Attachment 1 - Map 1

SECTIONAL MAP AMENDMENT H-146
for the
SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

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.

6.23.22

Date

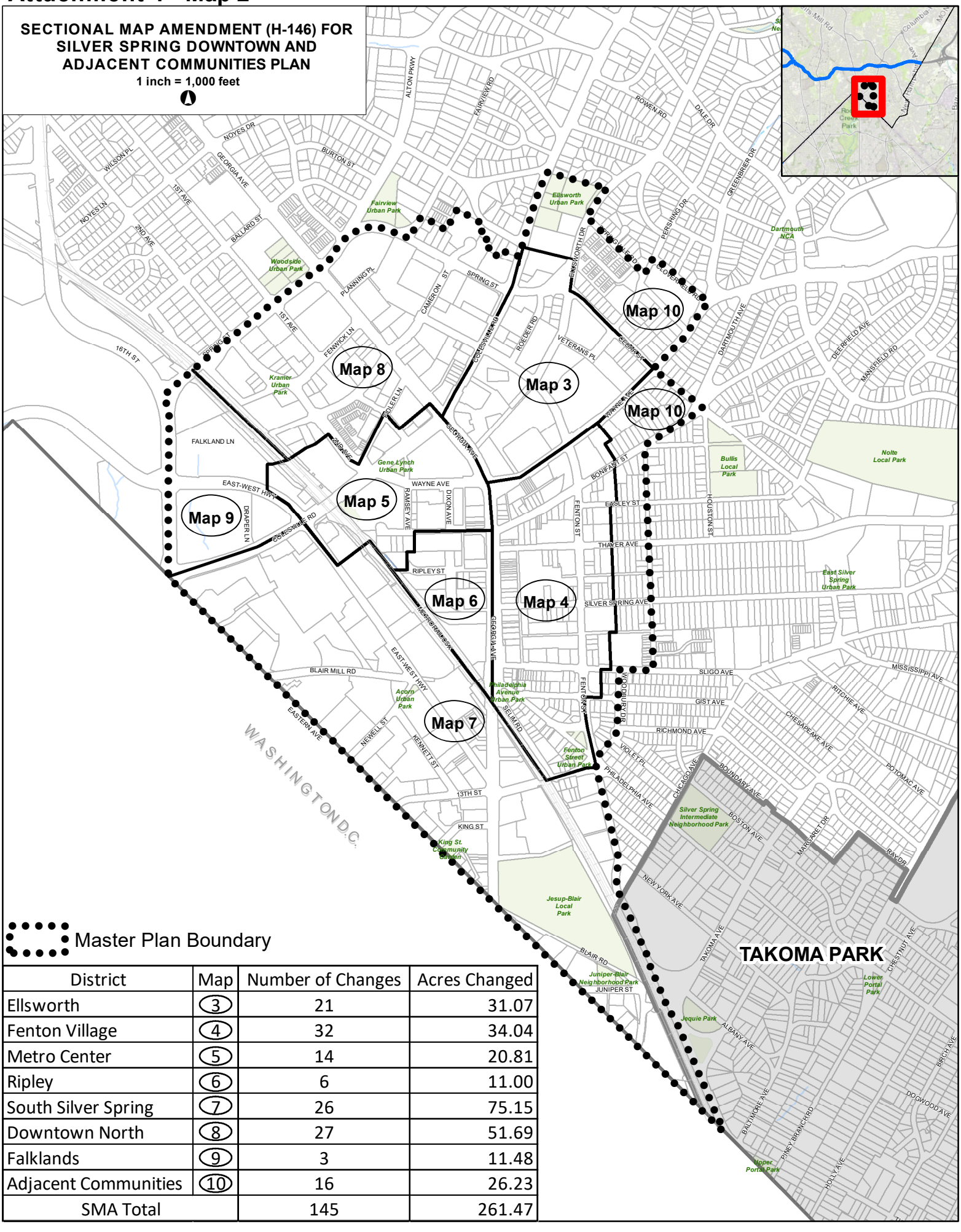
Elza Hisel-McCoy

Elza Hisel-McCoy
Division Chief
Downcounty Planning Division

Attachment 1 - Map 2

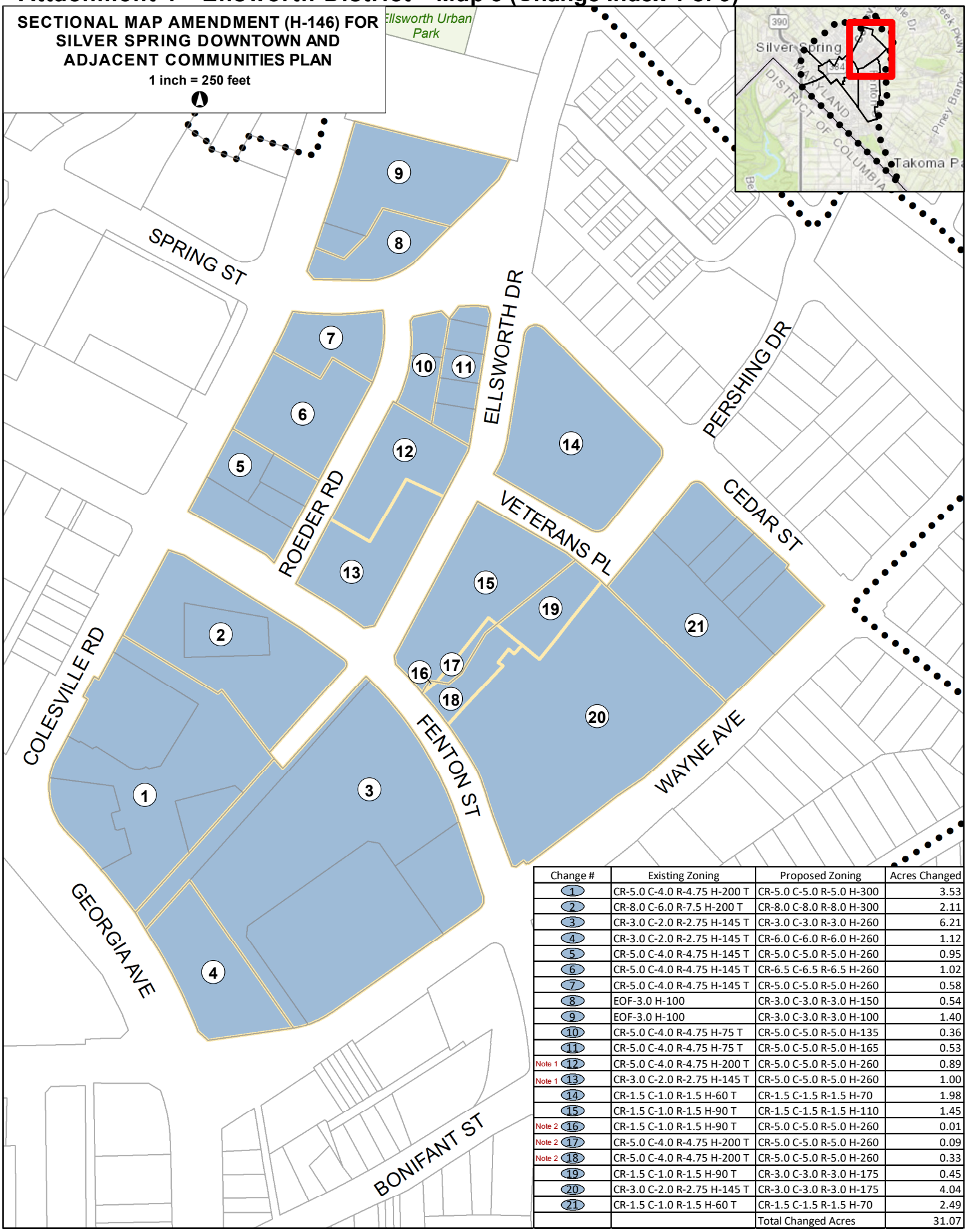
SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 1,000 feet



District	Map	Number of Changes	Acres Changed
Ellsworth	3	21	31.07
Fenton Village	4	32	34.04
Metro Center	5	14	20.81
Ripley	6	6	11.00
South Silver Spring	7	26	75.15
Downtown North	8	27	51.69
Falklands	9	3	11.48
Adjacent Communities	10	16	26.23
SMA Total		145	261.47

Attachment 1 - Ellsworth District - Map 3 (Change Index 1 of 9)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	3.53
2	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.11
3	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	6.21
4	CR-3.0 C-2.0 R-2.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.12
5	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.95
6	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.5 C-6.5 R-6.5 H-260	1.02
7	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.58
8	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-150	0.54
9	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.40
10	CR-5.0 C-4.0 R-4.75 H-75 T	CR-5.0 C-5.0 R-5.0 H-135	0.36
11	CR-5.0 C-4.0 R-4.75 H-75 T	CR-5.0 C-5.0 R-5.0 H-165	0.53
Note 1 12	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.89
Note 1 13	CR-3.0 C-2.0 R-2.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.00
14	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	1.98
15	CR-1.5 C-1.0 R-1.5 H-90 T	CR-1.5 C-1.5 R-1.5 H-110	1.45
Note 2 16	CR-1.5 C-1.0 R-1.5 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.01
Note 2 17	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.09
Note 2 18	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.33
19	CR-1.5 C-1.0 R-1.5 H-90 T	CR-3.0 C-3.0 R-3.0 H-175	0.45
20	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	4.04
21	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	2.49
		Total Changed Acres	31.07

Attachment 1 - Fenton Village - Map 4 (Change Index 2 of 9)

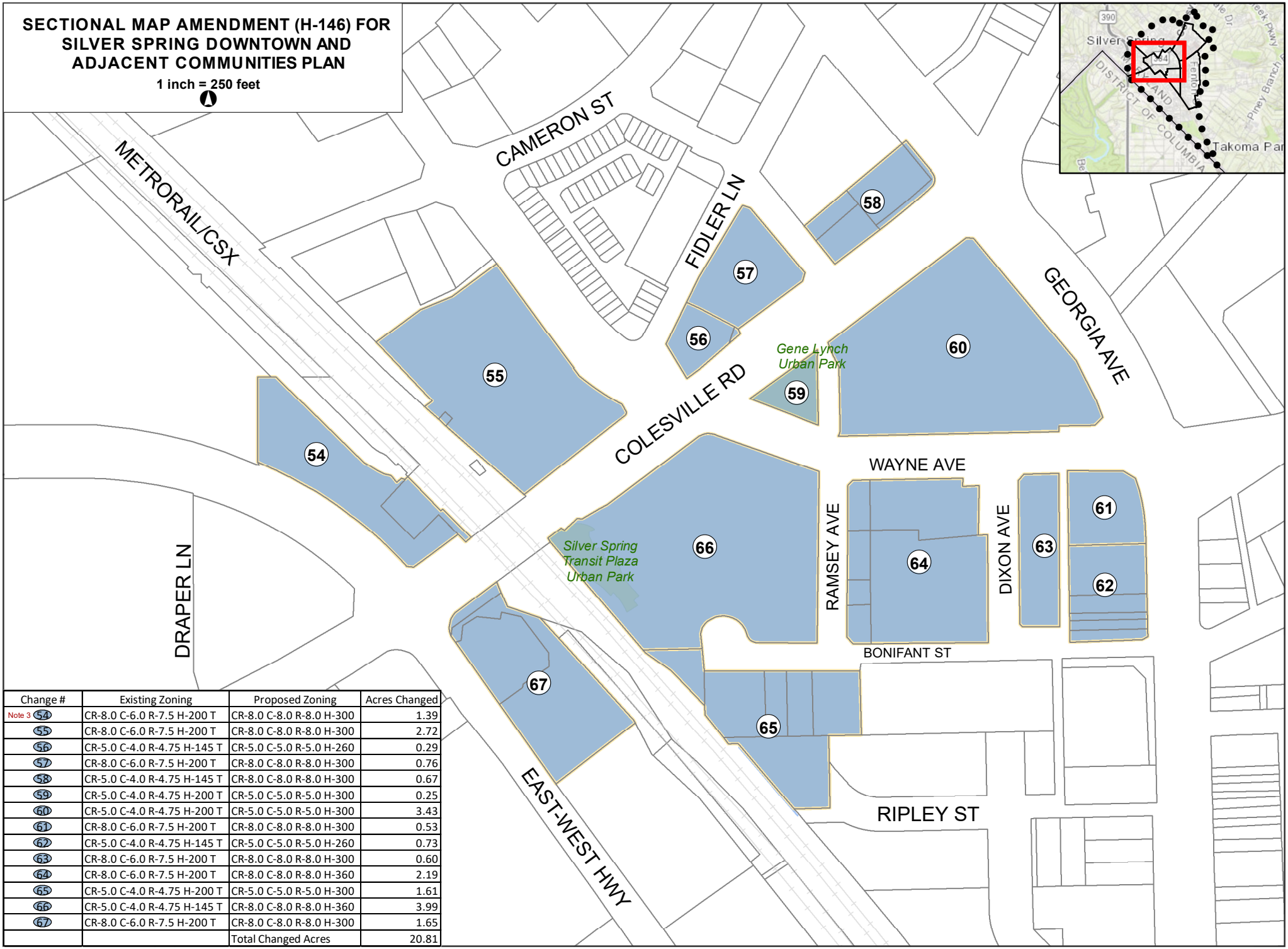
SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 300 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
22	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.48
23	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.36
24	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.27
25	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.47
26	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	2.12
27	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.17
28	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.50
29	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-90	0.45
30	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.86
31	R-60	CR-3.0 C-3.0 R-3.0 H-70	0.17
32	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.48
33	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	3.01
34	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.24
35	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	1.02
36	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.59
37	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	1.03
38	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.21
39	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.21
40	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	4.69
41	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.42
42	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.73
43	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.66
44	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.46
45	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.43
46	CR-3.0 C-2.0 R-2.75 H-110 T	CR-5.0 C-5.0 R-5.0 H-130	4.97
47	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.50
48	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.77
49	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.60
50	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.62
51	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	2.62
52	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.44
53	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.47
		Total Changed Acres	34.04

Attachment 1 - Metro Center - Map 5 (Change Index 3 of 9)

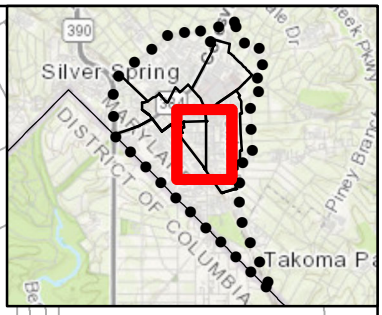


Change #	Existing Zoning	Proposed Zoning	Acres Changed
Note 3 54	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.39
55	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.72
56	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.29
57	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.76
58	CR-5.0 C-4.0 R-4.75 H-145 T	CR-8.0 C-8.0 R-8.0 H-300	0.67
59	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.25
60	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	3.43
61	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.53
62	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.73
63	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.60
64	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-360	2.19
65	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	1.61
66	CR-5.0 C-4.0 R-4.75 H-145 T	CR-8.0 C-8.0 R-8.0 H-360	3.99
67	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.65
		Total Changed Acres	20.81

Attachment 1 - Ripley District - Map 6 (Change Index 4 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 200 feet



BONIFANT ST

68

69

70

71

RIPLEY ST

72

73

GEORGIA AVE

THAYER AVE

SILVER SPRING AVE

SLIGO AVE

GIST AVE

EAST-WEST HWY

Acorn Urban Park

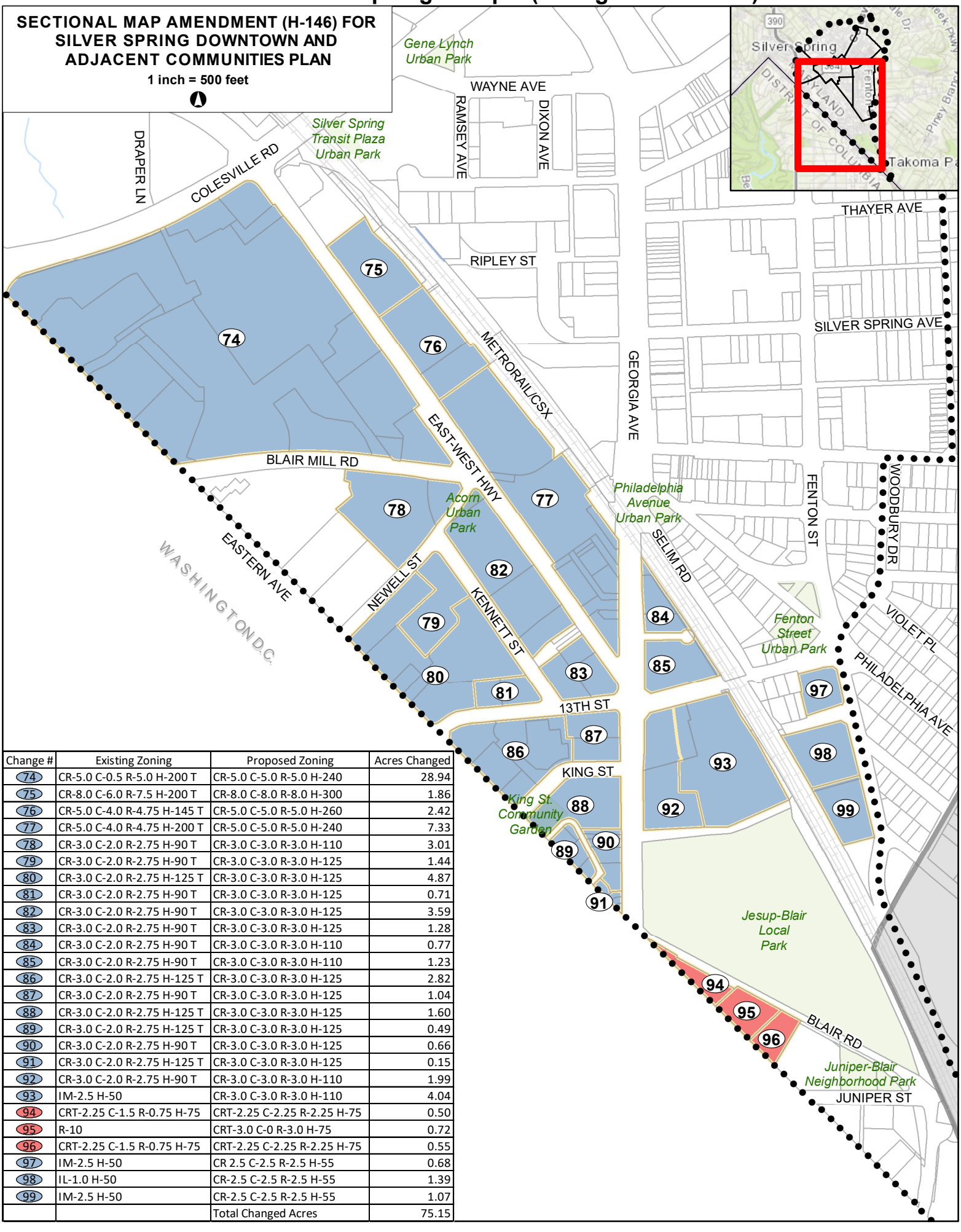
Philadelphia Avenue Urban Park

Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-360	1.35
69	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.91
70	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.18
71	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	1.33
72	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	4.06
73	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	3.18
		Total Changed Acres	11.00

Attachment 1 - South Silver Spring - Map 7 (Change Index 5 of 9)

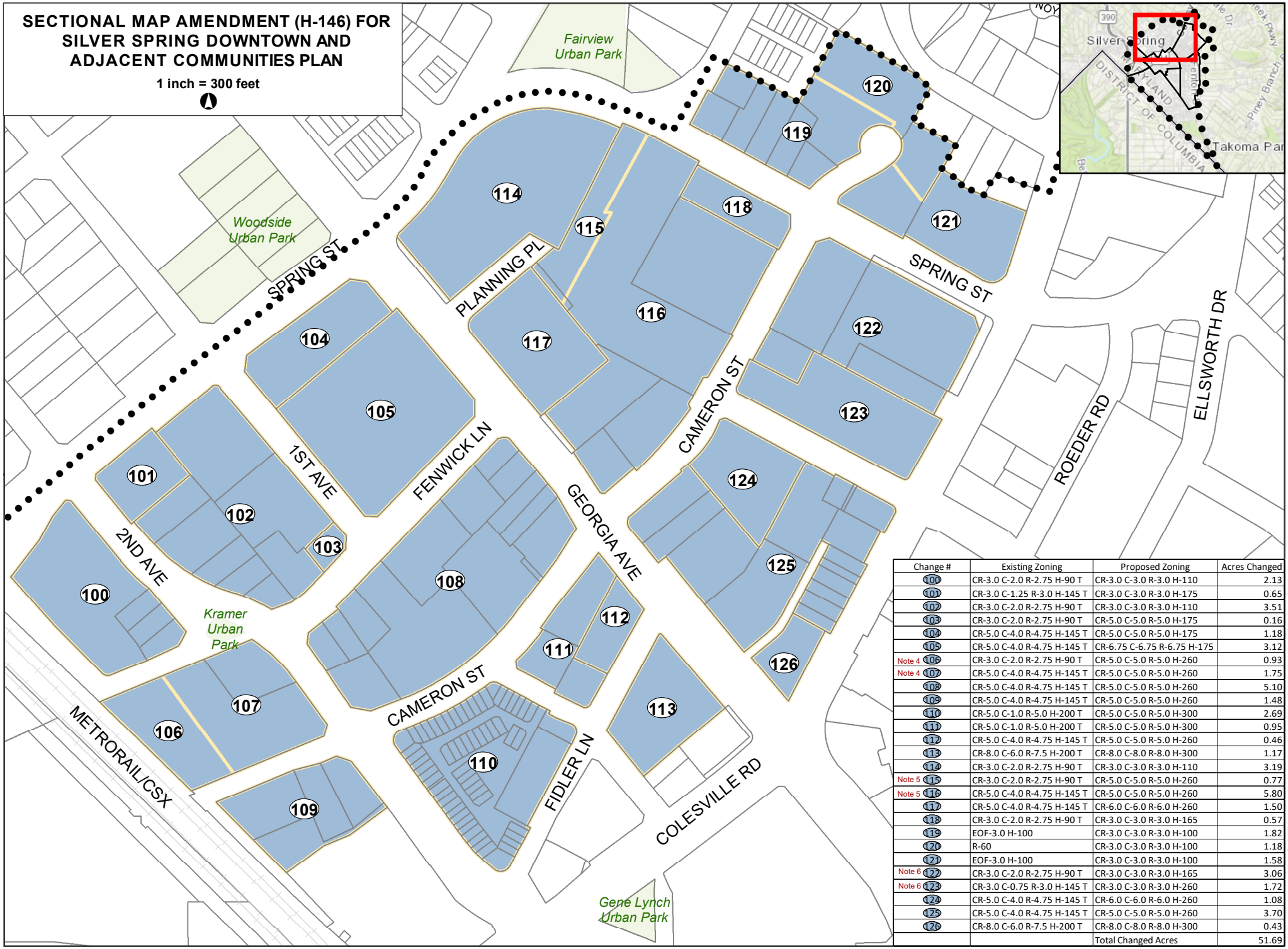
SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 500 feet



