

SECTIONAL MAP AMENDMENT H-162

for the

CLARKSBURG GATEWAY SECTOR 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.

4/1/2026

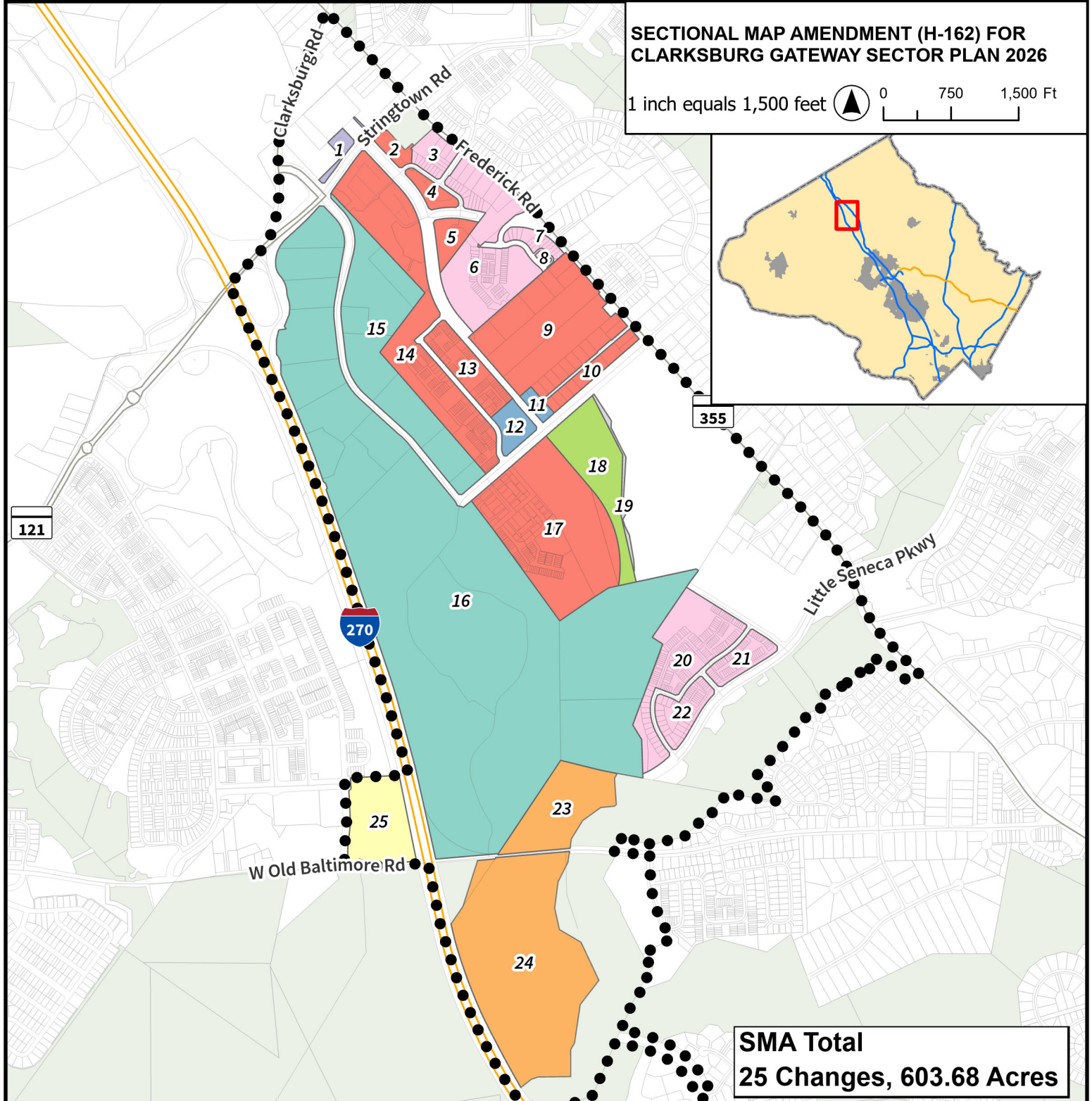
Date

Patrick Butler
Division Chief
Upcounty Planning Division

Attachment 1 - Change Overview Map - Page 2

SECTIONAL MAP AMENDMENT (H-162) FOR CLARKSBURG GATEWAY SECTOR PLAN 2026

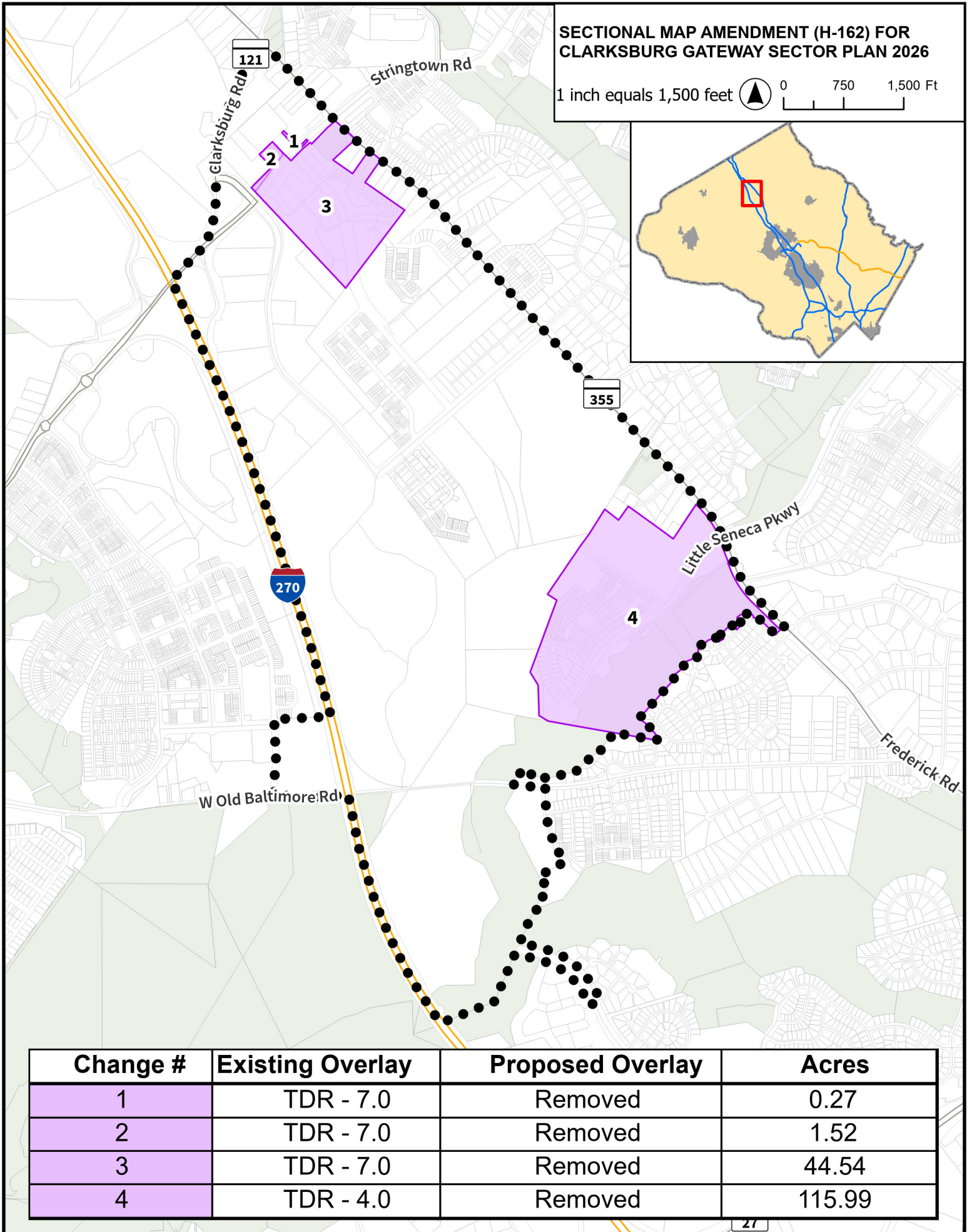
1 inch equals 1,500 feet 



SMA Total
25 Changes, 603.68 Acres

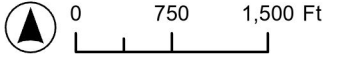
Change #	Existing Zone	Proposed Zone	Acres	Change #	Existing Zone	Proposed Zone	Acres
1	R-200, CRT-0.5 C-0.5 R-0.5 H-45	CRT-0.5 C-0.5 R-0.5 H-45	1.62	14	R-200, PD-11	CRT-0.75 C-0.25 R-0.75 H-65	35.17
2	R-200	CRT-0.75 C-0.25 R-0.75 H-65	2.06	15	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100	35.74
