Specified	45 <sup>11</sup>
Grocery	To be determined at Site Plan	Not Specified	Not Specified	35 <sup>12</sup>
<b>Minimum Building Setbacks (feet)<sup>13</sup> (59-C-10.3.8)</b>				
<u>Individual Building Setbacks for units within the RMX-2 Zone</u>				

<sup>9</sup> Liner Townhouse or Duplex Courtyard units permitted for a maximum height of 44 feet; however, the end unit areas specified as Architectural Focus Features permitted to a maximum allowable height of 55 feet.

<sup>10</sup> Multi-family units permitted for a maximum height of 44 feet; however, the end unit areas specified as Architectural Focus Features permitted to a maximum allowable height of 55 feet.

<sup>11</sup> Library permitted for a maximum height of 45 feet; however, the end unit areas specified as Architectural Focus Features permitted to a maximum allowable height of 65 feet.

<sup>12</sup> Grocery permitted for a maximum height of 35 feet; however, the end unit areas specified as Architectural Focus Features permitted to a maximum allowable height of 55 feet.

<sup>13</sup> Minimum setbacks for all of the uses are identified in the Index Plans (I-3 – I-7) for Grandfathered lots, remaining lots on the East Side and one-family attached lots in the GG Block on the West Side. Sheets A902 identifies the specific setbacks for all of the uses that have not been approved and built on the West Side, including the commercial, multi-family, live/work and one-family attached uses within the retail core and the attached uses outside the retail core.

<b>Zoning Ordinance Development Standard</b>	<b>Permitted/Required</b>	<b>Previously Approved with Project Plan 919940040</b>	<b>Plan of Compliance</b>	<b>Proposed for Approval with Project Plan 91994004B and Site Plan 820070220</b>
<b>Commercial Buildings<sup>14</sup></b>				
From One-family residential zoning	100	50	Not Specified	50 <sup>15</sup>
From Residential zoning other than one-family	50	25	Not Specified	25 <sup>15</sup>
From any street <sup>16</sup>	25	0	Not Specified	0 <sup>15</sup>
From abutting commercial or industrial zoning	25	12.5	Not Specified	12.5 <sup>15</sup>
<b>Residential Buildings</b>				
From One-family residential zoning	100	50	Not Specified	50 <sup>15</sup>
From Residential zoning other than one-family	30	15	Not Specified	15 <sup>15</sup>
From any street	30	15	Not Specified	0 <sup>15</sup>

<sup>14</sup> The Planning Board approved a 50% reduction in the setbacks with the Project Plan 919940040 and reconfirmed with subsequent approvals, consistent with 59-C-10.38 of the Montgomery County Zoning Ordinance.

<sup>15</sup> The application reduces the minimum setbacks for commercial and residential one-family zoning by 50% consistent with Section 59-C-10.3.8 and establishes that no minimum setback from any street right-of-way is required, all other development standards and building setbacks shall be established at the time of final site plan.

<sup>16</sup> No minimum setback required if in accordance with the Master Plan.

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From abutting commercial or industrial zoning	30	15	Not Specified	15 <sup>15</sup>
<b>One-family detached</b>				
One-family detached (Lots 68 and 69, Block A-East Side)				
Main Building				
Front	To be determined at Site Plan	Not Specified	Not Specified	10
Rear	To be determined at Site Plan	Not Specified	Not Specified	25
Side	To be determined at Site Plan	Not Specified	Not Specified	3
Accessory Structures				
Side	To be determined at Site Plan	Not Specified	Not Specified	0
Rear	To be determined at Site Plan	Not Specified	Not Specified	0
<b>One-family attached/townhouse</b>				
(Lot 28, Block R-East Side)				
Main Building				



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Front (Public Street)	To be determined at Site Plan		Not Specified	10
Front (Private Street)	To be determined at Site Plan		Not Specified	3
Side (Adjacent lot)	To be determined at Site Plan		Not Specified	0
Rear	To be determined at Site Plan		Not Specified	0
Accessory Structures				
Front	To be determined at Site Plan		Not Specified	60
Side (Adjacent lot & Private street)	To be determined at Site Plan		Not Specified	0
Rear	To be determined at Site Plan		Not Specified	0
<b>One-family attached/townhouse</b>				
(Block H-East Side)				
Main Building				
Front (Public Street)	To be determined at Site Plan		Not Specified	10
Front (Private Street)	To be determined at Site Plan		Not Specified	3

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Side (Adjacent lot)	To be determined at Site Plan		Not Specified	0
Side (Adjacent Parcel)	To be determined at Site Plan		Not Specified	3
Rear	To be determined at Site Plan		Not Specified	3
Accessory Structures				
Front	To be determined at Site Plan		Not Specified	40
Side (Adjacent lot & Private street)	To be determined at Site Plan		Not Specified	0
Rear	To be determined at Site Plan		Not Specified	0
<b>One-family attached/townhouse</b>				
(Lots 15-21, Block GG-West Side)				
Main Building				
Front (Public Street)	To be determined at Site Plan		Not Specified	10
Front (Private Street)	To be determined at Site Plan		Not Specified	5
Side (Adjacent lot)	To be determined at Site Plan		Not Specified	0