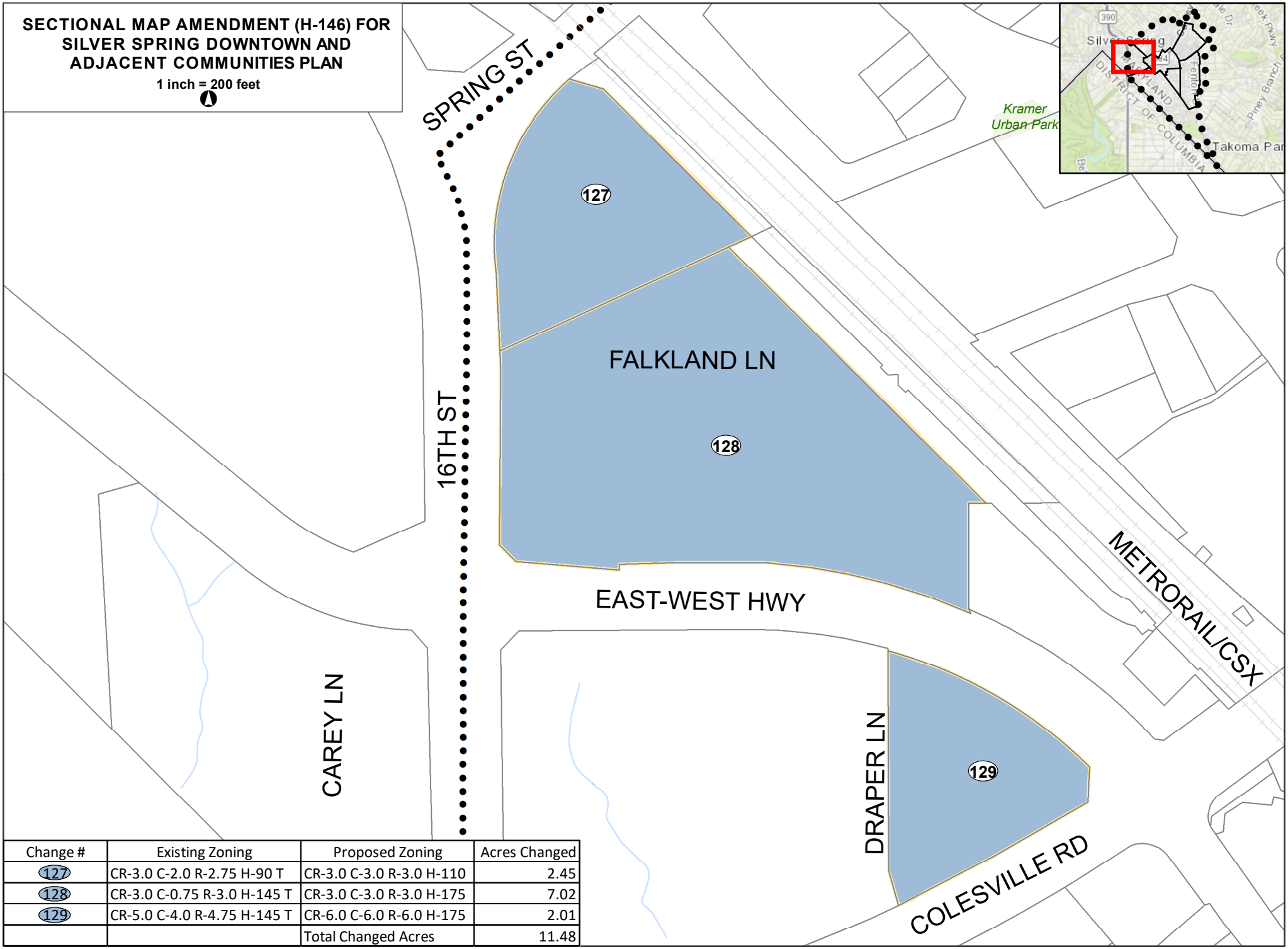
Change #	Existing Zoning	Proposed Zoning	Acres Changed
74	CR-5.0 C-0.5 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	28.94
75	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.86
76	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	2.42
77	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	7.33
78	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.01
79	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.44
80	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	4.87
81	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	0.71
82	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	3.59
83	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.28
84	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.77
85	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	1.23
86	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	2.82
87	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.04
88	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	1.60
89	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	0.49
90	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	0.66
91	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	0.15
92	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	1.99
93	IM-2.5 H-50	CR-3.0 C-3.0 R-3.0 H-110	4.04
94	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	0.50
95	R-10	CRT-3.0 C-0 R-3.0 H-75	0.72
96	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	0.55
97	IM-2.5 H-50	CR 2.5 C-2.5 R-2.5 H-55	0.68
98	IL-1.0 H-50	CR-2.5 C-2.5 R-2.5 H-55	1.39
99	IM-2.5 H-50	CR-2.5 C-2.5 R-2.5 H-55	1.07
		Total Changed Acres	75.15

Attachment 1 - Downtown North - Map 8 (Change Index 6 of 9)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
100	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.13
101	CR-3.0 C-1.25 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	0.65
102	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.51
103	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-175	0.16
104	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.18
105	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.75 C-6.75 R-6.75 H-175	3.12
Note 4 106	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.93
Note 4 107	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.75
108	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.10
109	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.48
110	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	2.69
111	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.95
112	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.46
113	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.17
114	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.19
Note 5 115	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.77
Note 5 116	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.80
117	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.50
118	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	0.57
119	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.82
120	R-60	CR-3.0 C-3.0 R-3.0 H-100	1.18
121	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.58
Note 6 122	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	3.06
Note 6 123	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	1.72
124	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.08
125	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	3.70
126	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.43
		Total Changed Acres	51.69

Attachment 1 - Falklands - Map 9 (Change Index 7 of 9)

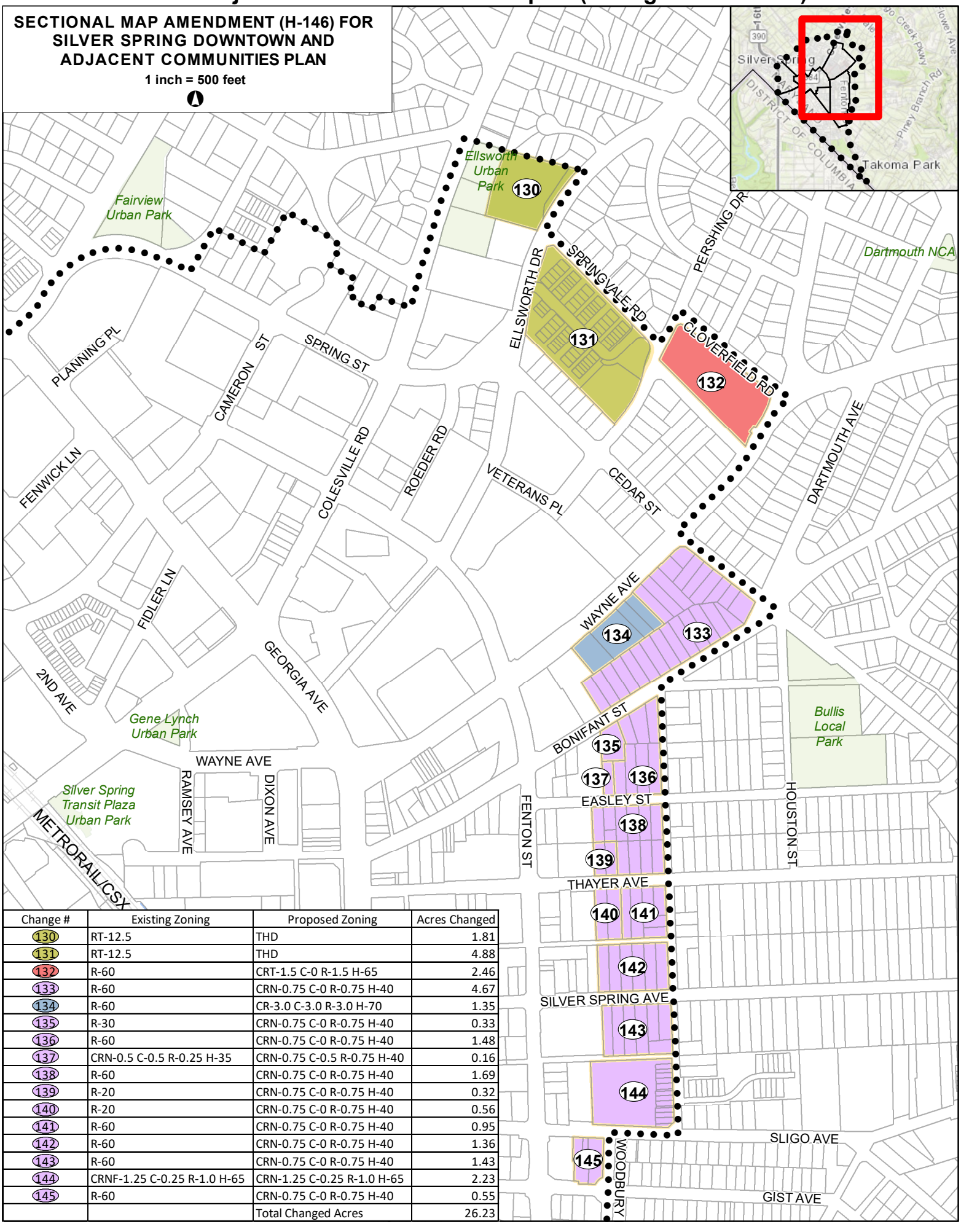


Change #	Existing Zoning	Proposed Zoning	Acres Changed
127	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.45
128	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	7.02
129	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	2.01
		Total Changed Acres	11.48

Attachment 1 - Adjacent Communities - Map 10 (Change Index 8 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 500 feet

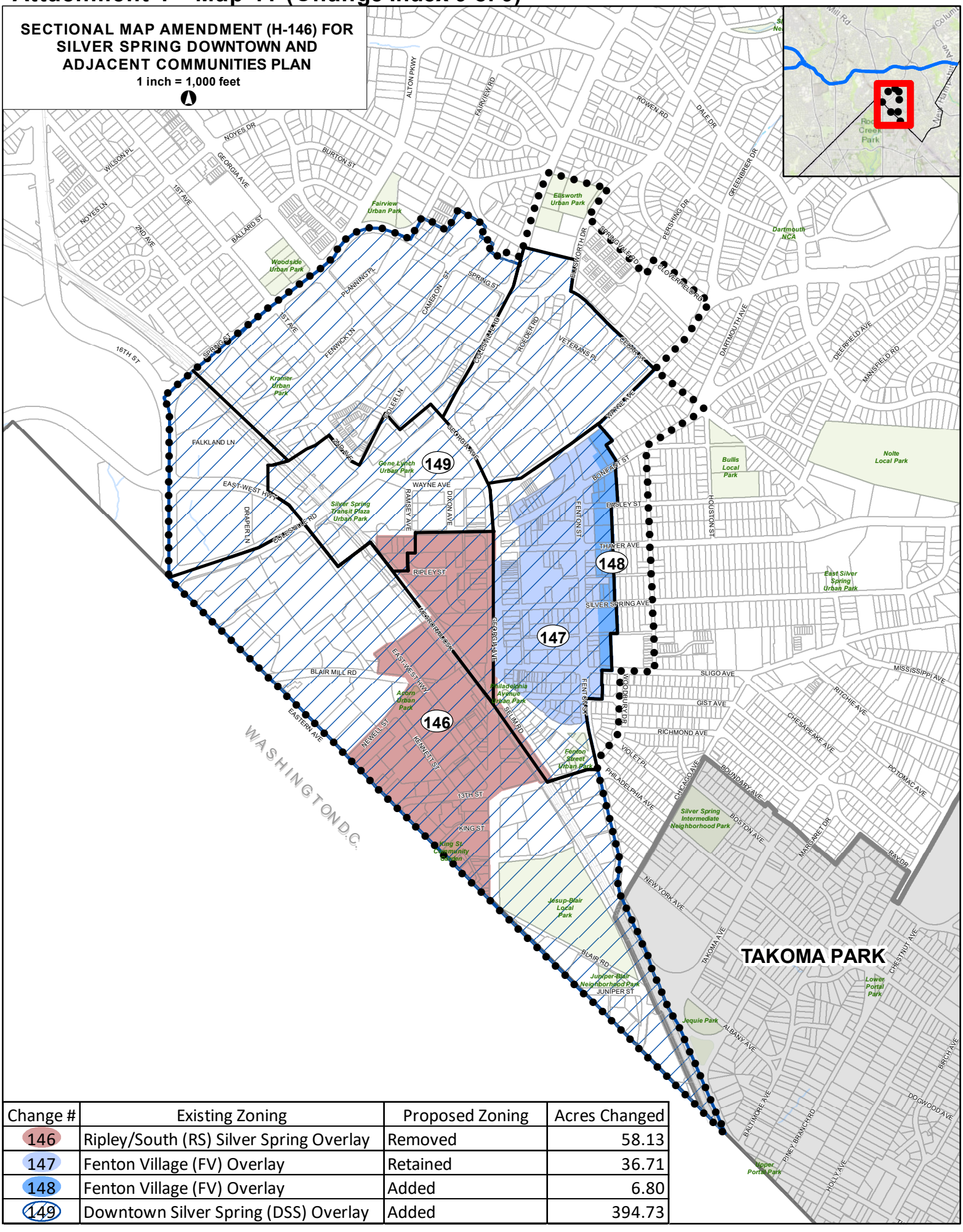


Change #	Existing Zoning	Proposed Zoning	Acres Changed
130	RT-12.5	THD	1.81
131	RT-12.5	THD	4.88
132	R-60	CRT-1.5 C-0 R-1.5 H-65	2.46
133	R-60	CRN-0.75 C-0 R-0.75 H-40	4.67
134	R-60	CR-3.0 C-3.0 R-3.0 H-70	1.35
135	R-30	CRN-0.75 C-0 R-0.75 H-40	0.33
136	R-60	CRN-0.75 C-0 R-0.75 H-40	1.48
137	CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.75 C-0.5 R-0.75 H-40	0.16
138	R-60	CRN-0.75 C-0 R-0.75 H-40	1.69
139	R-20	CRN-0.75 C-0 R-0.75 H-40	0.32
140	R-20	CRN-0.75 C-0 R-0.75 H-40	0.56
141	R-60	CRN-0.75 C-0 R-0.75 H-40	0.95
142	R-60	CRN-0.75 C-0 R-0.75 H-40	1.36
143	R-60	CRN-0.75 C-0 R-0.75 H-40	1.43
144	CRNF-1.25 C-0.25 R-1.0 H-65	CRN-1.25 C-0.25 R-1.0 H-65	2.23
145	R-60	CRN-0.75 C-0 R-0.75 H-40	0.55
		Total Changed Acres	26.23

Attachment 1 - Map 11 (Change Index 9 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 1,000 feet



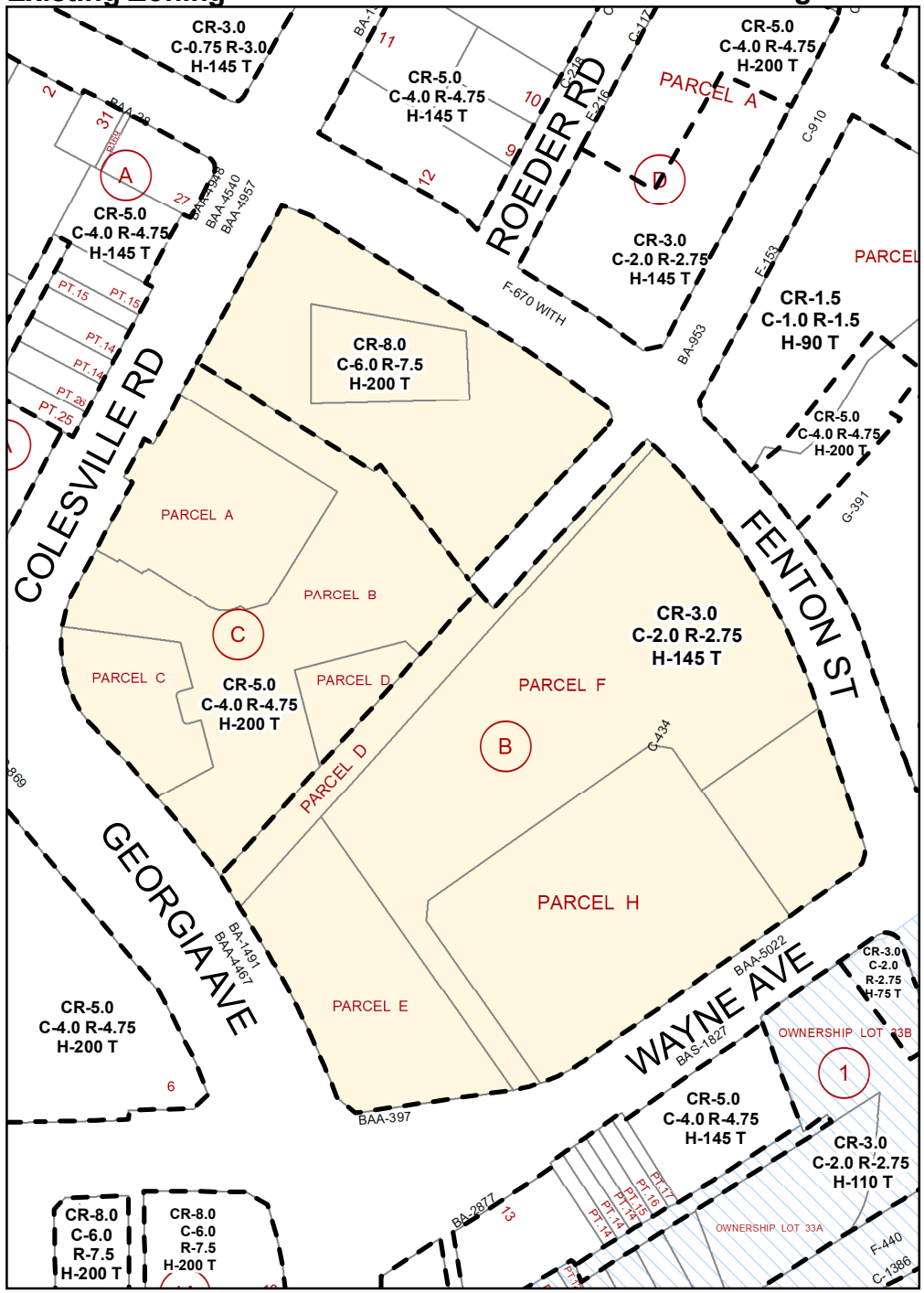
Change #	Existing Zoning	Proposed Zoning	Acres Changed
146	Ripley/South (RS) Silver Spring Overlay	Removed	58.13
147	Fenton Village (FV) Overlay	Retained	36.71
148	Fenton Village (FV) Overlay	Added	6.80
149	Downtown Silver Spring (DSS) Overlay	Added	394.73