3	R-200	TLD	3.98	16	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100	255.10
4	R-200	CRT-0.75 C-0.25 R-0.75 H-65	2.70	17	R-200, PD-11	CRT-0.75 C-0.25 R-0.75 H-65	42.65
5	R-200	CRT-0.75 C-0.25 R-0.75 H-65	3.59	18	EOF-0.75 H-100 T	EOF-0.75	15.37
6	PD-4, R-200	TLD	25.50	19	EOF-0.75 H-100 T	R-200	1.49
7	PD-4	TLD	2.54	20	R-200	TLD	19.67
8	PD-4	TLD	0.37	21	R-200	TLD	5.06
9	R-200	CRT-0.75 C-0.25 R-0.75 H-65	33.78	22	R-200	TLD	6.16
10	R-200	CRT-0.75 C-0.25 R-0.75 H-65	4.60	23	IL-1.0 H-50	CRT-1.0 C-0.25 R-1.0 H-100	16.47
11	R-200	CRT-1.0 C-0.25 R-1.0 H-65	1.47	24	IL-1.0 H-50, EOF-0.75 H-100T	CRT-1.0 C-0.25 R-1.0 H-100	62.11
12	PD-11	CRT-1.0 C-0.25 R-1.0 H-65	3.75	25	CRT-0.5 C-0.25 R-0.25 H-130 T	CRT-0.5 C-0.25 R-0.25 H-65	14.16
13	PD-11	CRT-0.75 C-0.25 R-0.75 H-65	8.57				