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Side (Adjacent Parcel)	To be determined at Site Plan		Not Specified	3
Rear	To be determined at Site Plan		Not Specified	16
Accessory Structures				
Front	To be determined at Site Plan		Not Specified	60
Side (Adjacent lot & Private street)	To be determined at Site Plan		Not Specified	0
Rear	To be determined at Site Plan		Not Specified	0
<b>One-family attached/townhouse (MPDUs)</b>				
(Lots 22-25, Block GG-West Side)				
Main Building				
Front (Public Street)	To be determined at Site Plan		Not Specified	10
Front (Private Street)	To be determined at Site Plan		Not Specified	3
Side (Adjacent lot)	To be determined at Site Plan		Not Specified	0

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Side (Adjacent Parcel)	To be determined at Site Plan		Not Specified	3
Rear	To be determined at Site Plan		Not Specified	3
Accessory Structures				
Front	To be determined at Site Plan		Not Specified	40
Side (Adjacent lot & Private street)	To be determined at Site Plan		Not Specified	0
Rear	To be determined at Site Plan		Not Specified	0
<b>Moderately Priced Dwelling Units (MPDUs)</b>				
RMX-2 Zone				
Total number of MPDUs	12.5%	12.5% (163)	12.5% (155)	12.5% (152)
<b>Green Area (% &amp; Ac.):</b>				
RMX-2 Zone (59-C-10.3.3) <sup>17</sup>				

<sup>17</sup> Green Area based upon 204.0 acres (176.4 acres-Residential/27.6 acres-Commercial). Piedmont Park is in the RDT Zone and not part of the calculations for Green Area.

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Commercial portion	15%	53% (98.46 acres based upon 186.74 acres)	50%	50% (89 acres)
Residential portion	50%	28% (4.06 acres based upon 14.6 acres)	15%	49% (13 acres)
<b>Parking Facility Internal Landscaping (%)</b>	5	Not Specified	Not Specified	Not Specified but to be provided with the Certified Site Plan
<b>Parking (Sect. 59-E)</b>				
<u>East Side</u>				
One-family detached (200 d.u.s @ 2 spaces/unit including garage)	2 spaces/unit	2 spaces/unit	Not Specified	400
One-family attached (townhouse) (401 d.u.s @ 2 spaces/unit including garage)	2 spaces/unit	2 spaces/unit	Not Specified	802
Multi-family (123 d.u.s @ 1.5 spaces/unit)	1.5 spaces/unit	1.5 spaces/unit	Not Specified	185

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2/2-multi-family 54 d.u.s @ 2 spaces/unit	2 spaces/unit	2 spaces/unit	Not Specified	108
<b>Total East Side Parking</b>				<b>1,456</b>
<u>West Side</u>				
One-family detached (19 d.u.s @ 2 spaces/unit including garage)	2 spaces/unit	2 spaces/unit	Not Specifically discussed	38
One-family attached (townhouse) (255 d.u.s @ 2 spaces/unit including garage)	2 spaces/unit	2 spaces/unit	Not Specifically discussed	510
Multi-family <sup>18</sup> (110 d.u.s @ 1.5 spaces/unit)	1.5 spaces/unit	1.5 spaces/unit	Not Specifically discussed	185
Live/Work 51 d.u.s @ 2 spaces/unit	2 spaces/unit	2 spaces/unit	Not Specifically discussed	108
Retail (139,700 sf @ 5 sp./1000 sf)	5 sp./1,000 sf.	N/A	840 <sup>19</sup>	695

<sup>18</sup> Total number of dwelling units includes 12 previously approved Manor Homes with an 18 space parking requirement, 11 of which were approved for on-street spaces.

<sup>19</sup> The Plan of Compliance was approved for 840 spaces in a minimum of 2 parking garages

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Live/Work Retail (48,000 sf @ 5 sp./1000 sf)	5 sp./1,000 sf.	N/A	Not Specifically discussed	240
First Floor Flex (7,720 sf @ 5 sp./1000 sf)	5 sp./1,000 sf.	N/A	Not Specifically discussed	39
<b>Total West Side Parking</b>				<b>1,789</b>
<b>Total Parking Required for Overall Development</b>				<b>3,284</b>
<b>Total Parking Provided</b>				<b>3,672</b>
<b>Min. Unit Type Distribution (%)<sup>20</sup></b>				
One-Family Detached	10-20	10-20 (130-260 du's)	20 (241 du's)	18 (219 du's)
One-Family Attached Townhouse & Live/Work included	30-50	30-50 (390-650 du's)	54 (661 du's)	54 (656 du's)
Multi-Family	25-45	25-45 (325-585 du's)	26 (319 du's)	28 (338 du's)

<sup>20</sup> The discussion section for Master Plan conformance (page 35 of this report) identifying the mix of units.