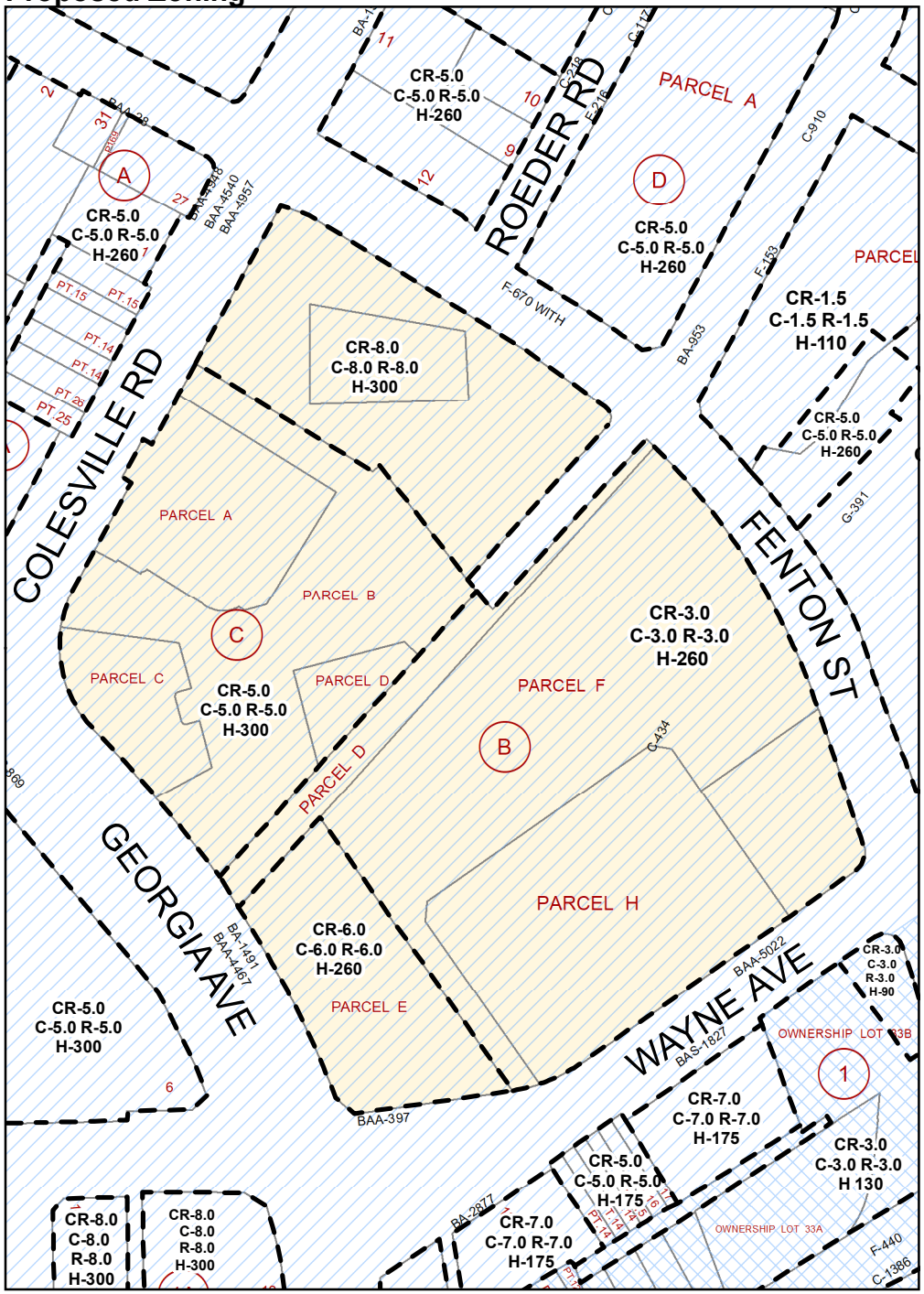
Attachment 1 - Map 12

Existing Zoning

Changes # 1-4

Proposed Zoning





Map Grid: 210NW01

Master Plan Boundary

FV Overlay

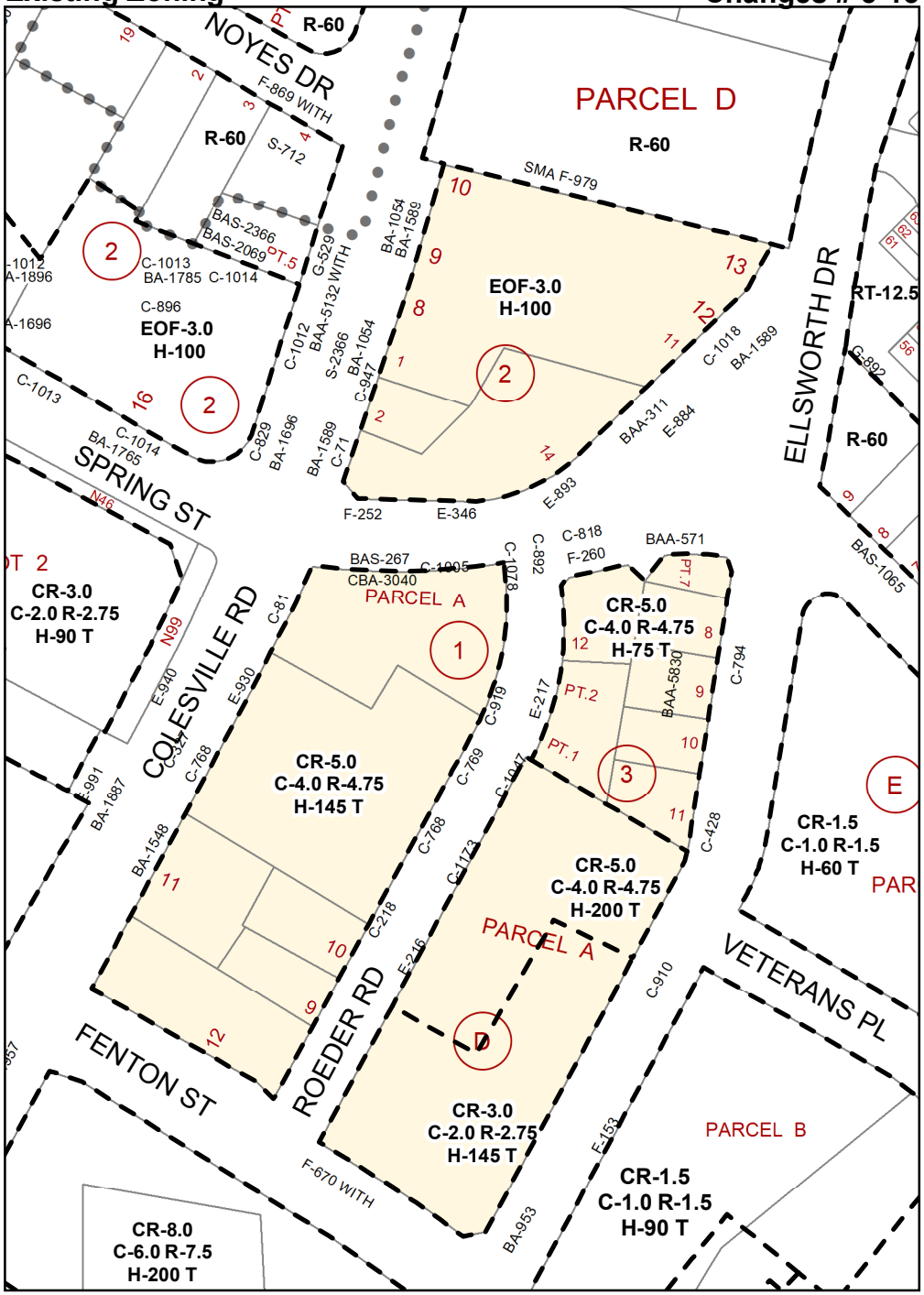
DSS Overlay

1 in = 200 ft

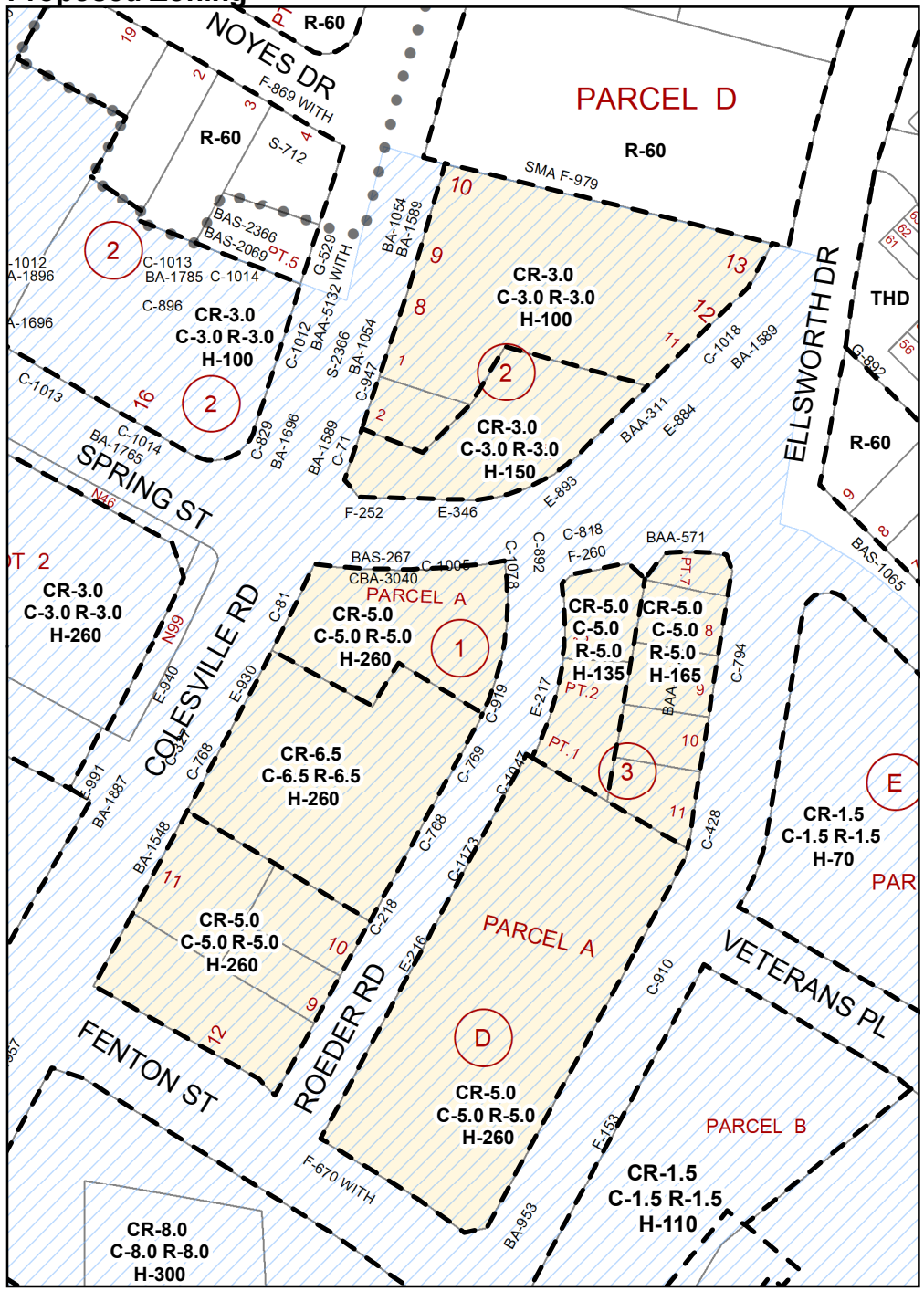
Attachment 1 - Map 13

Existing Zoning

Changes # 5-13



Proposed Zoning



Map Grids: 210NW01, 211NW01

Master Plan Boundary

DSS Overlay

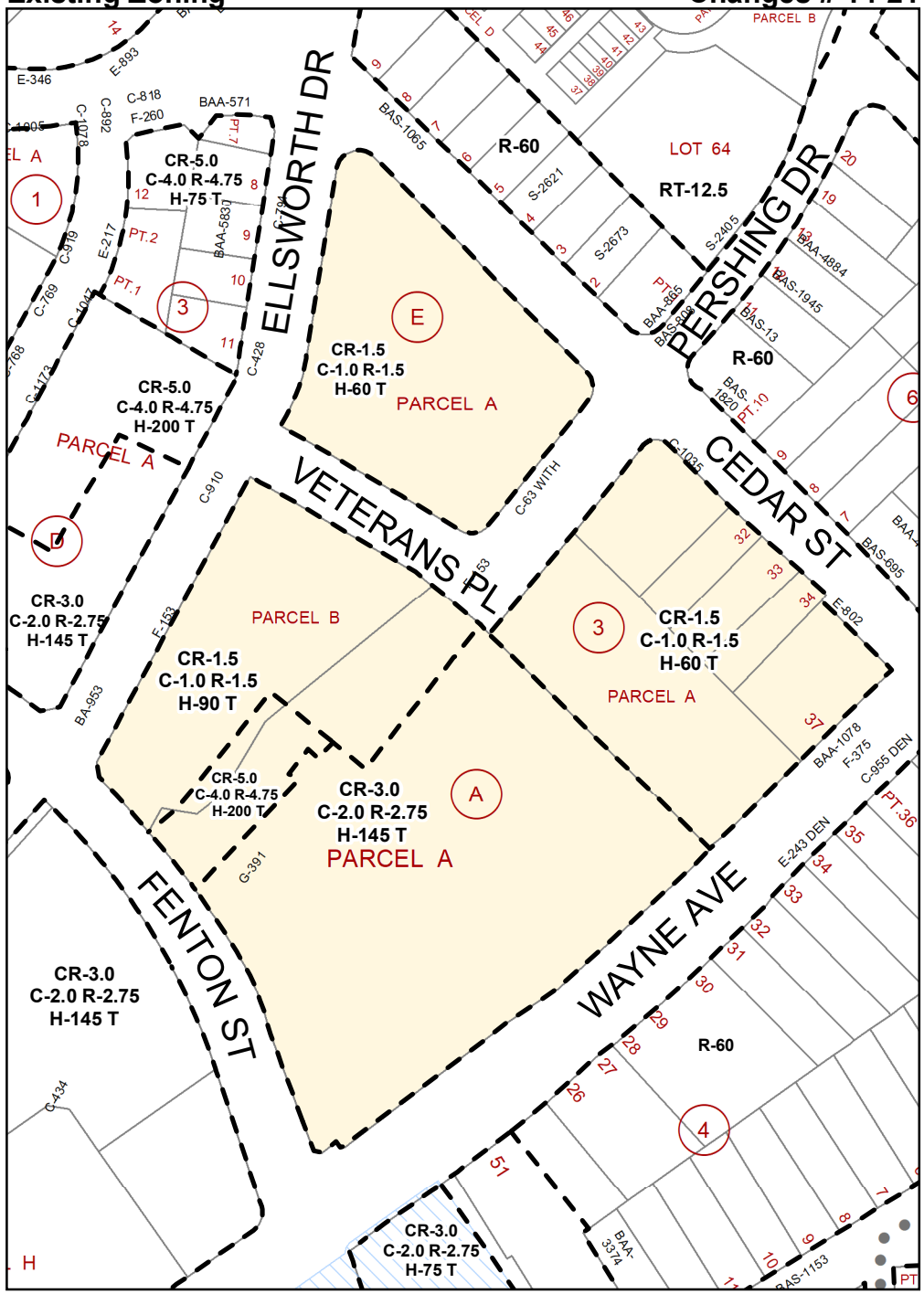
1 in = 175 ft

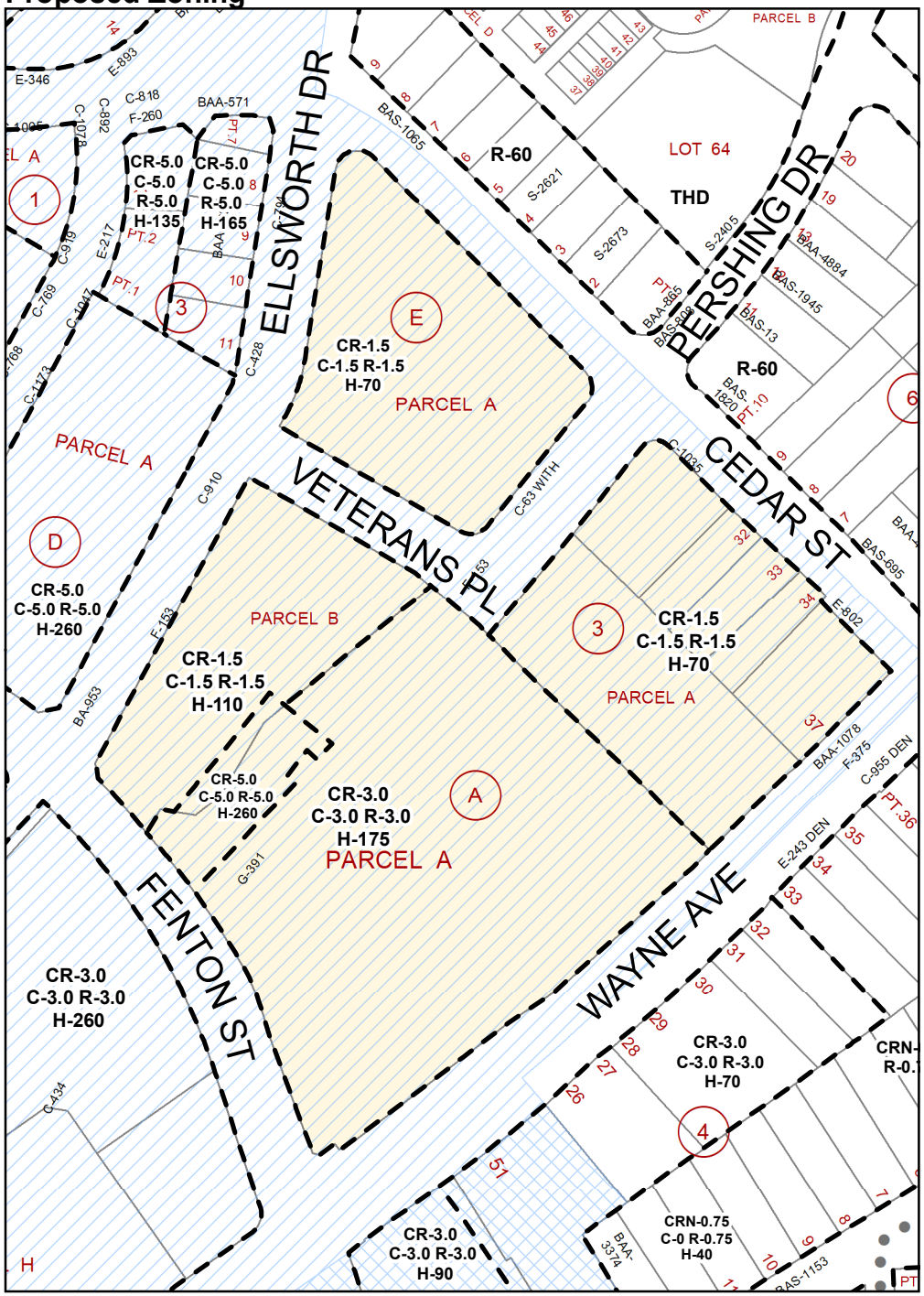
Attachment 1 - Map 14

Existing Zoning

Changes # 14-21

Proposed Zoning





Map Grid: 210NW01

Master Plan Boundary

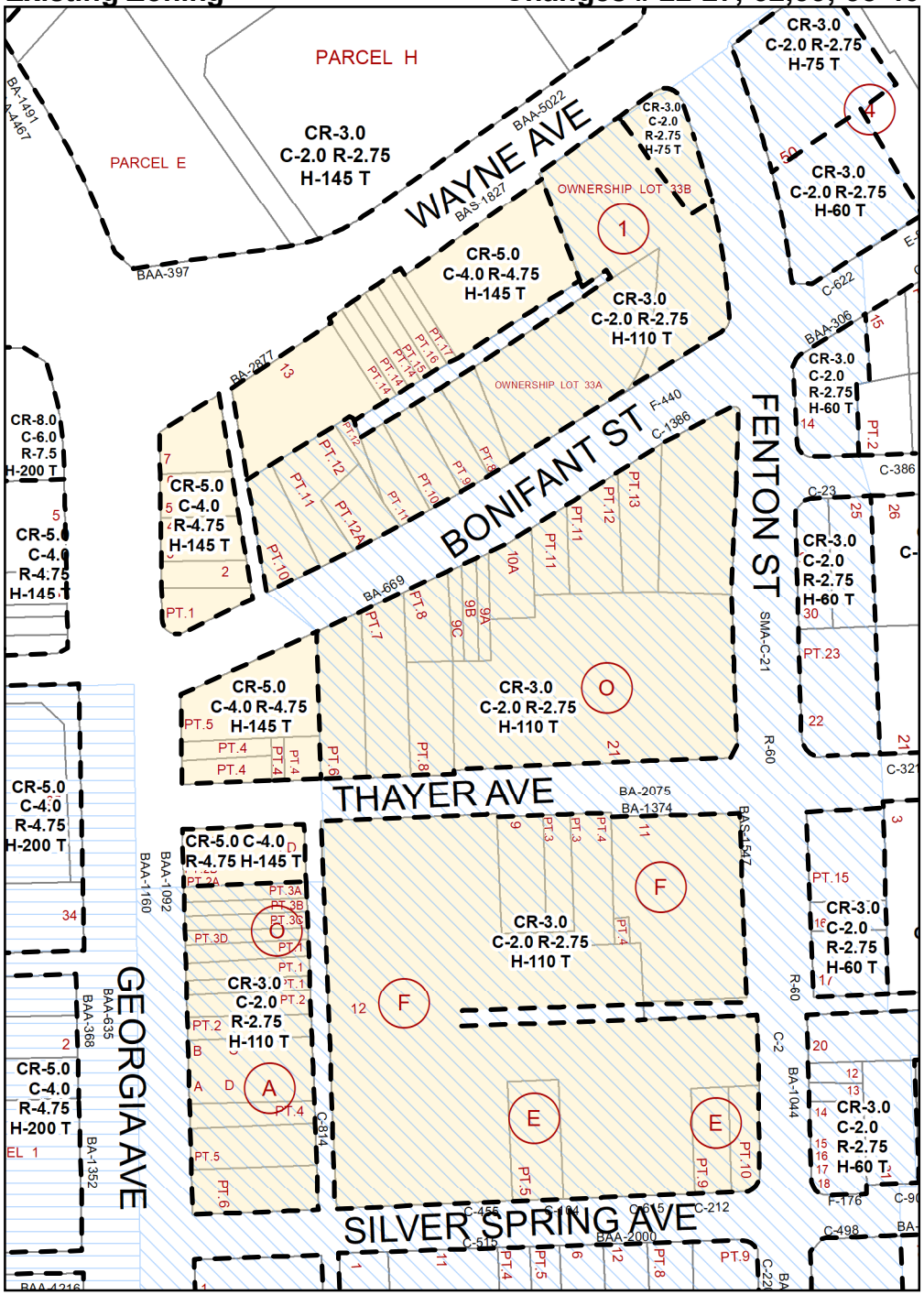
FV Overlay *DSS Overlay*

1 in = 200 ft

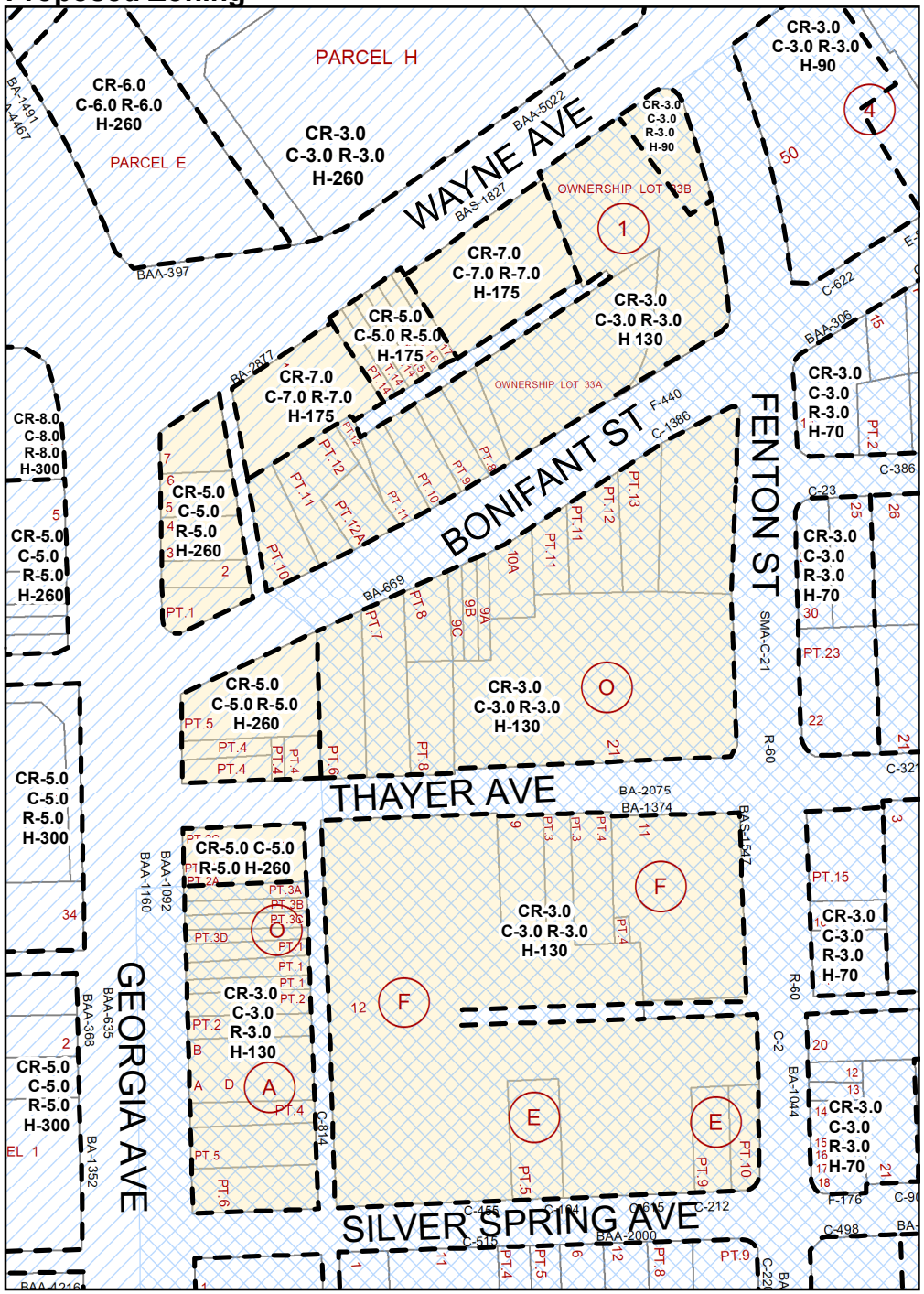
Attachment 1 - Map 15

Existing Zoning

Changes # 22-27; 32,33; 38-40



Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

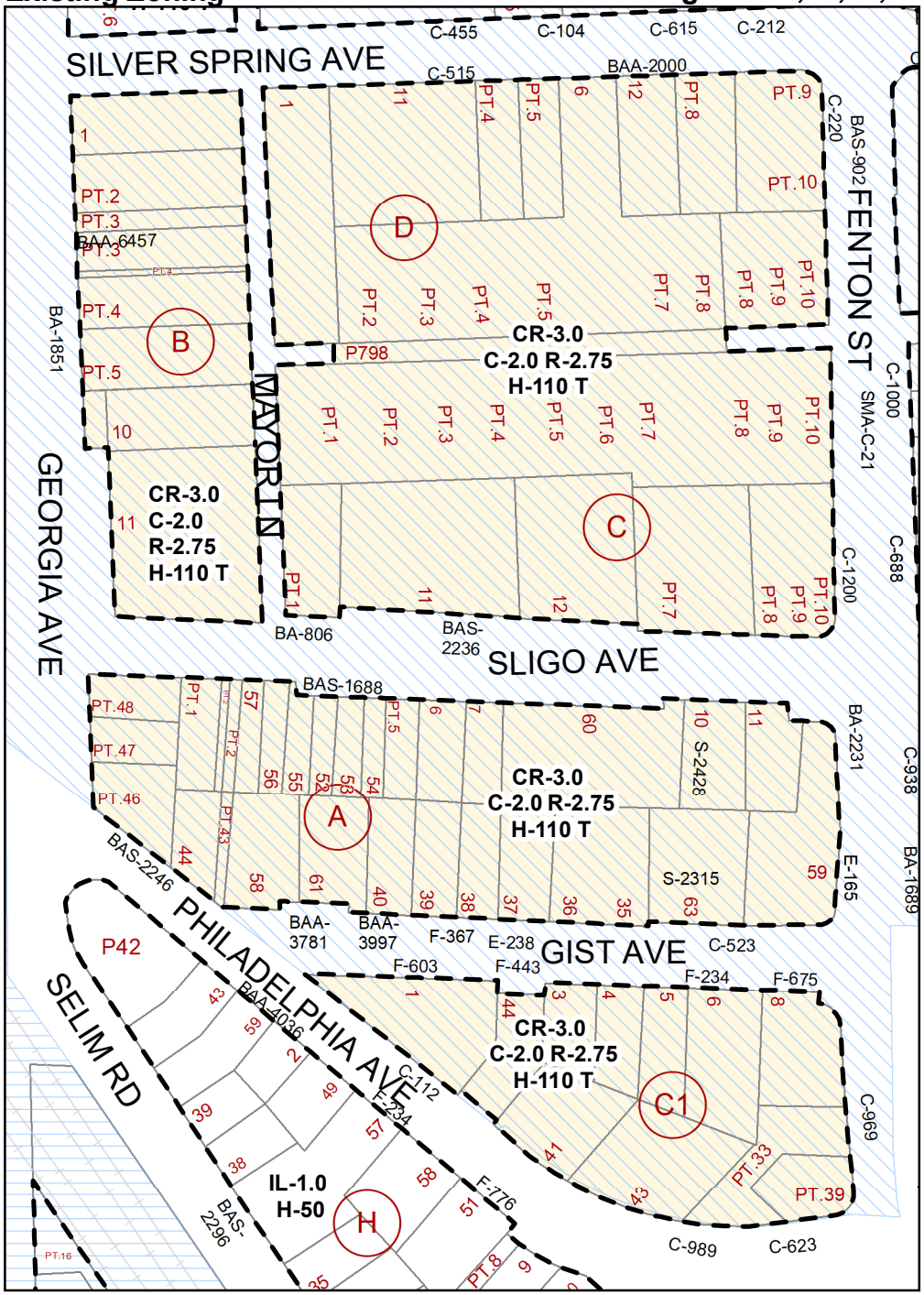
RS Overlay *FV Overlay* *DSS Overlay*

1 in = 200 ft

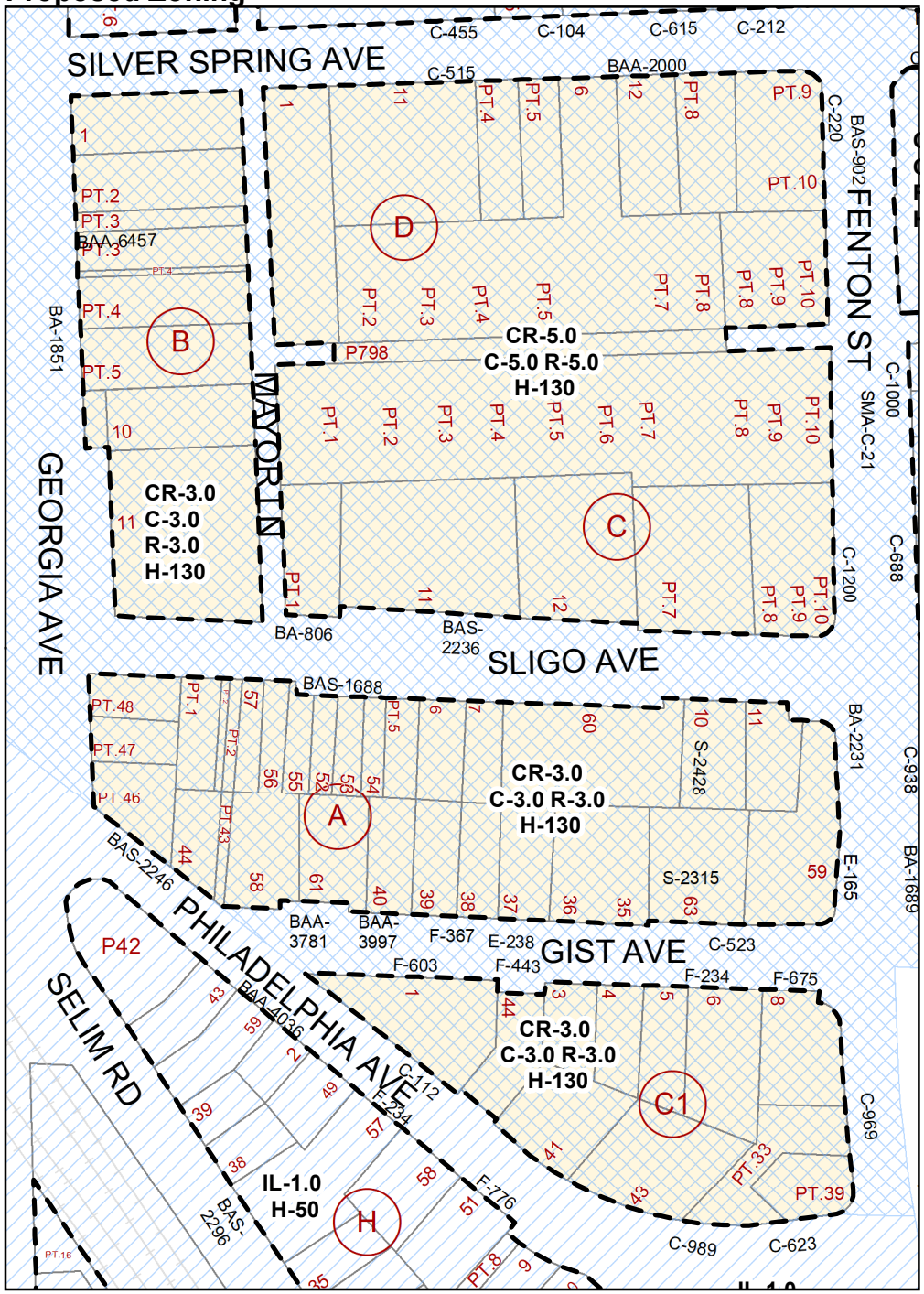
Attachment 1 - Map 16

Existing Zoning

Changes # 45,46,51,53



Proposed Zoning



Map Grid: 210NW01

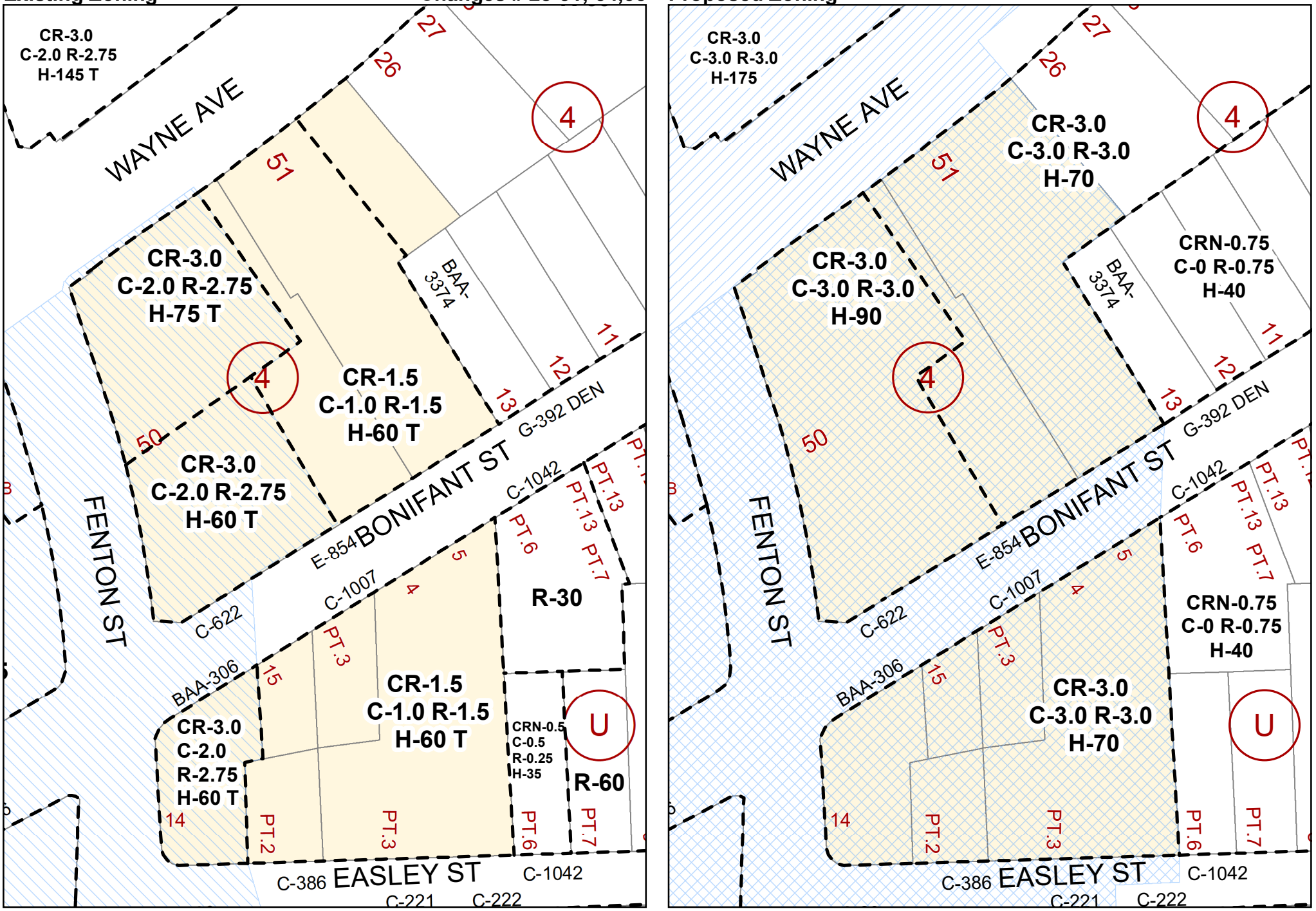
Master Plan Boundary

RS Overlay *FV Overlay* *DSS Overlay*

1 in = 150 ft

Attachment 1 - Map 17

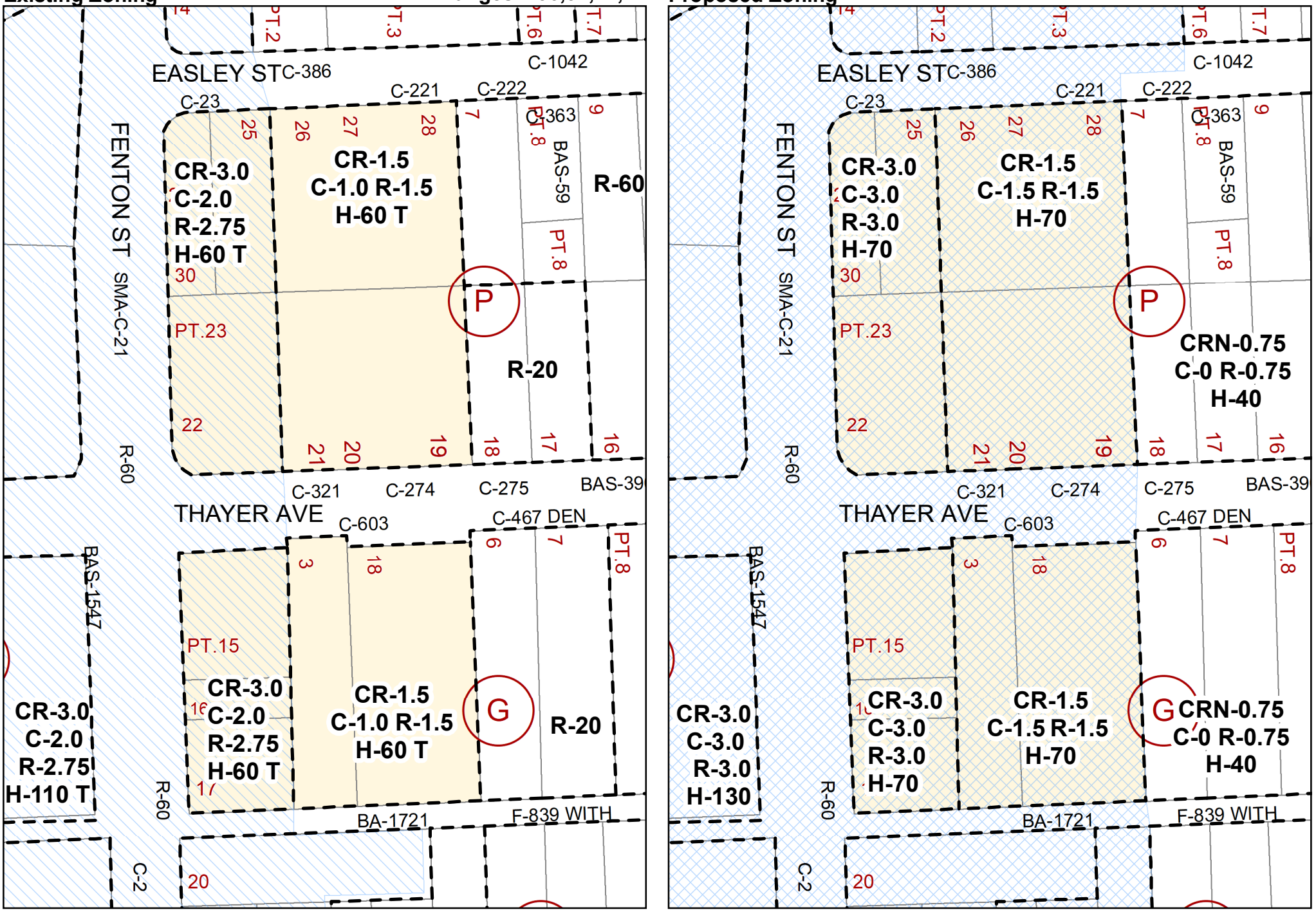
Existing Zoning **Changes # 28-31; 34,35** **Proposed Zoning**