Attachment 1 - TDR Overlay Changes - Page 3



SECTIONAL MAP AMENDMENT (H-162) FOR CLARKSBURG GATEWAY SECTOR PLAN 2026

1 inch equals 1,500 feet

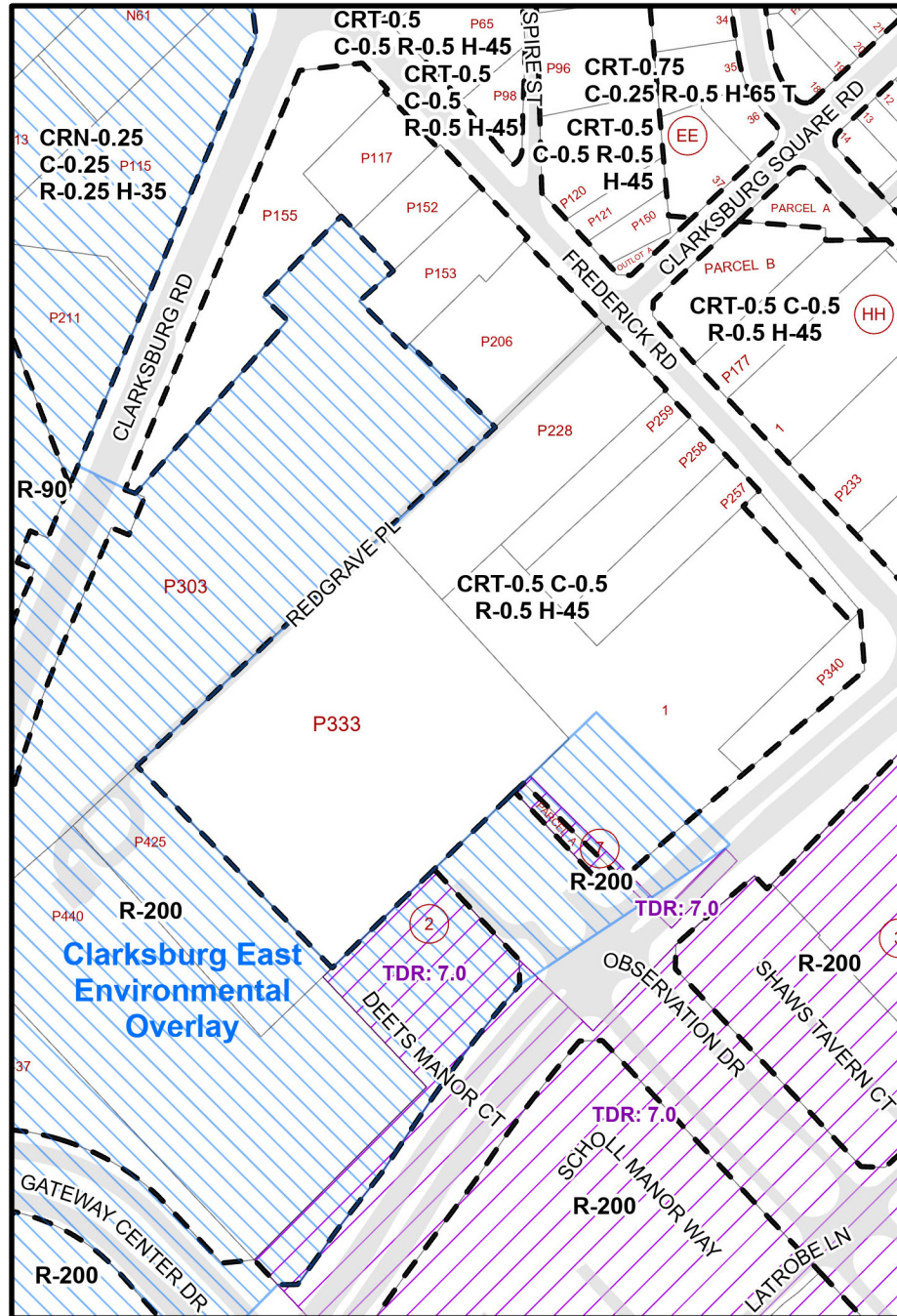


Change #	Existing Overlay	Proposed Overlay	Acres
1	TDR - 7.0	Removed	0.27
2	TDR - 7.0	Removed	1.52
3	TDR - 7.0	Removed	44.54
4	TDR - 4.0	Removed	115.99

Attachment 1 - Page 4

Existing Zoning

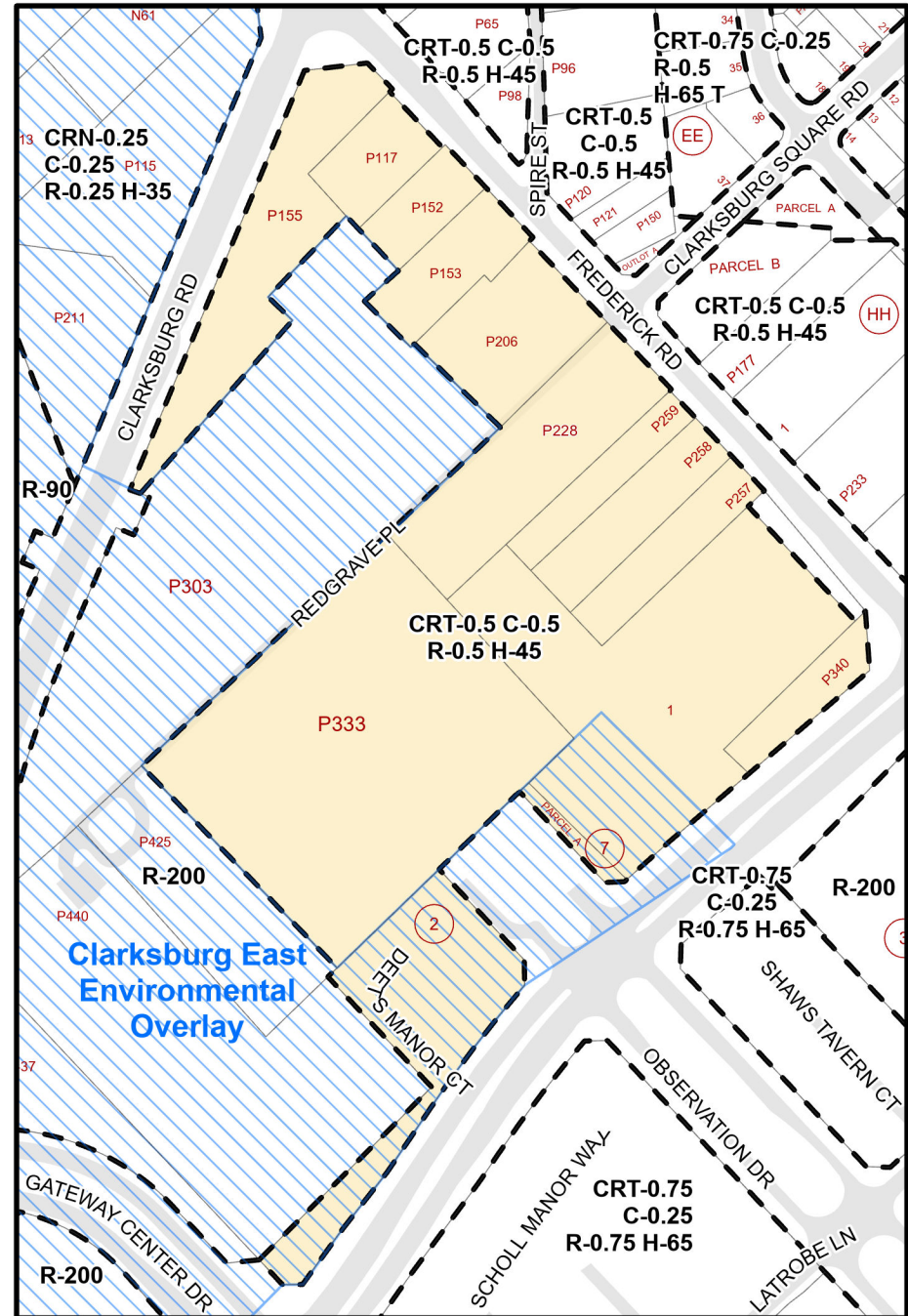
Change #1



Map Grid: 232NW13

Overlay TDR