Map Grid: 210NW01 Master Plan Boundary *FV Overlay* *DSS Overlay* 1 in = 100 ft

Attachment 1 - Map 18

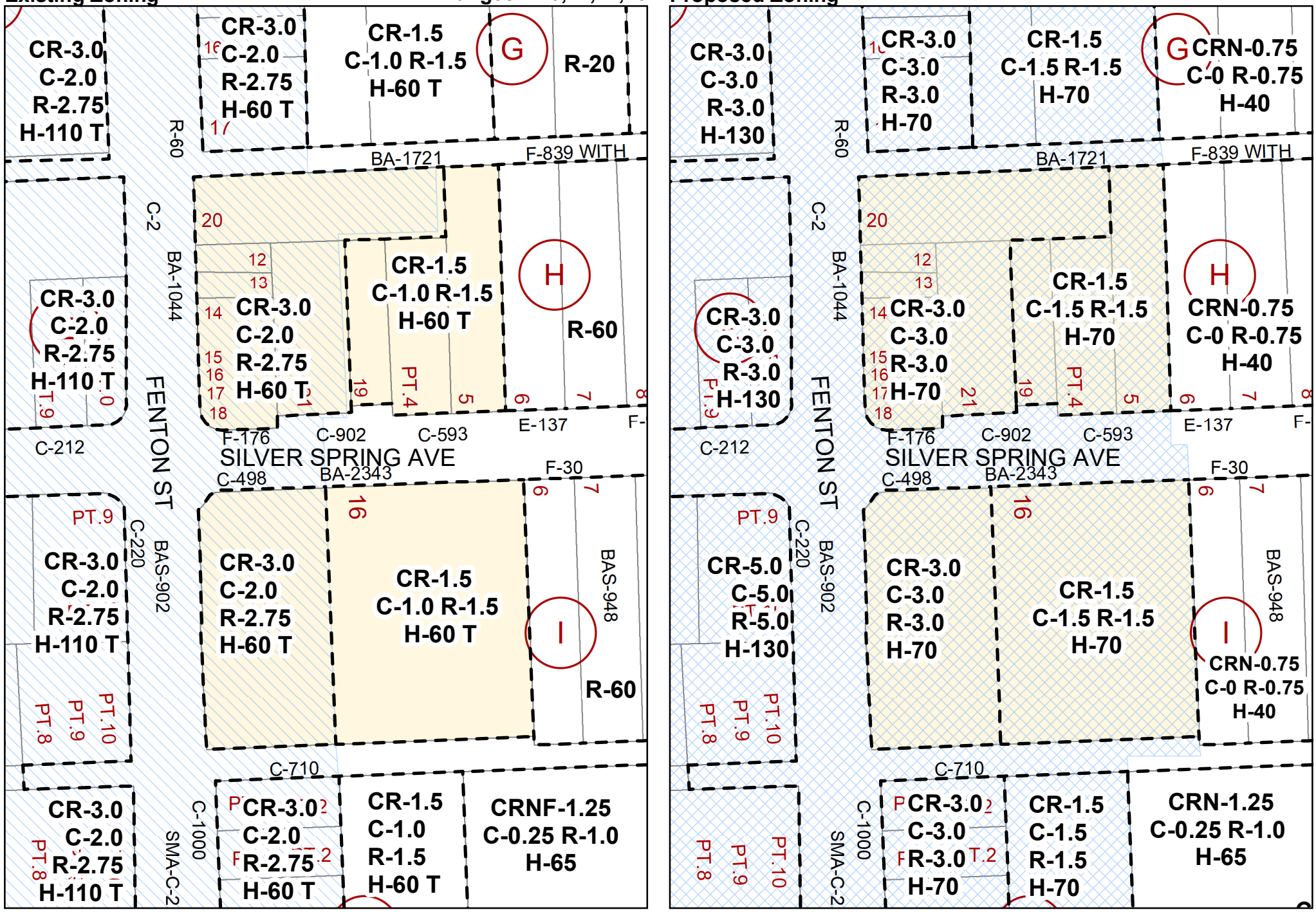
Existing Zoning **Changes # 36,37,41,42** **Proposed Zoning**



Map Grid: 210NW01 Master Plan Boundary *FV Overlay* *DSS Overlay* 1 in = 100 ft

Attachment 1 - Map 19

Existing Zoning **Changes # 43,44,47,48** **Proposed Zoning**



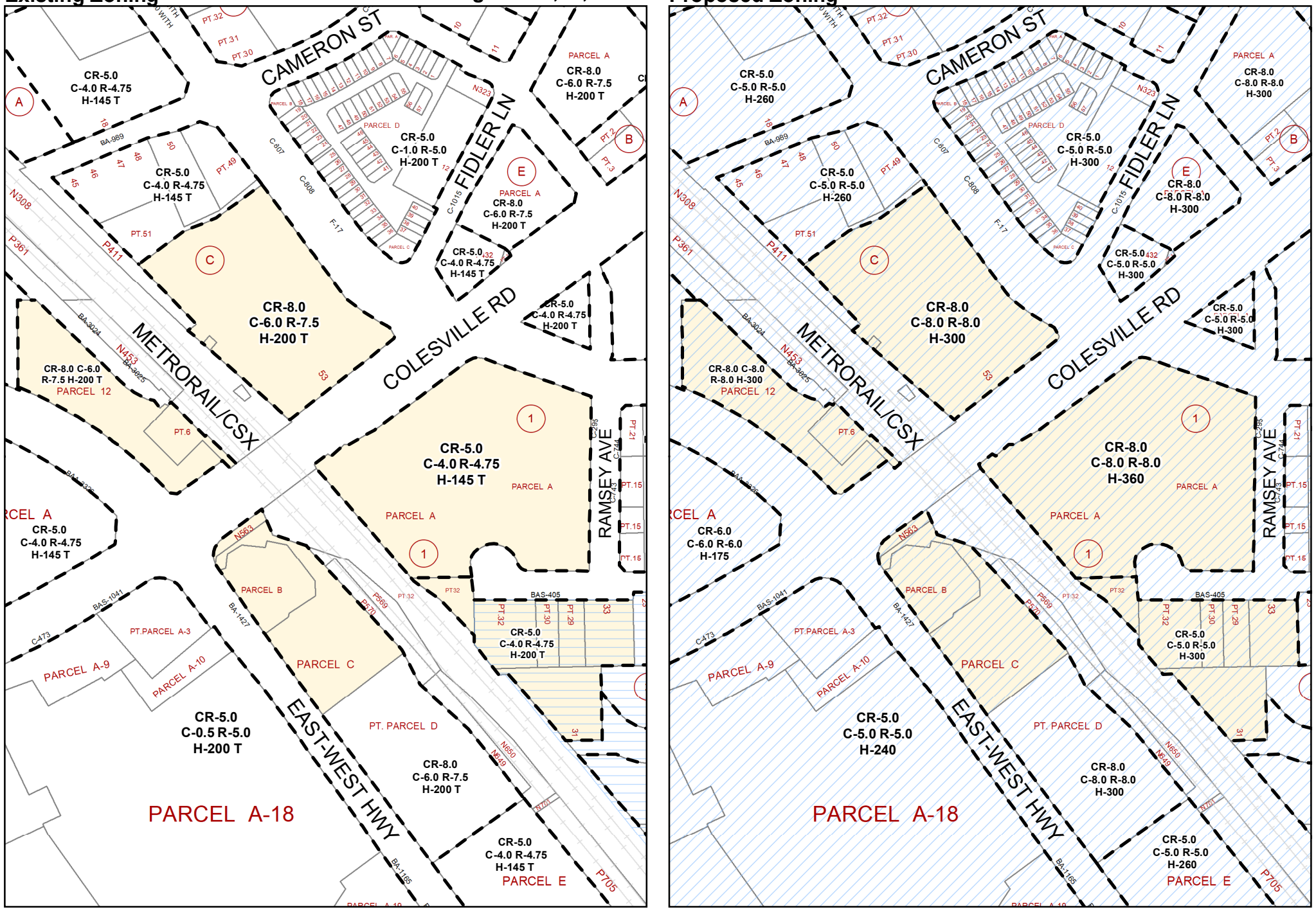
Map Grid: 210NW01 Master Plan Boundary *FV Overlay* *DSS Overlay* 1 in = 100 ft

Attachment 1 - Map 20

Existing Zoning

Changes # 54,55; 65-67

Proposed Zoning



Map Grids: 210NW01, 210NW02

Master Plan Boundary

R/S Overlay

DSS Overlay

1 in = 250 ft

Attachment 1 - Map 21

Existing Zoning

Changes # 55-64

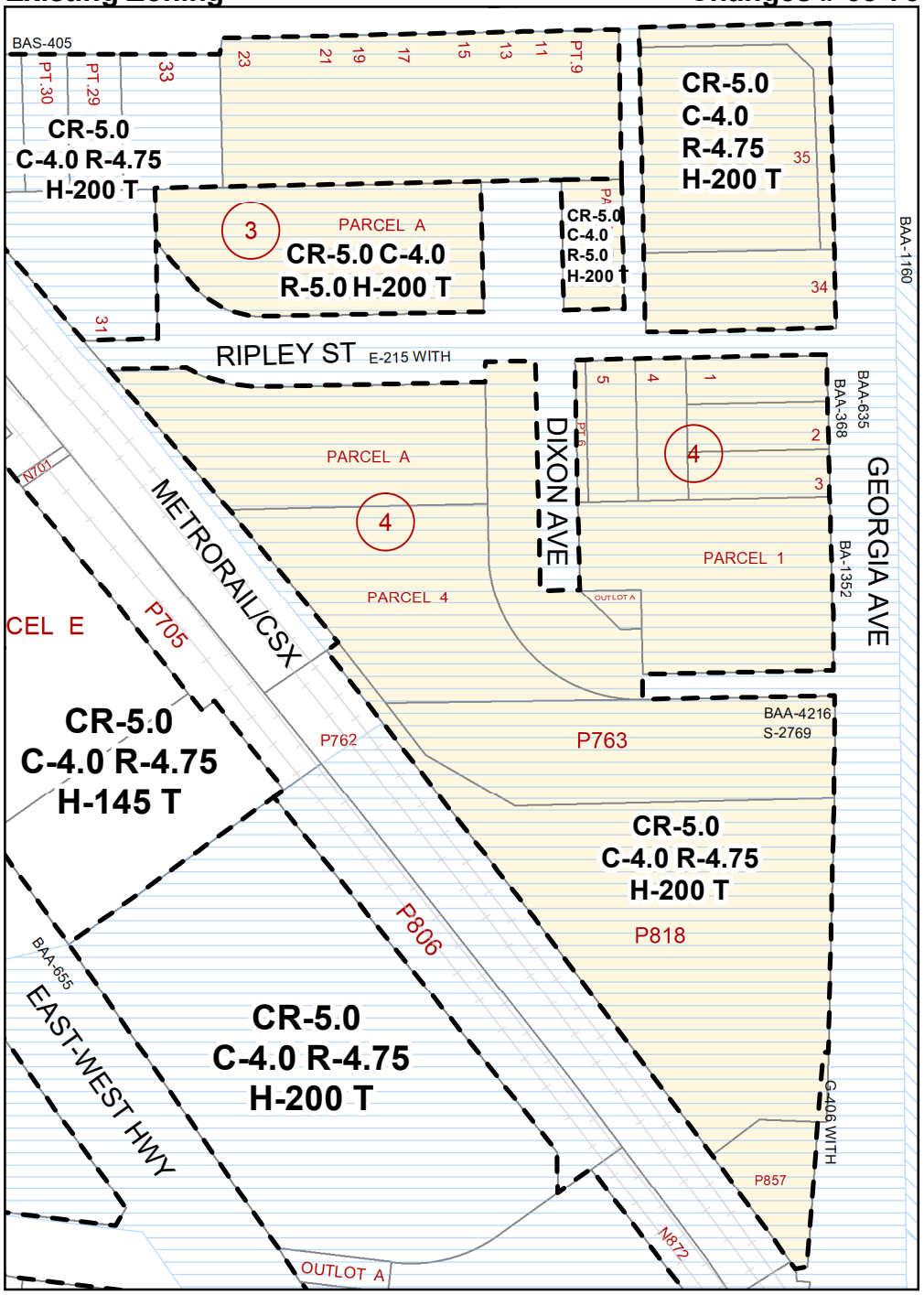
Proposed Zoning


CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-1.0 R-5.0 H-200 T
CR-8.0 C-6.0 R-7.5 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
PARCEL A
PARCEL C
FIDLER LN
COLESVILLE RD
GEORGIA AVE
WAYNE AVE
RAMSEY AVE
DIXON AVE
BONIFANT ST
CR-8.0 C-8.0 R-8.0 H-300
CR-5.0 C-5.0 R-5.0 H-300
CR-5.0 C-5.0 R-5.0 H-260
CR-8.0 C-8.0 R-8.0 H-360
CR-5.0 C-5.0 R-5.0 H-360
CR-8.0 C-6.0 R-7.5 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-8.0 C-6.0 R-7.5 H-200 T
CR-8.0 C-6.0 R-7.5 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-8.0 C-6.0 R-7.5 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200 T
CR-5.0 C-4.0 R-4.75 H-200