Proposed Zoning



Overlay Zones

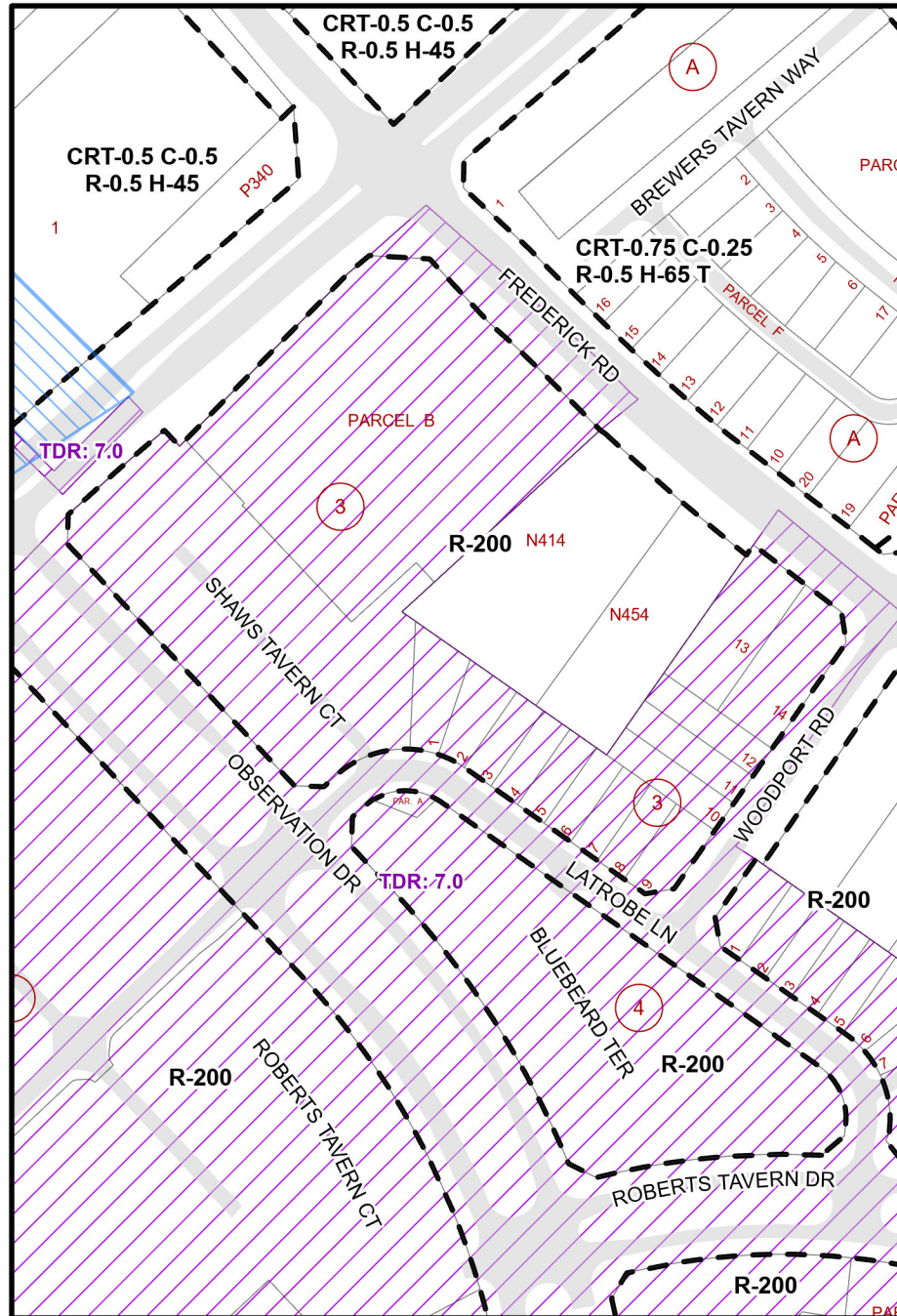
Proposed Zone

1 inch equals 275 feet

Attachment 1 - Page 5

Existing Zoning

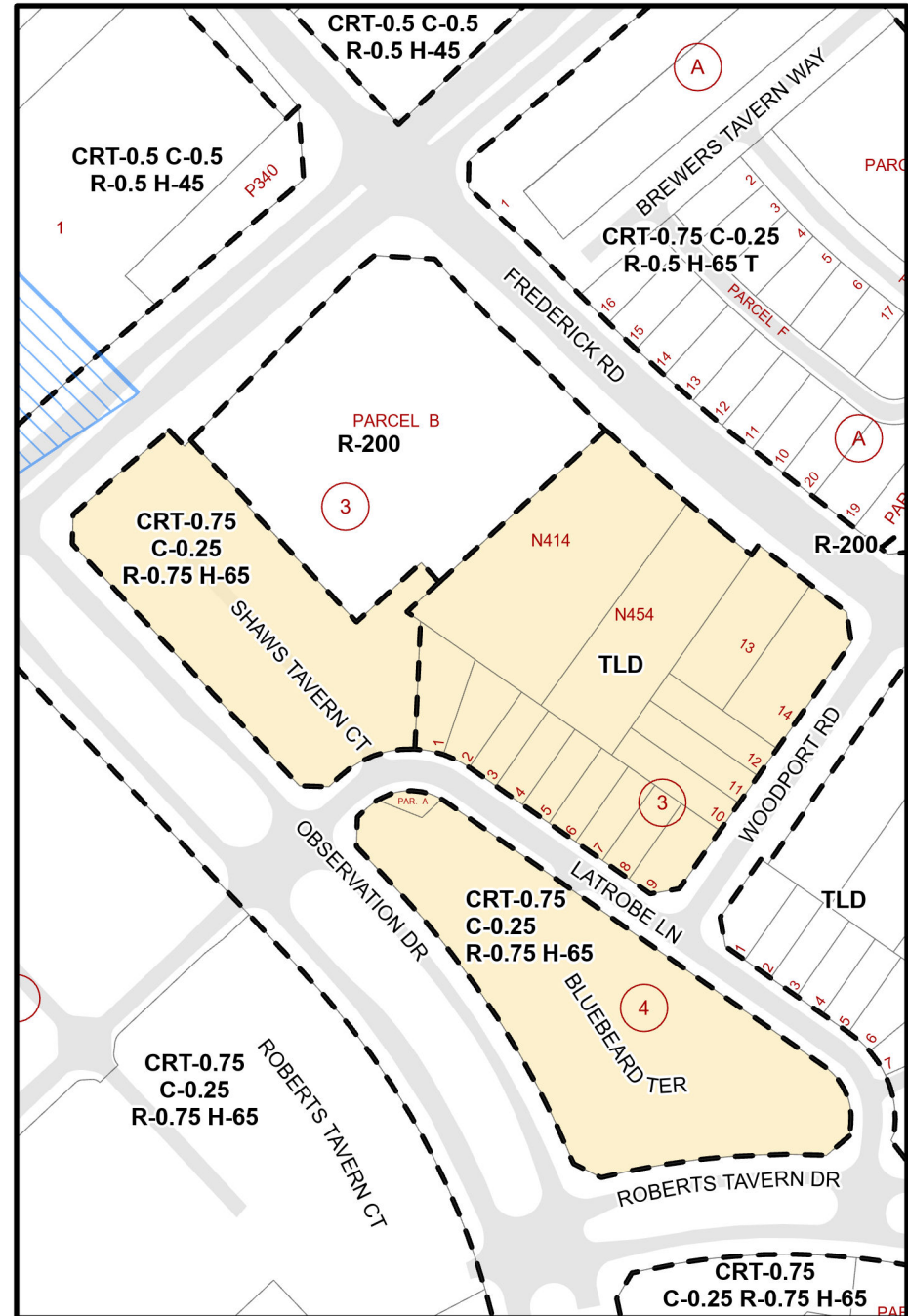
Change #2,3,4



Map Grid: 232NW13

Overlay TDR

Proposed Zoning