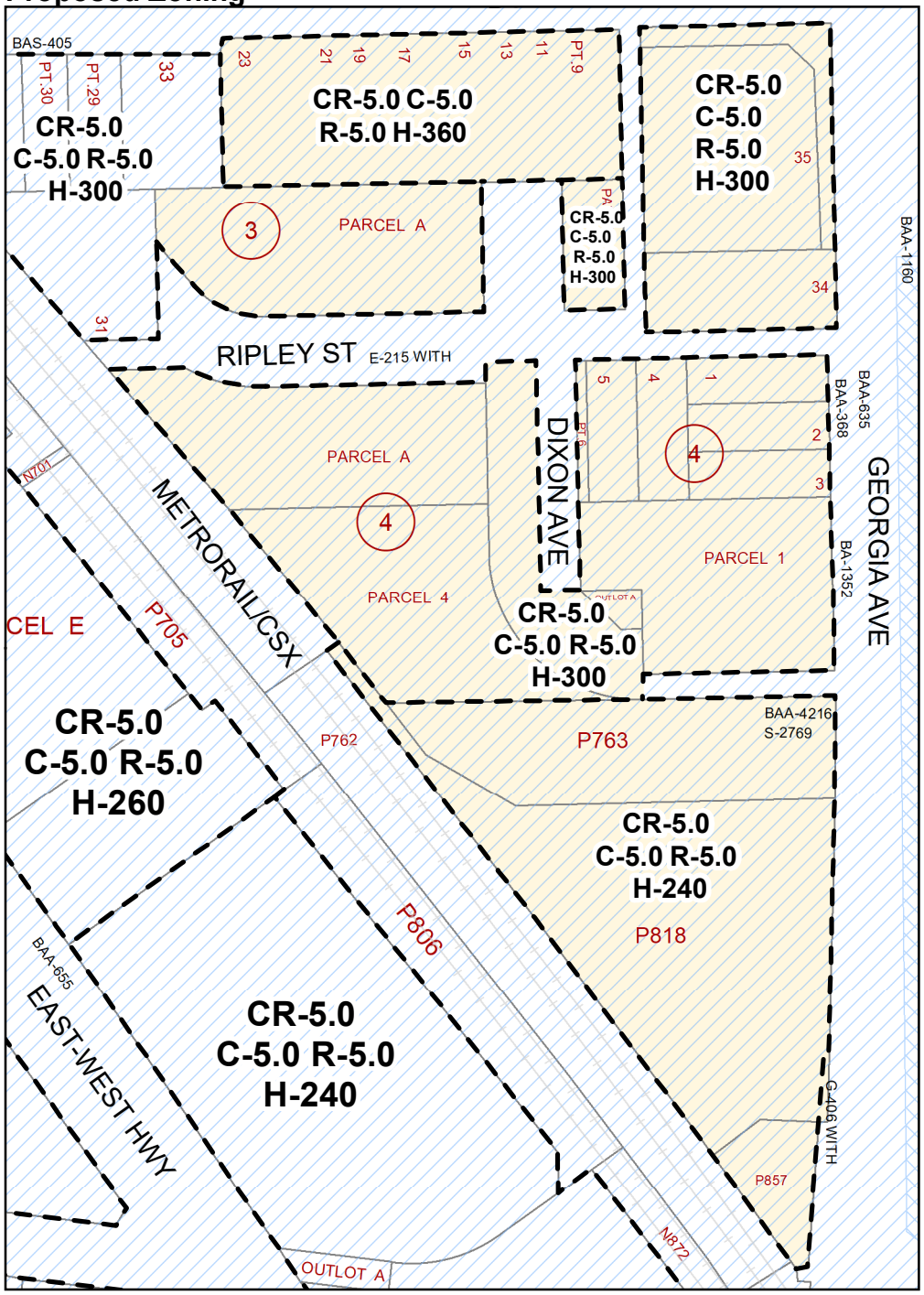
Attachment 1 - Map 22

Existing Zoning

Changes # 68-73



Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

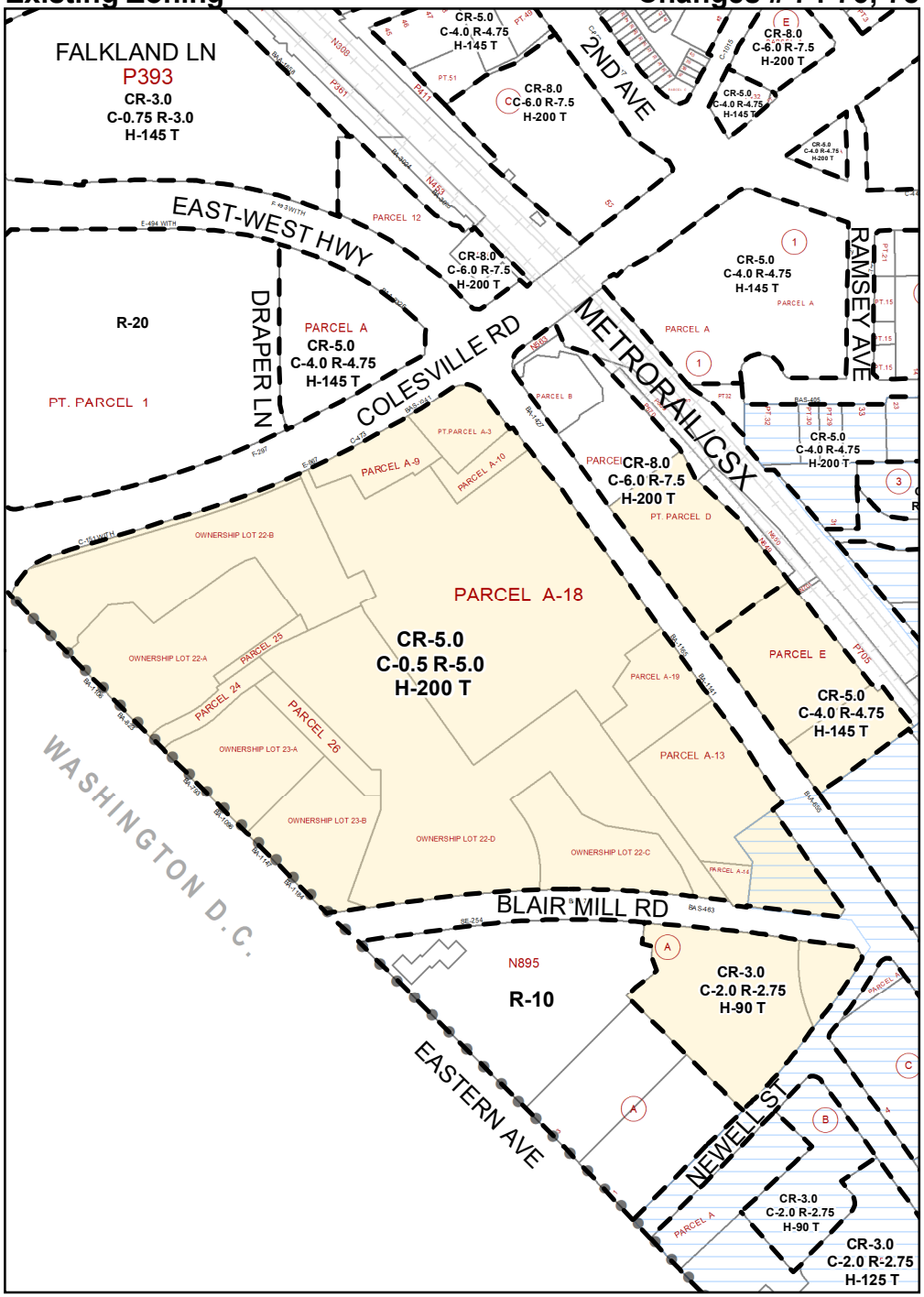
RS Overlay *FV Overlay* *DSS Overlay*

1 in = 175 ft

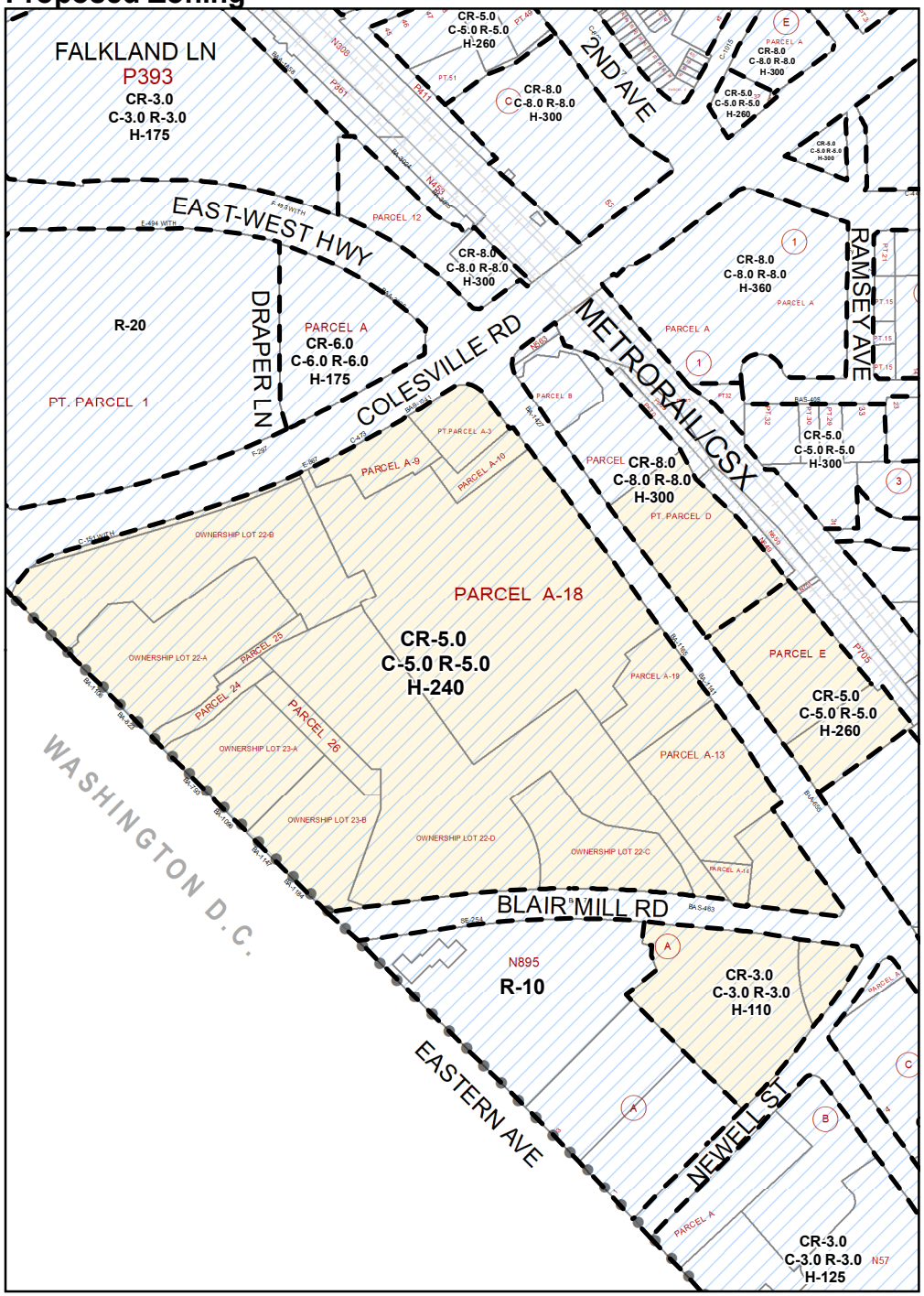
Attachment 1 - Map 23

Existing Zoning

Changes # 74-76; 78



Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

RS Overlay

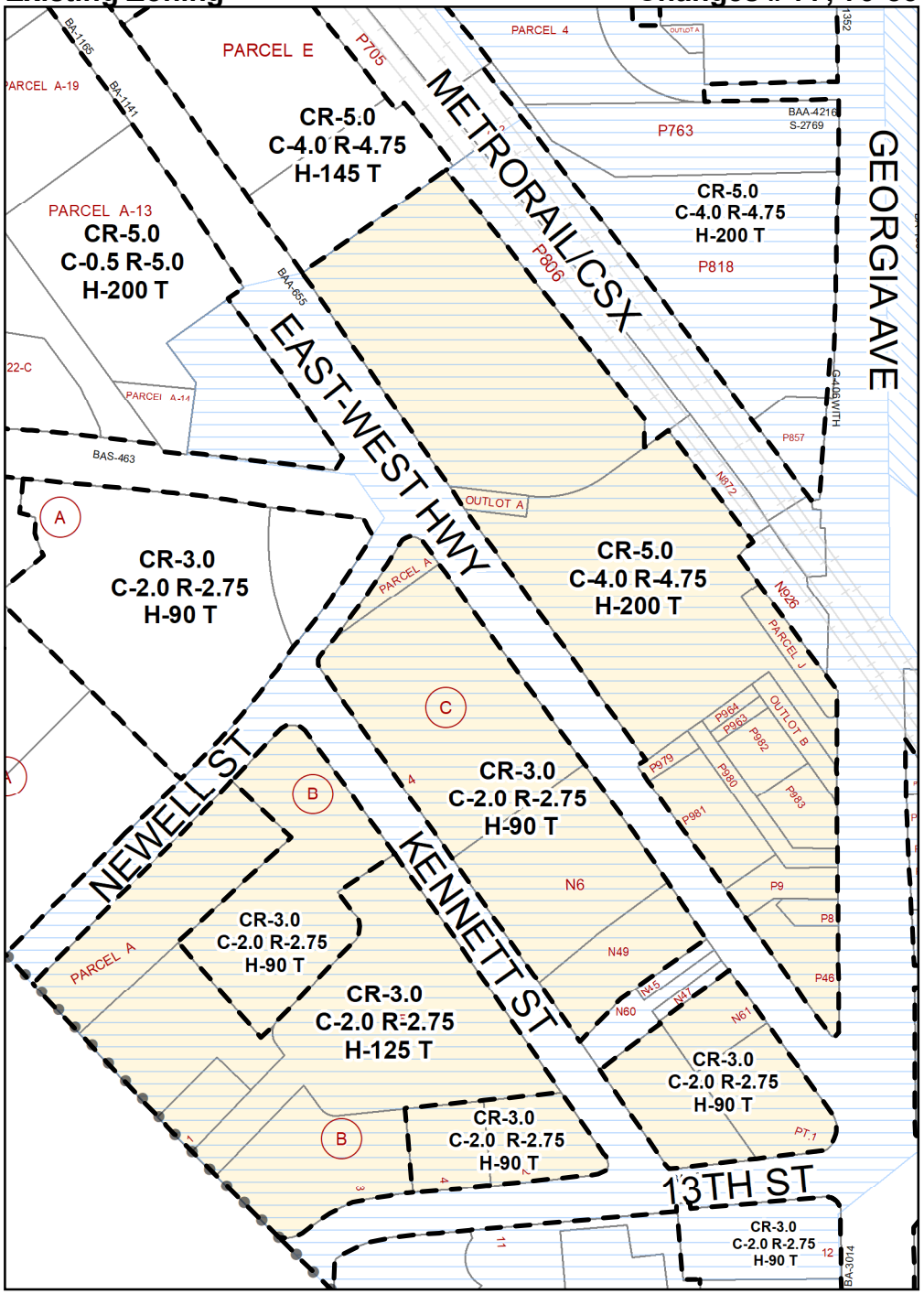
DSS Overlay

1 in = 400 ft

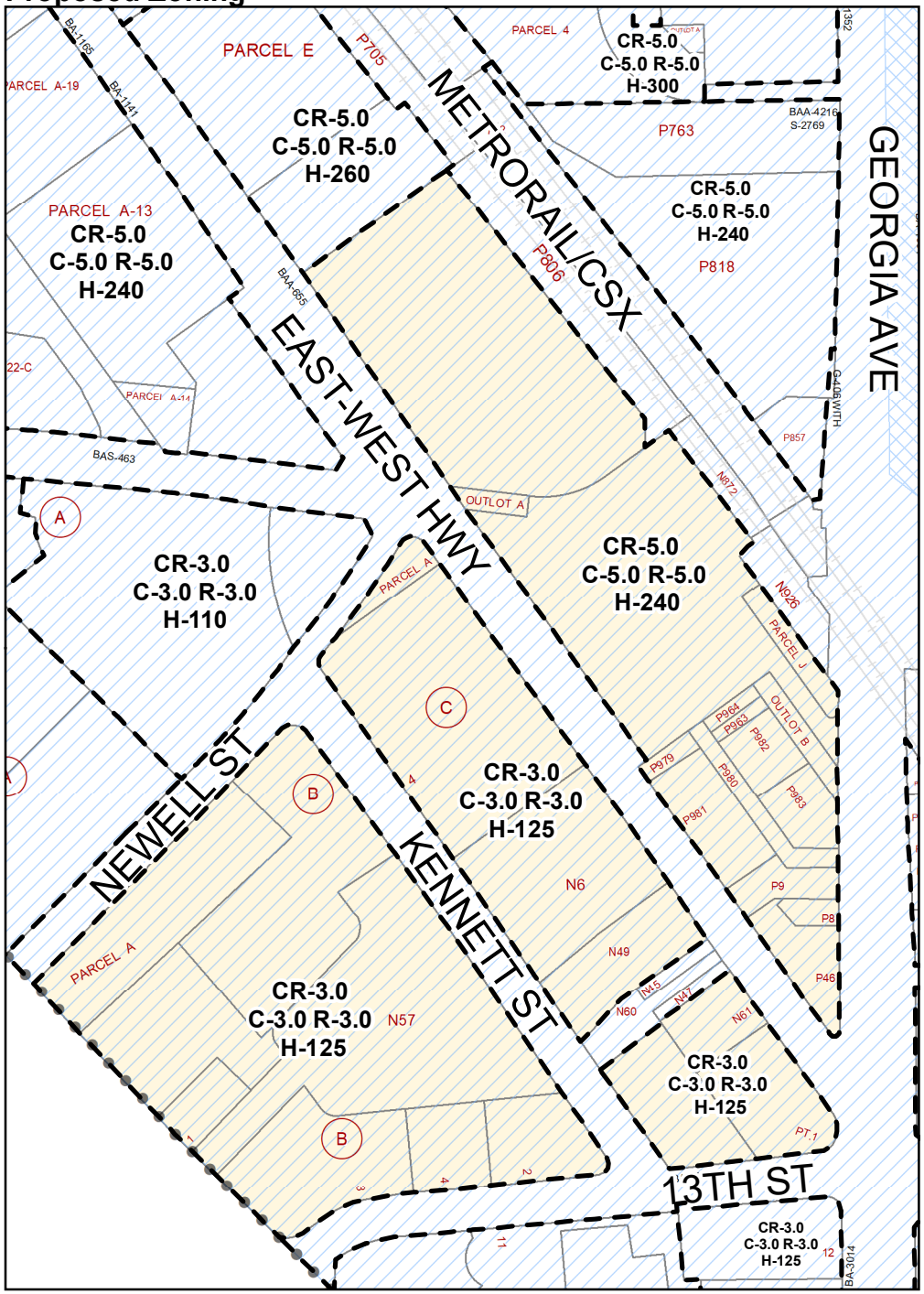
Attachment 1 - Map 24

Existing Zoning

Changes # 77; 79-83



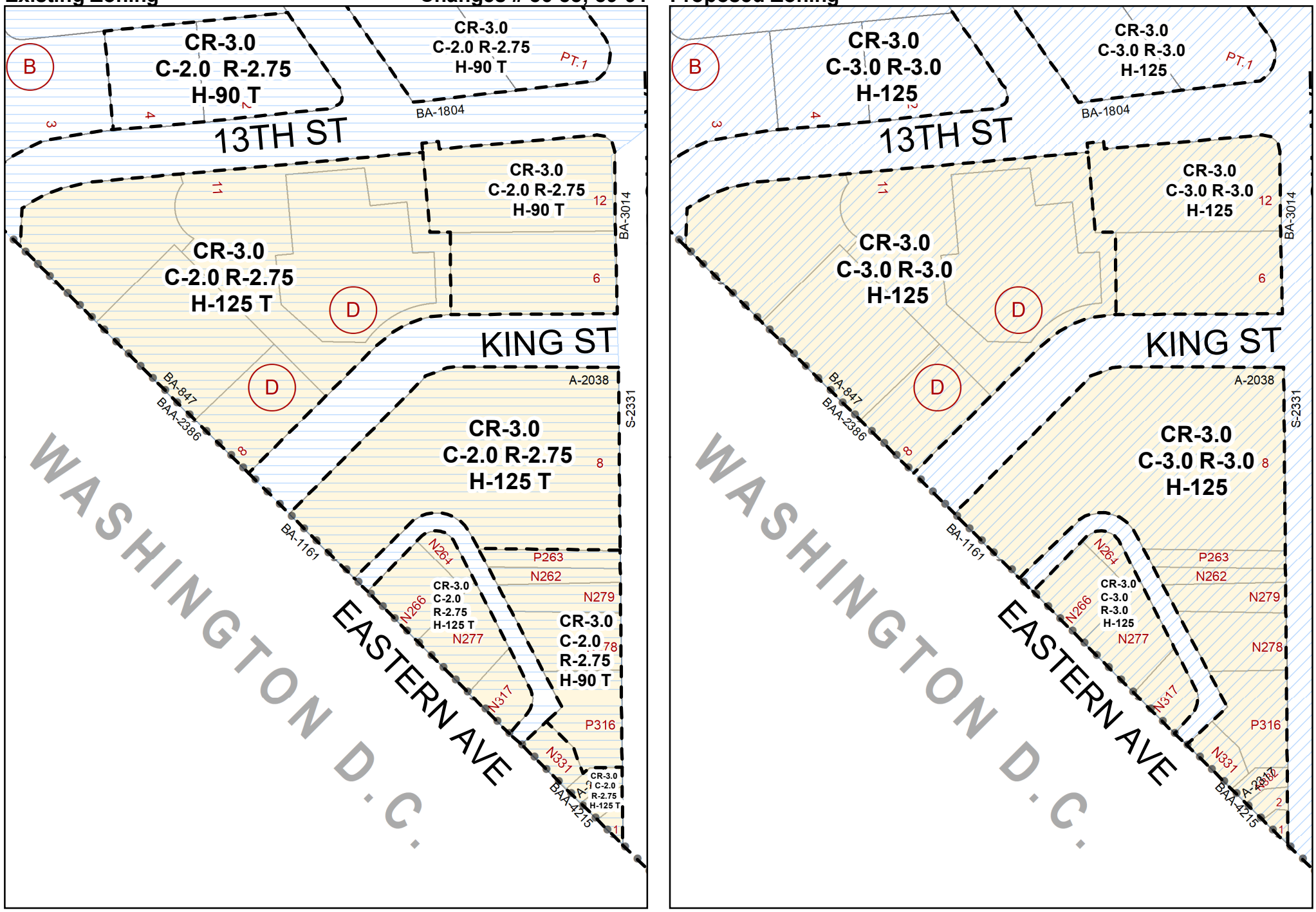
Proposed Zoning



Map Grids: 210NW01, 209NW01, 209NW02 Master Plan Boundary *RS Overlay* *FV Overlay* *DSS Overlay* 1 in = 250 ft