Overlay Zones

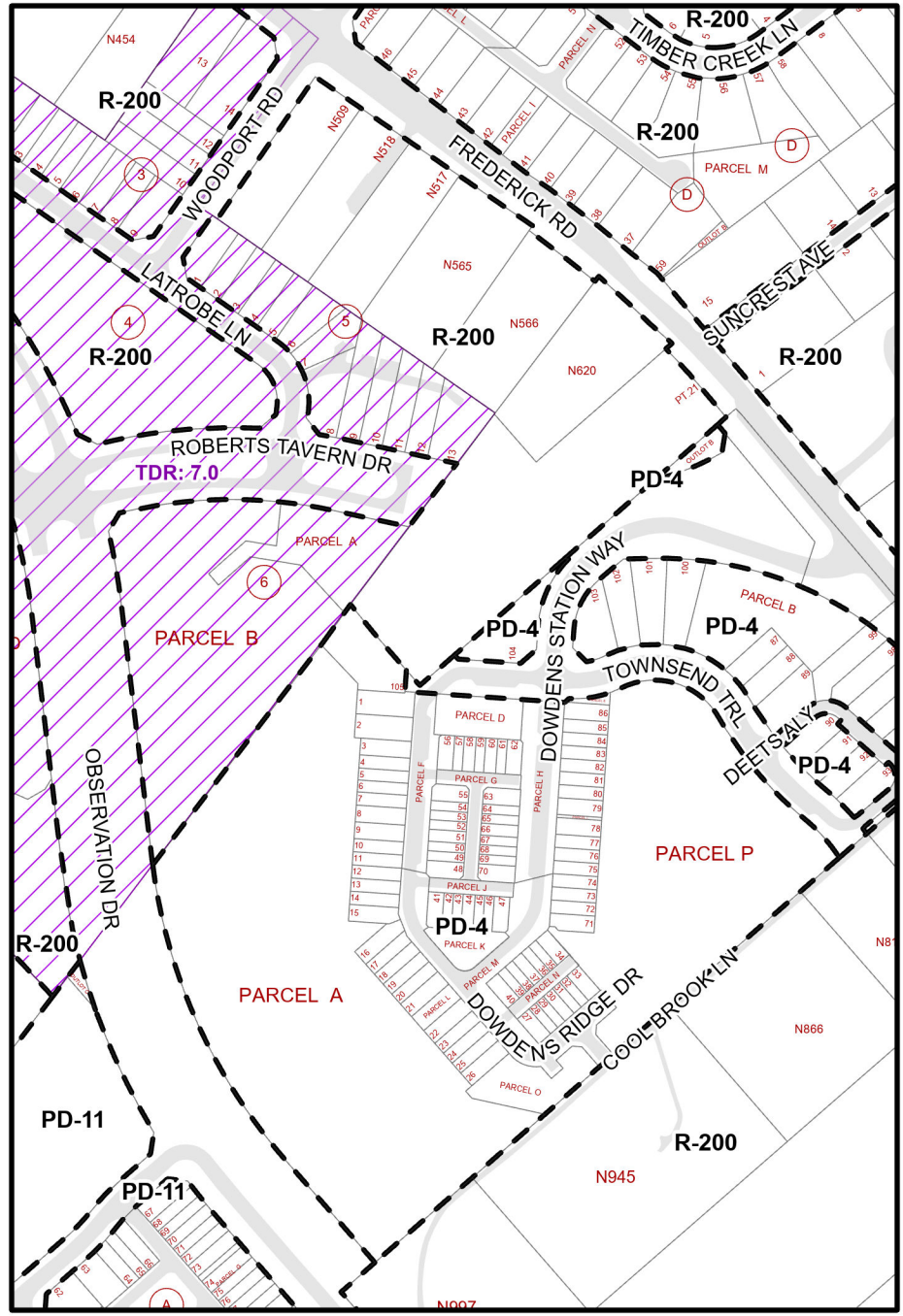
Proposed Zone

1 inch equals 225 feet

Attachment 1 - Page 6

Existing Zoning