Attachment 1 - Map 25

Existing Zoning **Changes # 86-88; 89-91** **Proposed Zoning**

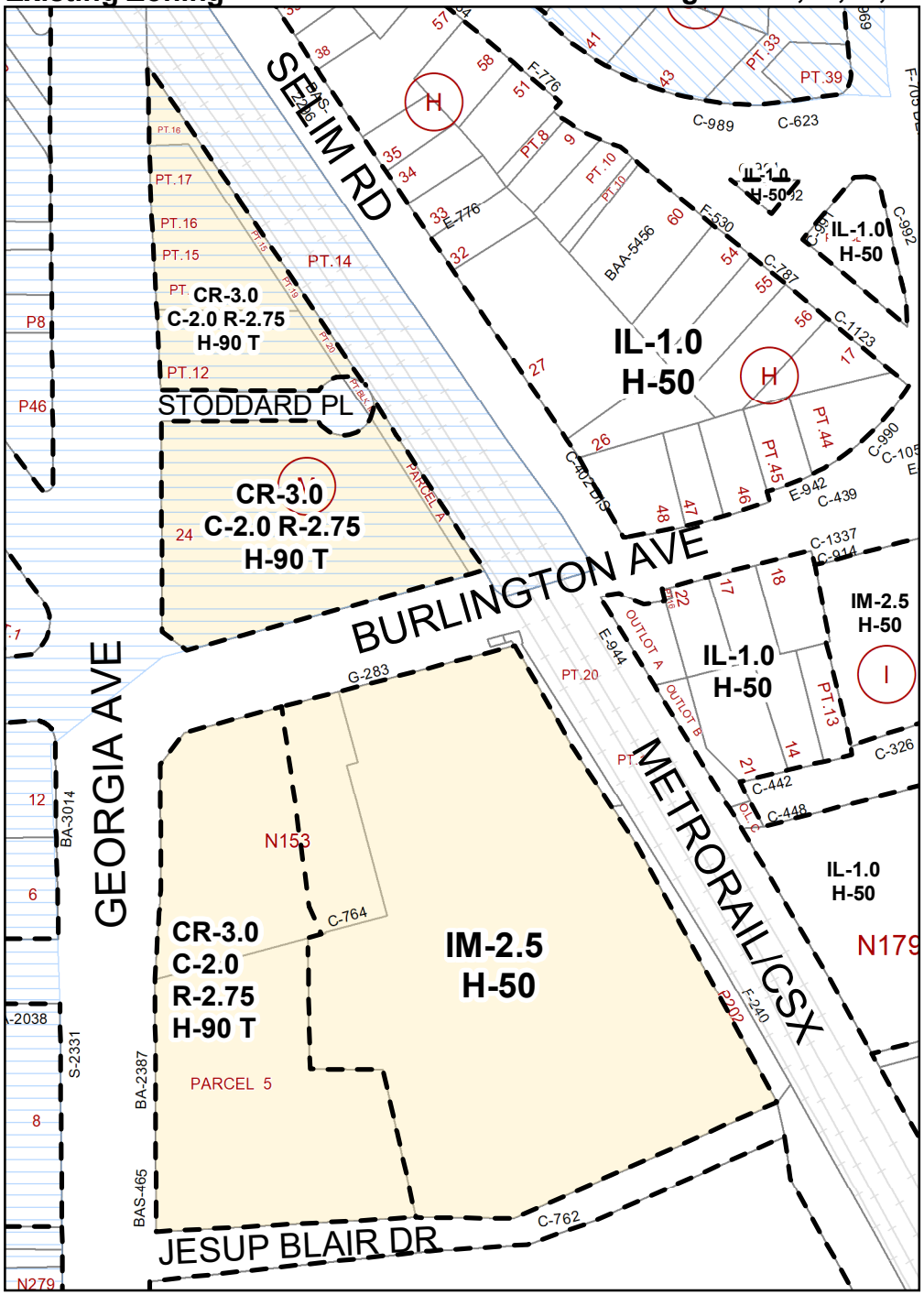


Map Grid: 209NW01 Master Plan Boundary *RS Overlay* *DSS Overlay* 1 in = 150 ft

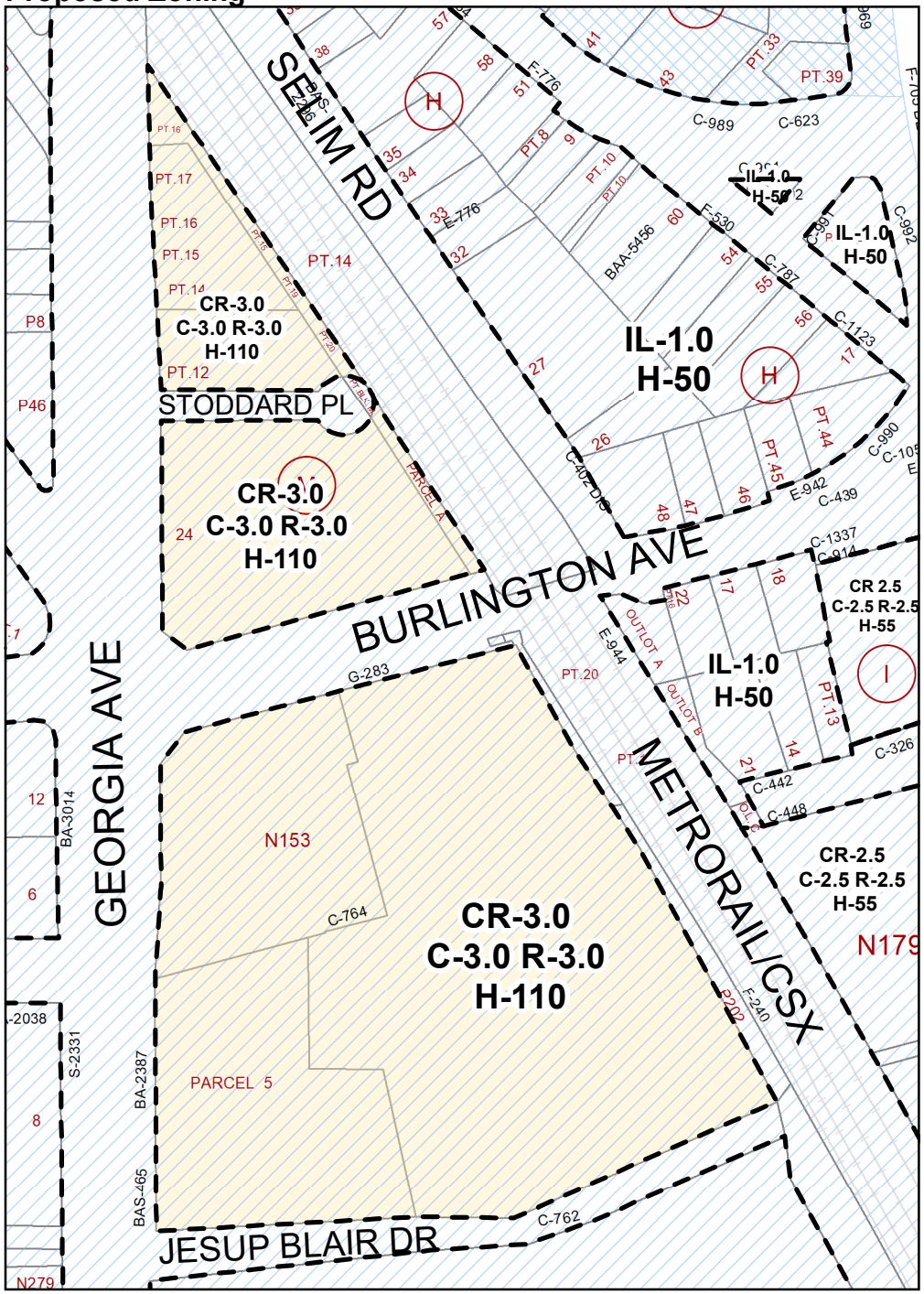
Attachment 1 - Map 26

Existing Zoning

Changes # 84,85,92,93



Proposed Zoning



Map Grids: 209NW01, 210NW01

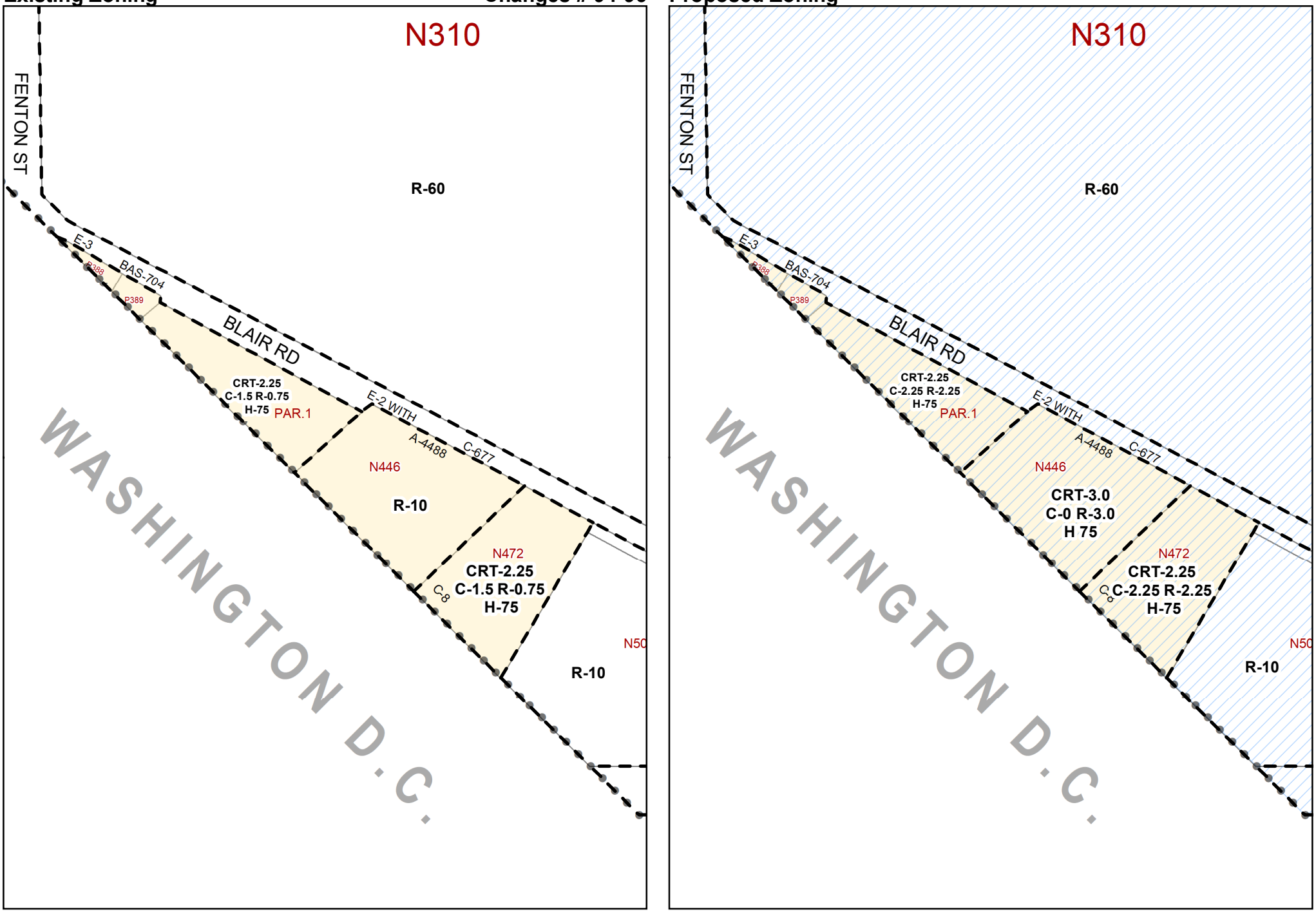
Master Plan Boundary

RS Overlay *FV Overlay* *DSS Overlay*

1 in = 175 ft

Attachment 1 - Map 27

Existing Zoning **Changes # 94-96** **Proposed Zoning**



Map Grid: 209NW01

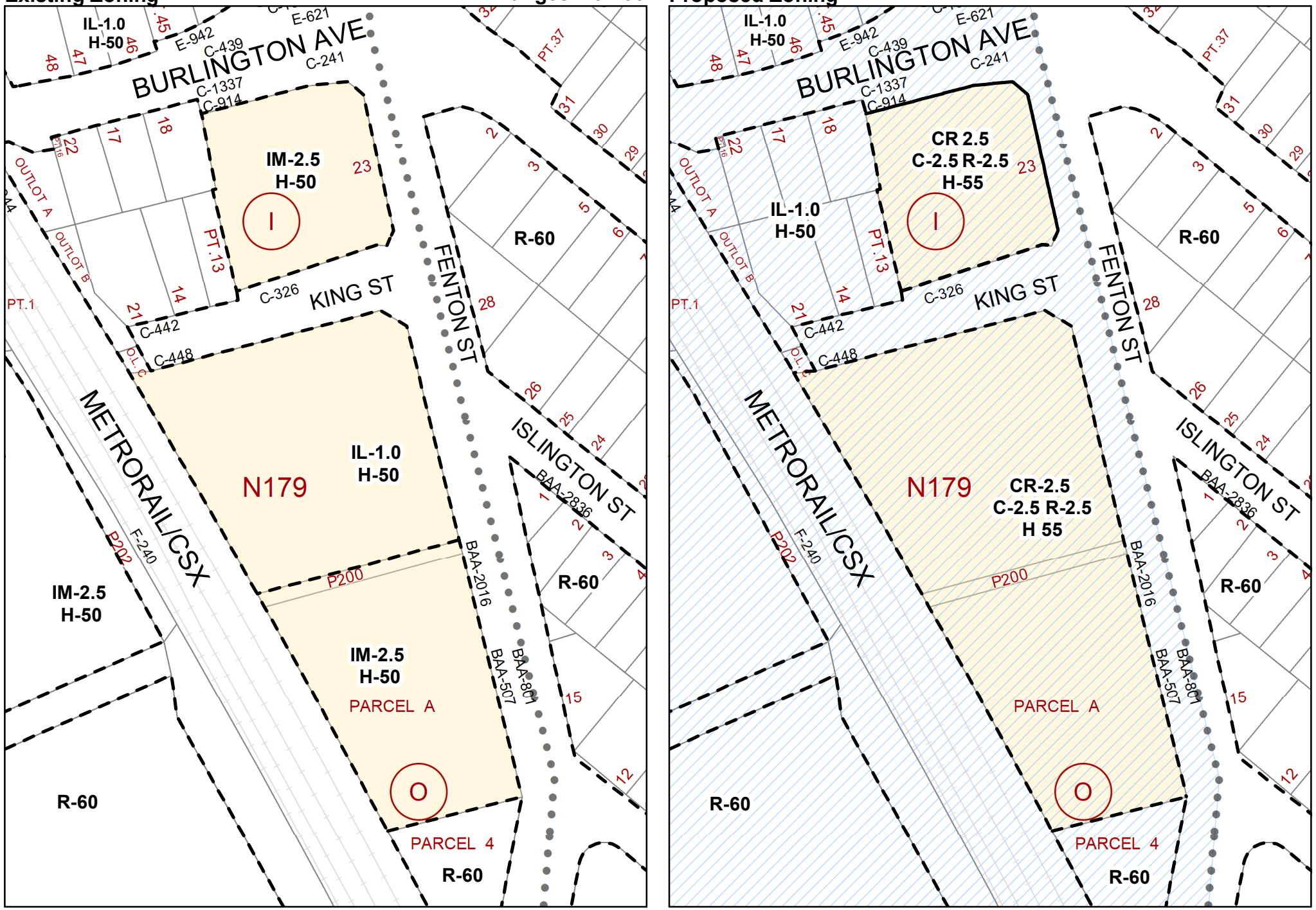
Master Plan Boundary

DSS Overlay

1 in = 150 ft

Attachment 1 - Map 28

Existing Zoning **Changes # 97-99** **Proposed Zoning**



Map Grid: 209NW01

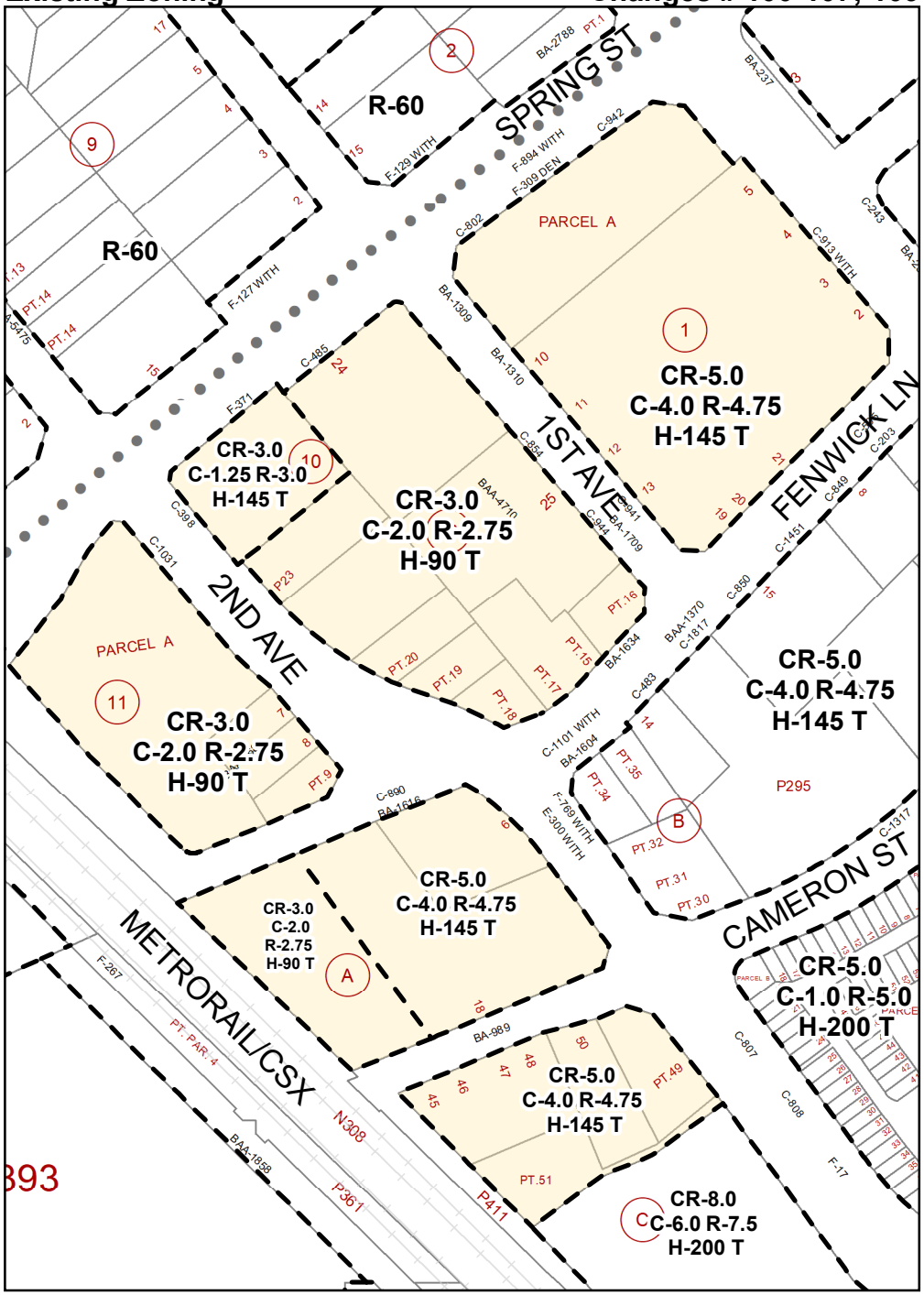
Master Plan Boundary

FV Overlay *DSS Overlay* 1 in = 125 ft

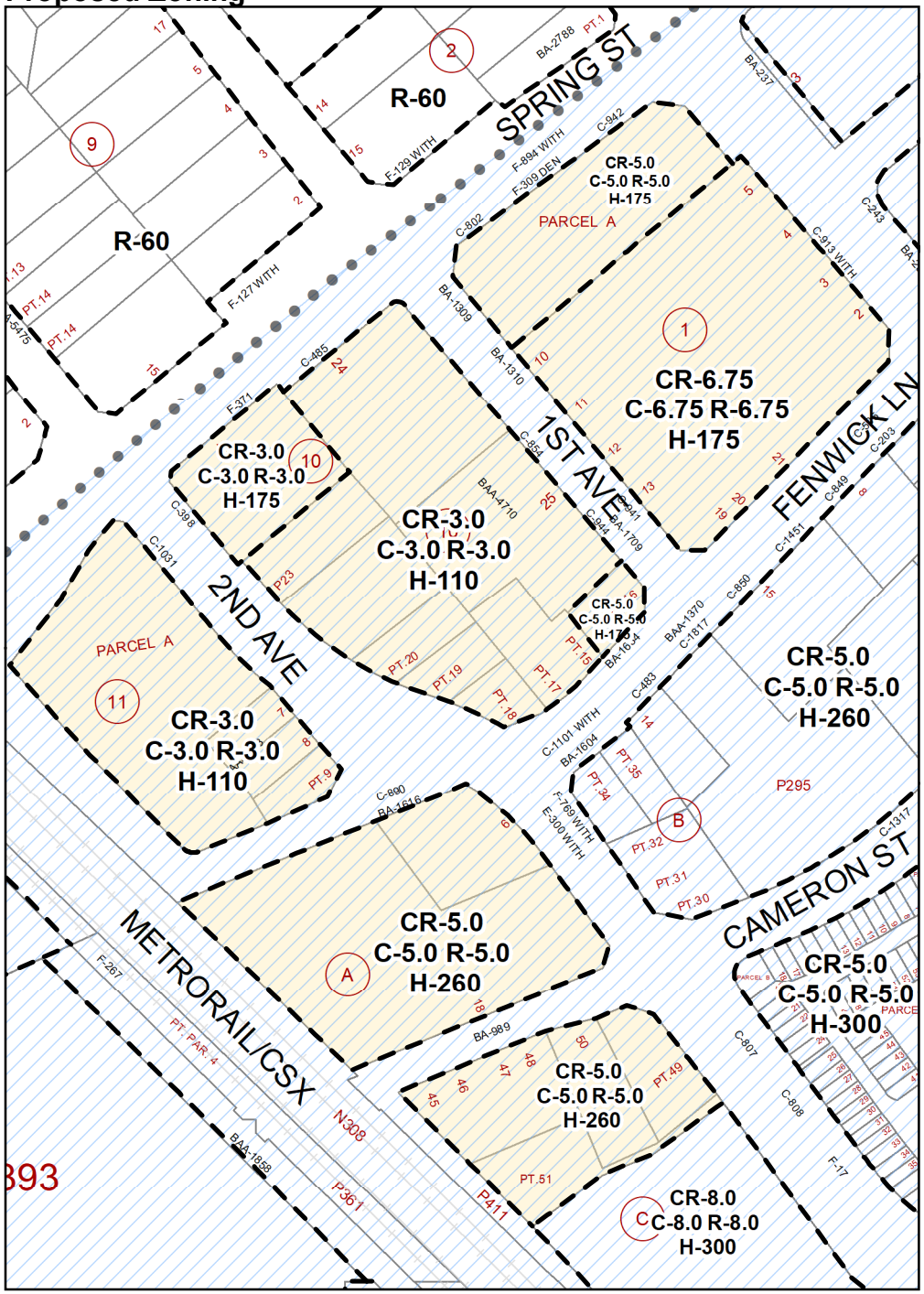
Attachment 1 - Map 29

Existing Zoning

Changes # 100-107; 109



Proposed Zoning



Map Grids: 210NW01, 210NW02

Master Plan Boundary

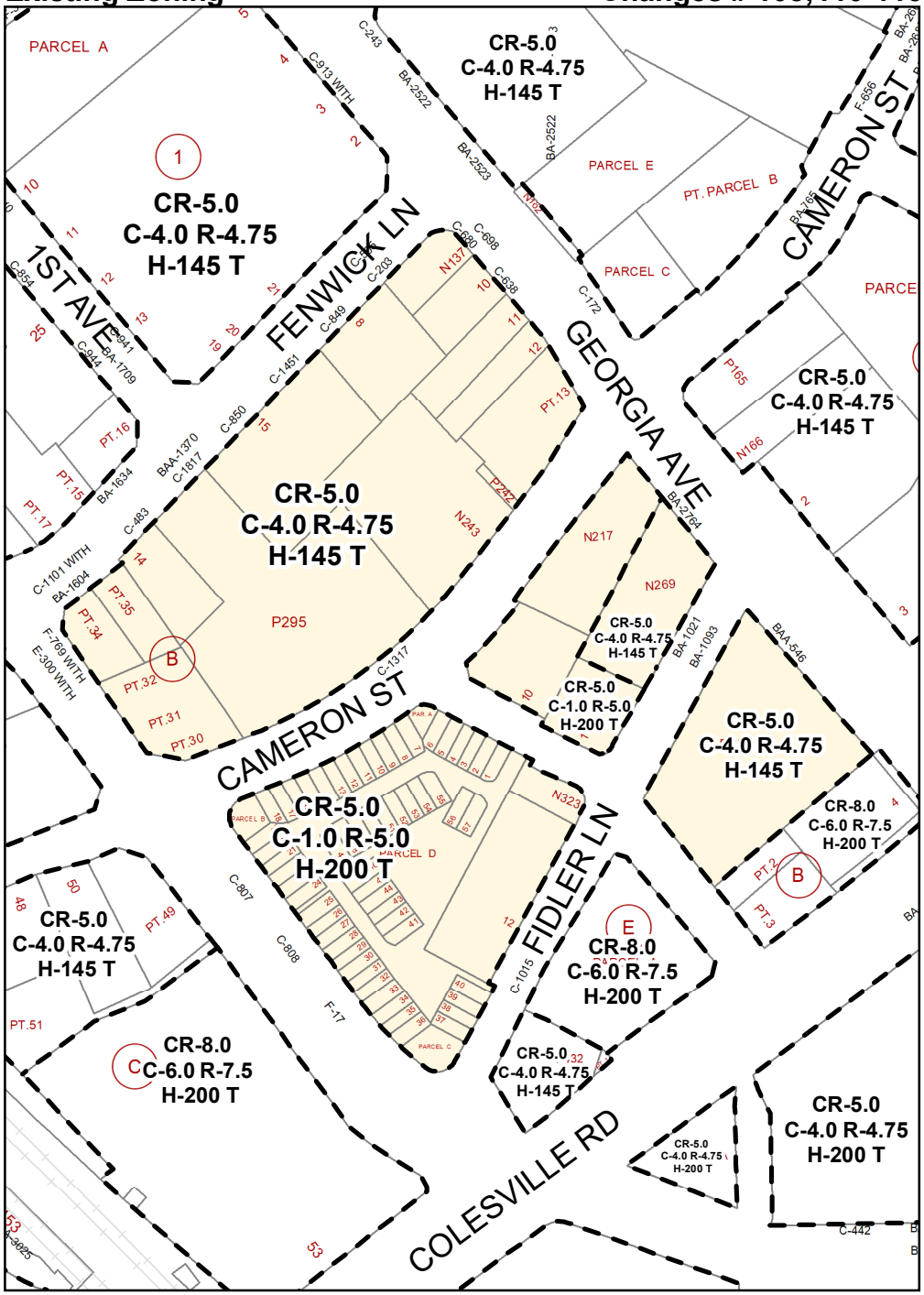
DSS Overlay

1 in = 230 ft

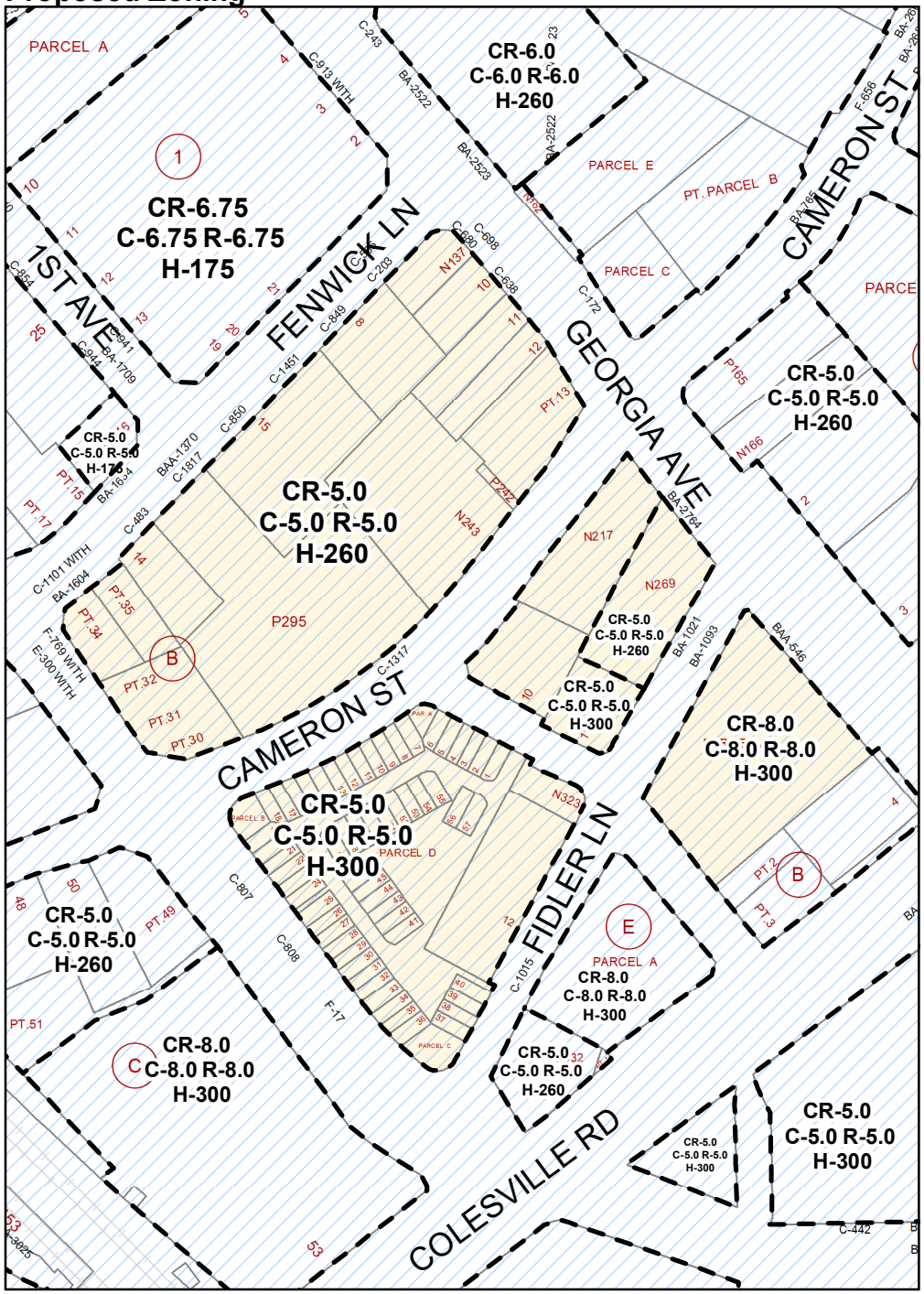
Attachment 1 - Map 30

Existing Zoning

Changes # 108;110-113



Proposed Zoning



Map Grids: 210NW01, 210NW02

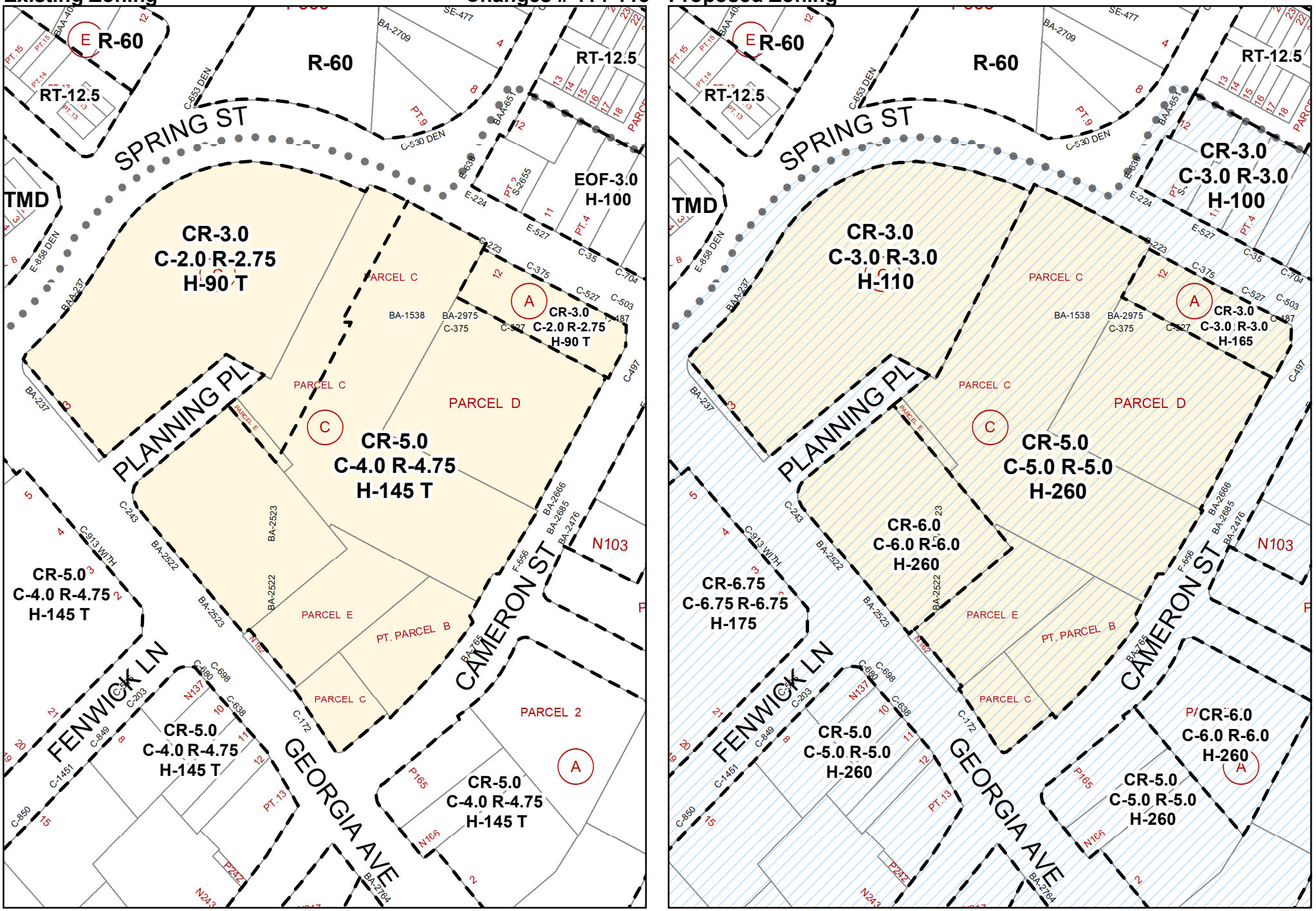
Master Plan Boundary

DSS Overlay

1 in = 225 ft

Attachment 1 - Map 31

Existing Zoning **Changes # 114-118** **Proposed Zoning**



Map Grids: 210NW01, 211NW01

Master Plan Boundary

DSS Overlay

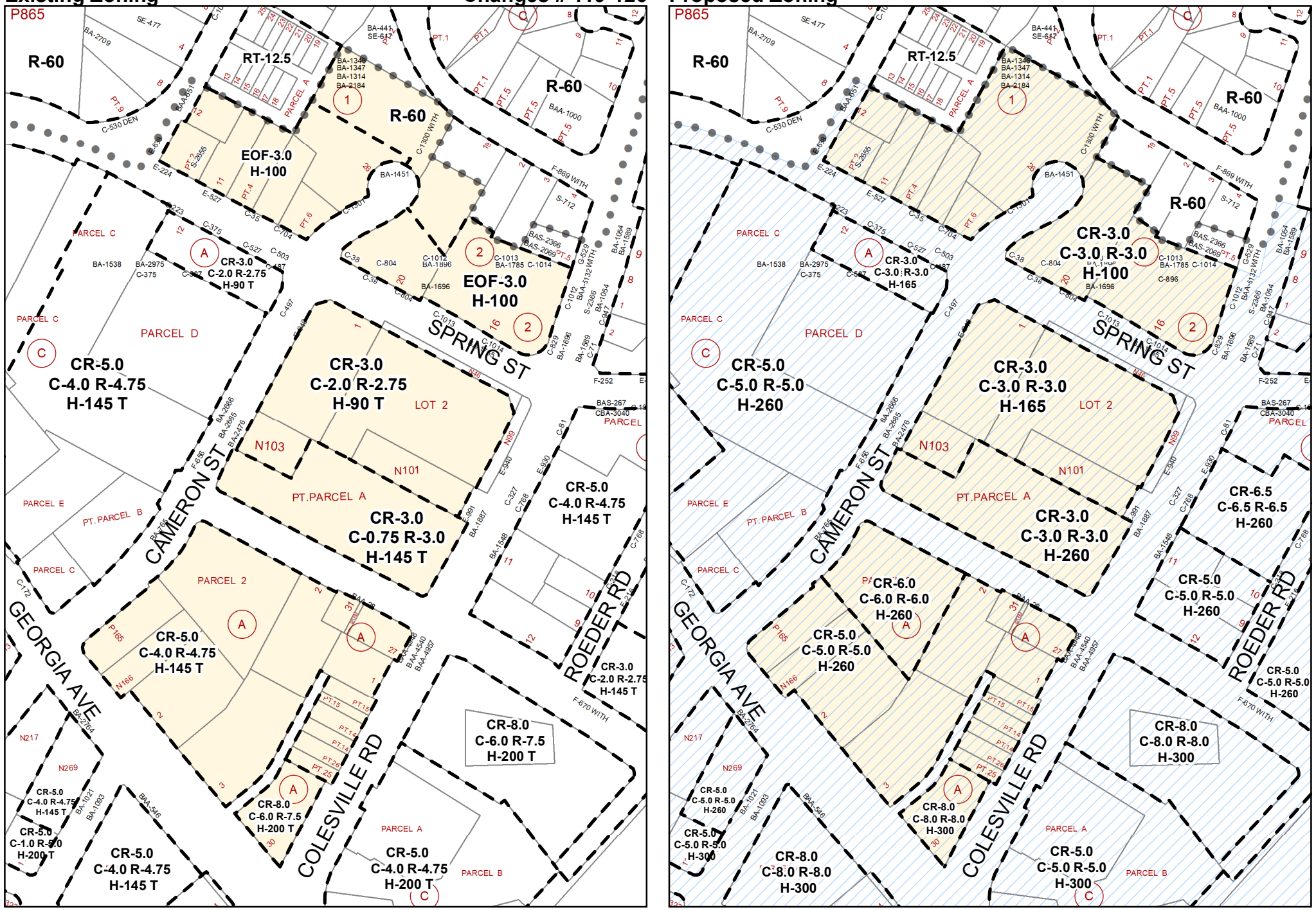
1 in = 200 ft

Attachment 1 - Map 32

Existing Zoning

Changes # 119-126

Proposed Zoning



Map Grids: 210NW01, 211NW01

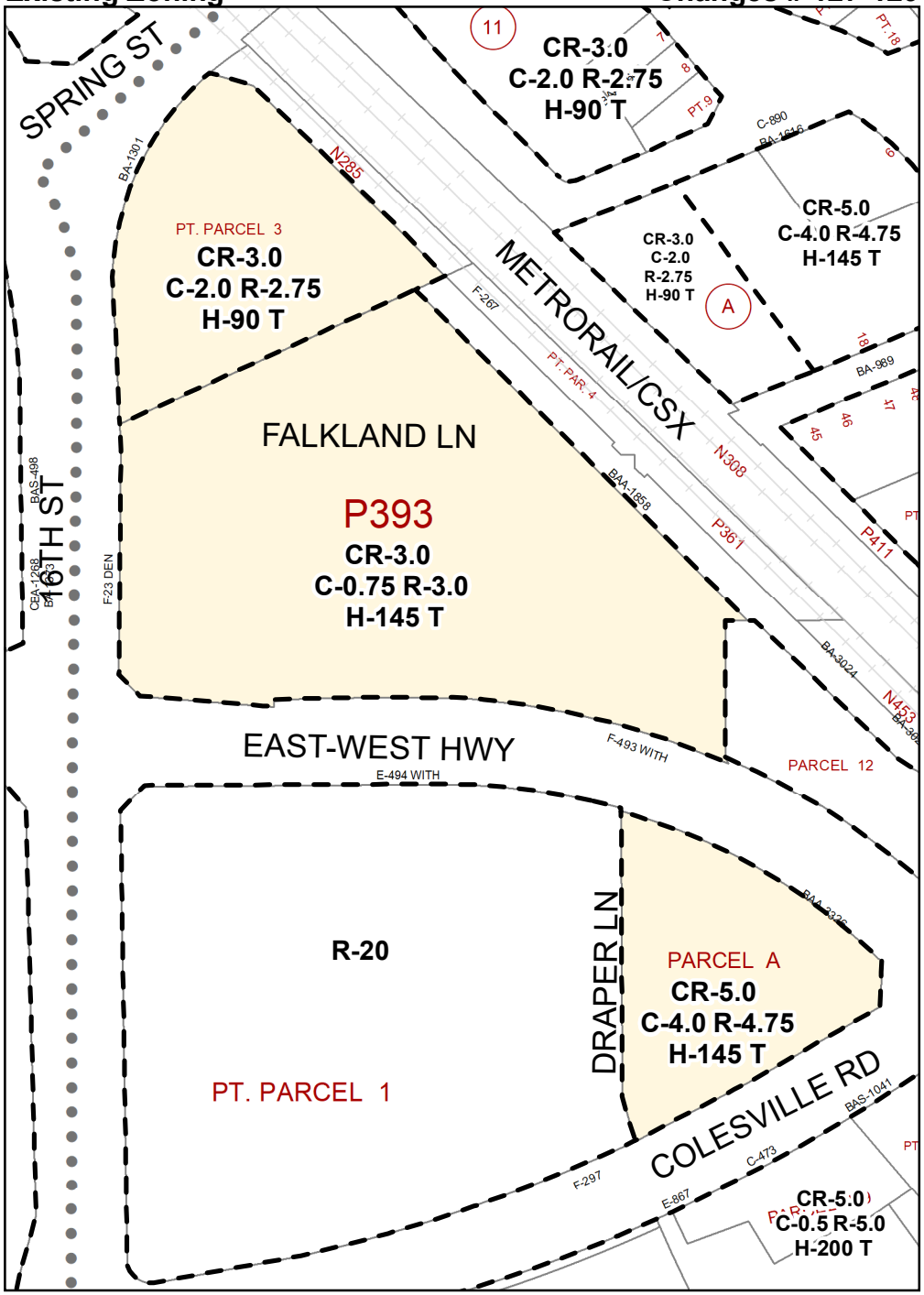
Master Plan Boundary

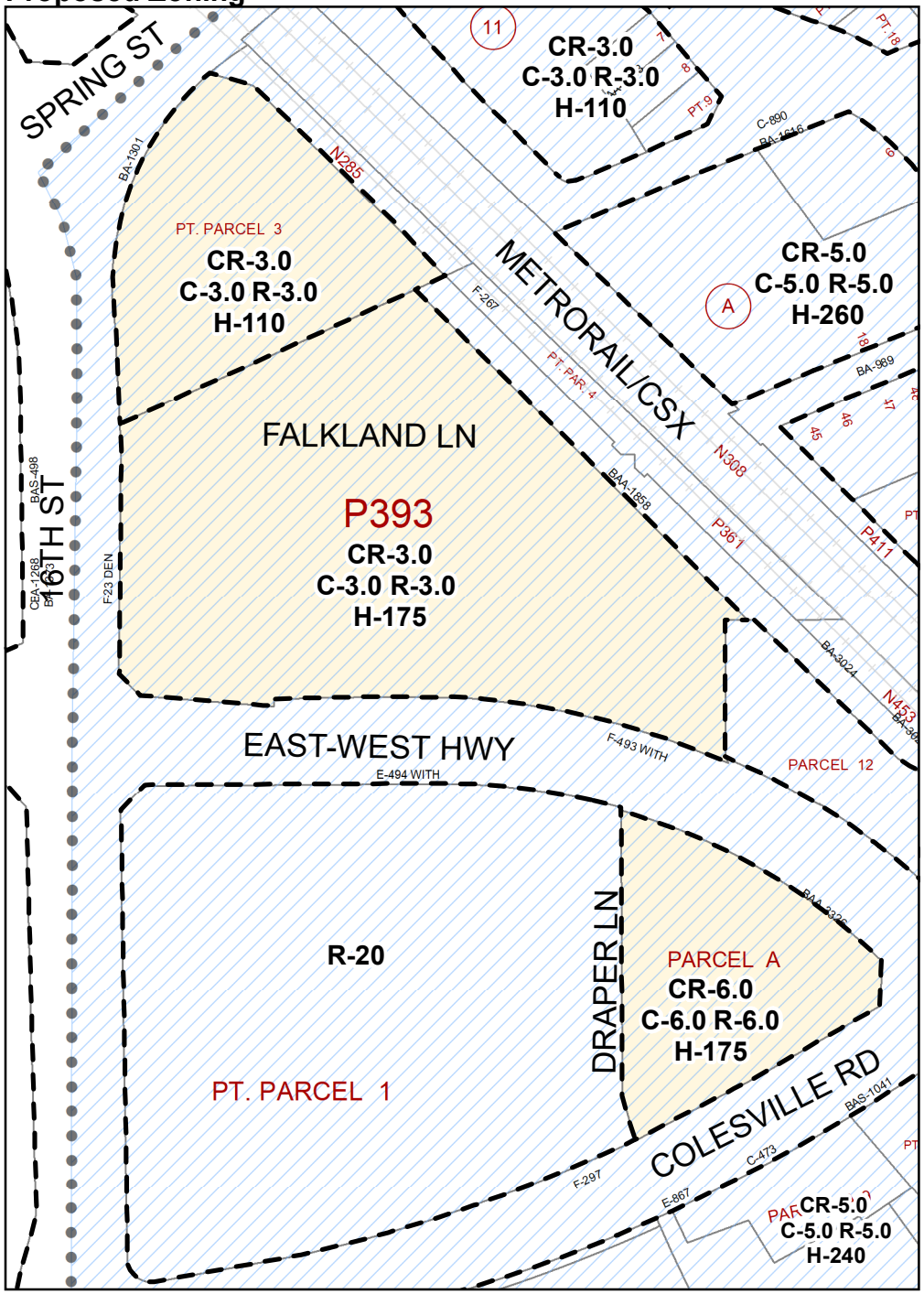
DSS Overlay

1 in = 250 ft

Attachment 1 - Map 33

Existing Zoning **Changes # 127-129** **Proposed Zoning**





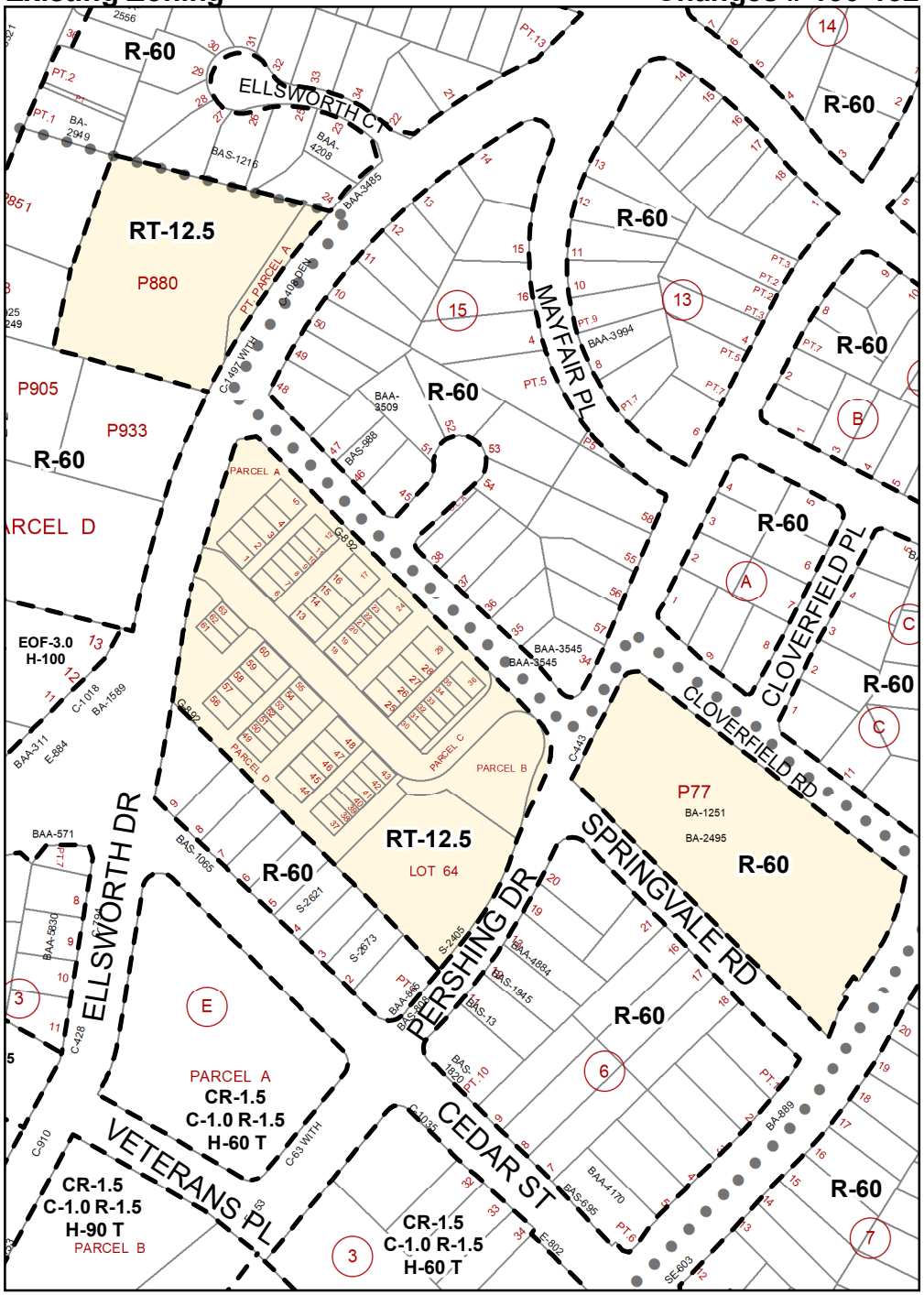
Map Grids: 210NW01, 211NW01 Master Plan Boundary *DSS Overlay* 1 in = 225 ft

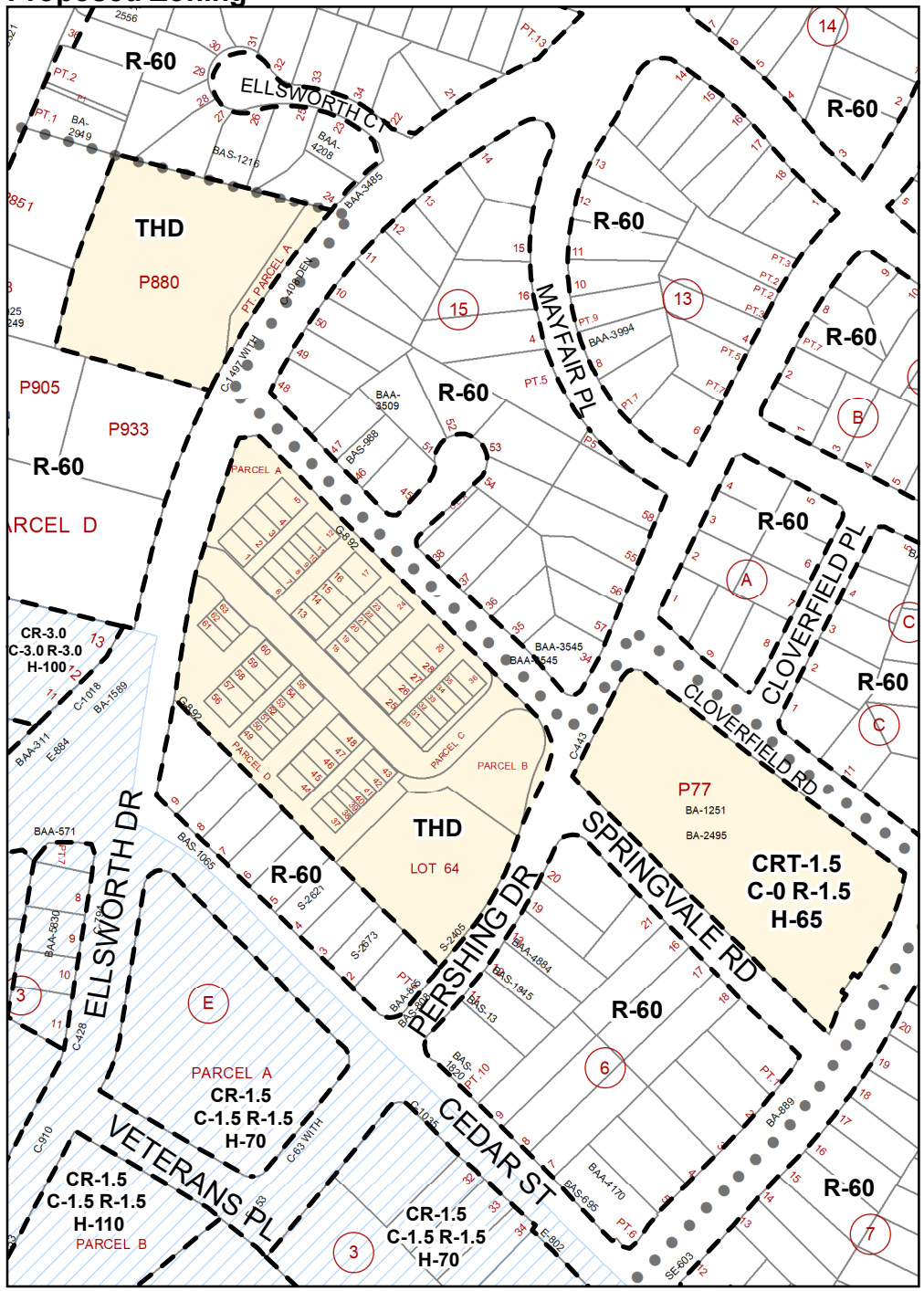
Attachment 1 - Map 34

Existing Zoning

Changes # 130-132

Proposed Zoning





Map Grids: 210NW01, 211NW01

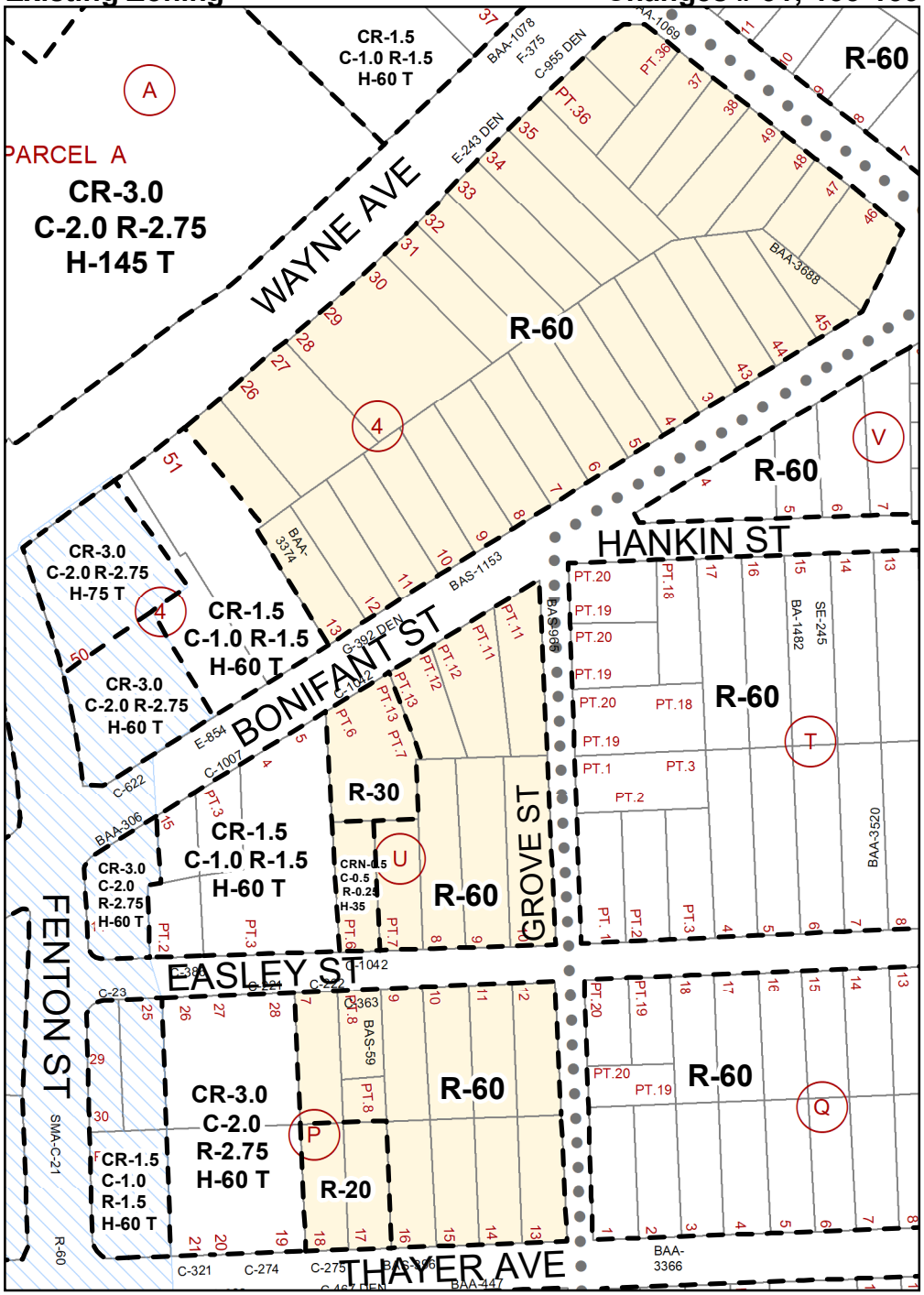
DSS Overlay

1 in = 250 ft

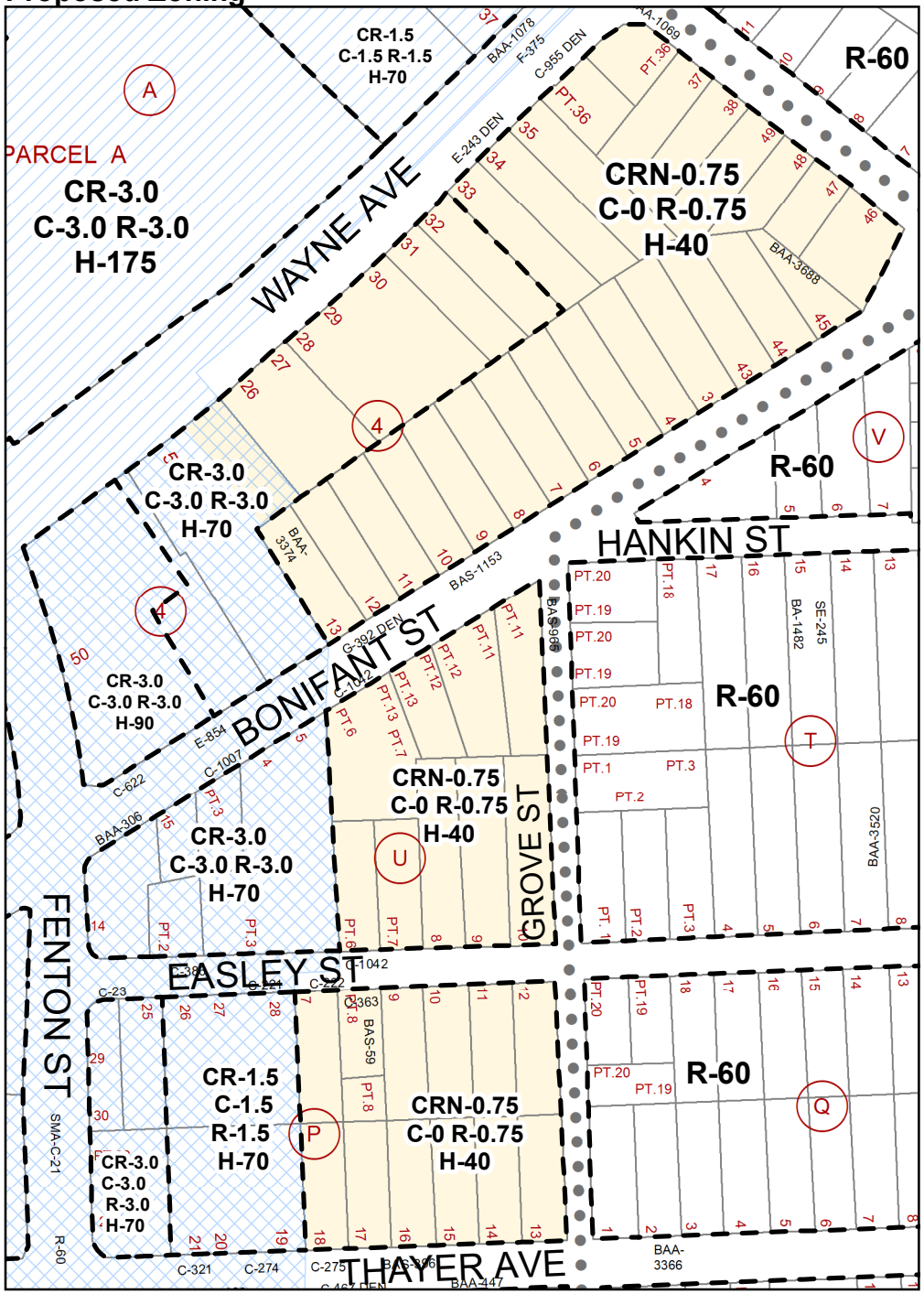
Attachment 1 - Map 35

Existing Zoning

Changes # 31; 133-139



Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

FV Overlay *DSS Overlay*

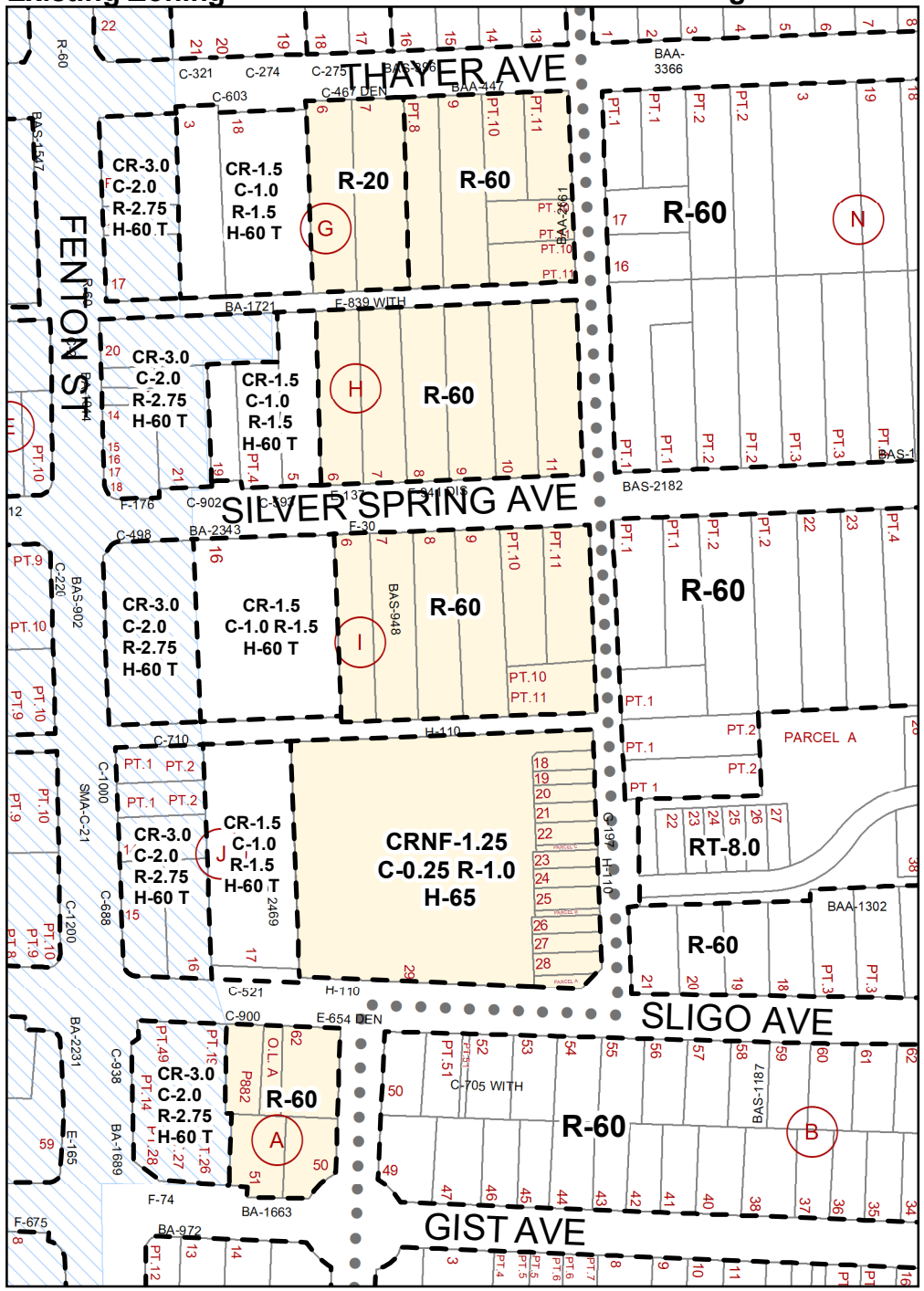
1 in = 200 ft

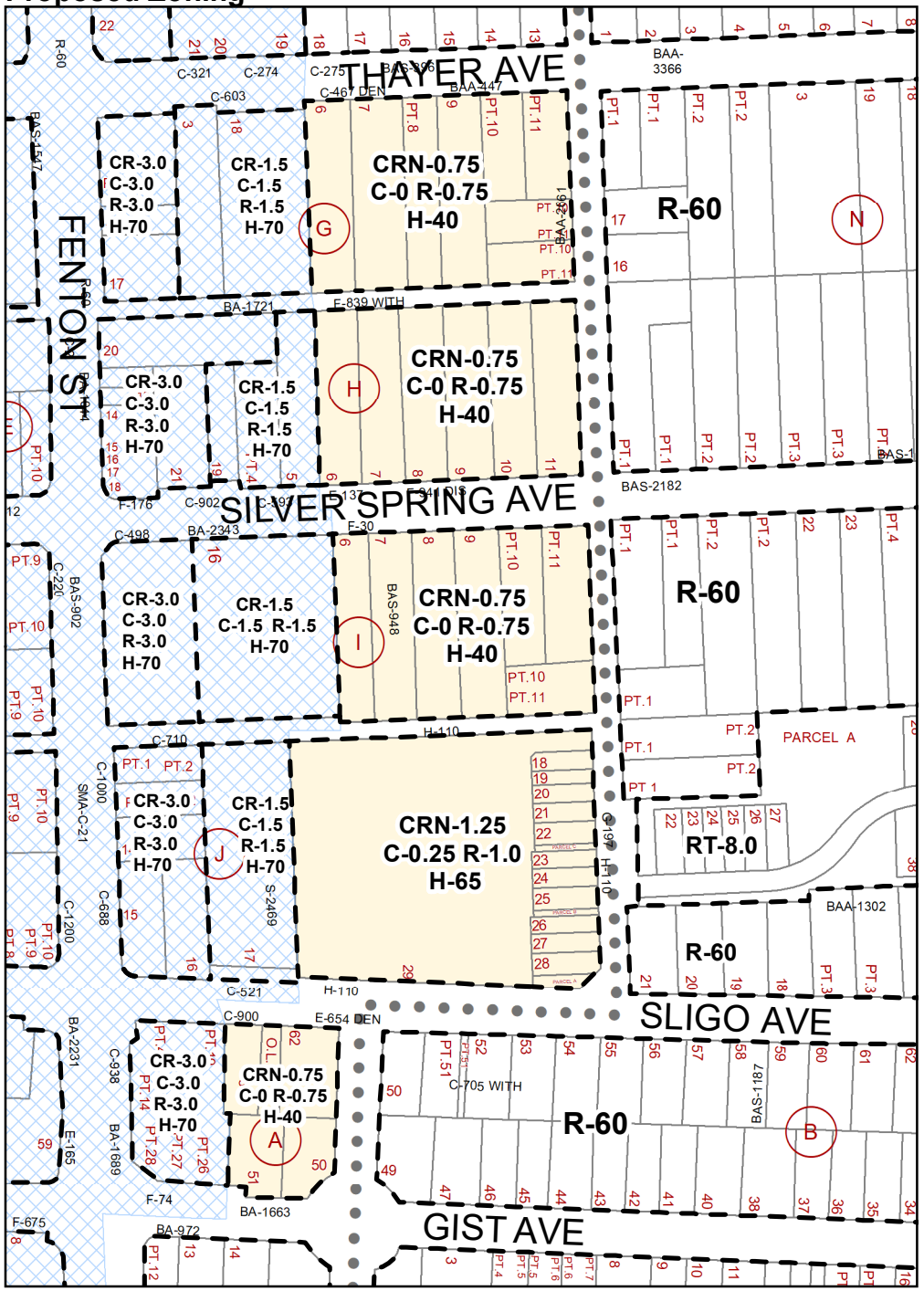
Attachment 1 - Map 36

Existing Zoning

Changes # 140-145

Proposed Zoning





Map Grid: 210NW01

Master Plan Boundary

FV Overlay *DSS Overlay* 1 in = 200 ft

Sectional Map Amendment Notes

There are several discrepancies between the approved Sector Plan and the Council Resolution and the Sectional Map Amendment (SMA) exhibits. These are detailed below:

NOTE 1: This parcel indicated by changes 12 and 13 is currently split between two zones (refer to map 3). The southern portion (change 13) of the parcel on Fenton Street is currently zoned CR-3.0 C-2.0 R-2.75 H-145 T and the northern portion (change 12) of the parcel is currently zoned CR-5.0 C-4.0 R-4.75 H-200 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire parcel at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 2: The Sector Plan incorrectly represented the existing zoning, and incorrectly removed the map area indicated by changes 16, 17 and 18 on Ellsworth District (refer to Map 3). Change 16 is currently zoned CR-1.5 C-1.0 R-1.5 H-90 T. The proposed zoning for this map area should be CR-5.0 C-5.0 R-5.0 H-260, in order to resolve a small area that is currently split between two zones. Changes 17 and 18 are currently zoned CR-5.0 C-4.0 R-4.75 H-200 T. The proposed zoning for this map area should be CR-5.0 C-5.0 R-5.0 H-260, consistent with the approach to all parcels with similar existing zoning as represented in this SMA.

NOTE 3: The block indicated by change 54 includes an additional parcel that was not correctly identified in the Planning Board Draft or adopted Council Resolution and will be corrected through this SMA. This parcel is currently zoned CR-8.0 C-6.0 R-7.5 H-200 T. The proposed zoning for this parcel is CR-8.0 C-8.0 R-8.0 H-300.

NOTE 4: The block indicated by change 106 and 107 is split between two zones (refer to Map 8). The western portion of the block (change 106) is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T and the eastern portion of the block (change 107) is currently zoned CR-5.0 C-4.0 R-4.75 H-145 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire block at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 5: The parcel indicated by changes 115 and 116 is split between two zones (refer to Map 8). Change 115 is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T and change 116 is currently zoned CR-5.0 C-4.0 R-4.75 H-145 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire parcel at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 6: The block indicated by changes 122 and 123 is currently split into two zones (refer to Map 8). The southern portion (change 123) is currently zoned CR-3.0 C-0.75 R-3.0 H-145 T. The northern portion (change 122) is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T. The Sector Plan includes contradictory recommendations for this block that will be clarified by this SMA. Change 123 is proposed to be zoned CR-3.0 C-3.0 R-3.0 H-260 and change 122 is proposed to be zoned CR-3.0 C-3.0 R-3.0 H-165. This is consistent with the Sector Plan approach to height increases throughout the commercial core.