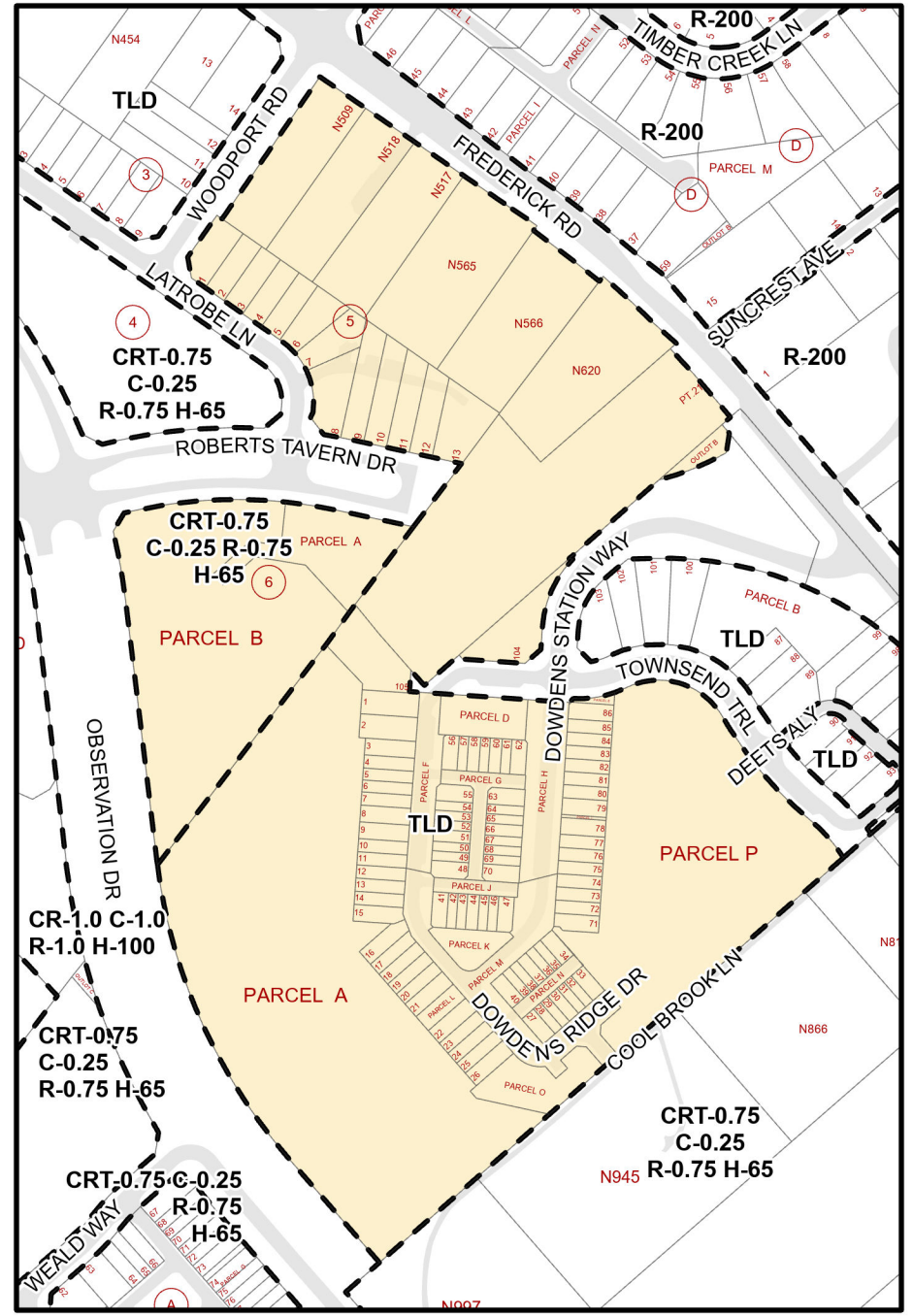
Change #5,6




Map Grid: 232NW13

 Overlay TDR

Proposed Zoning



 Overlay Zones

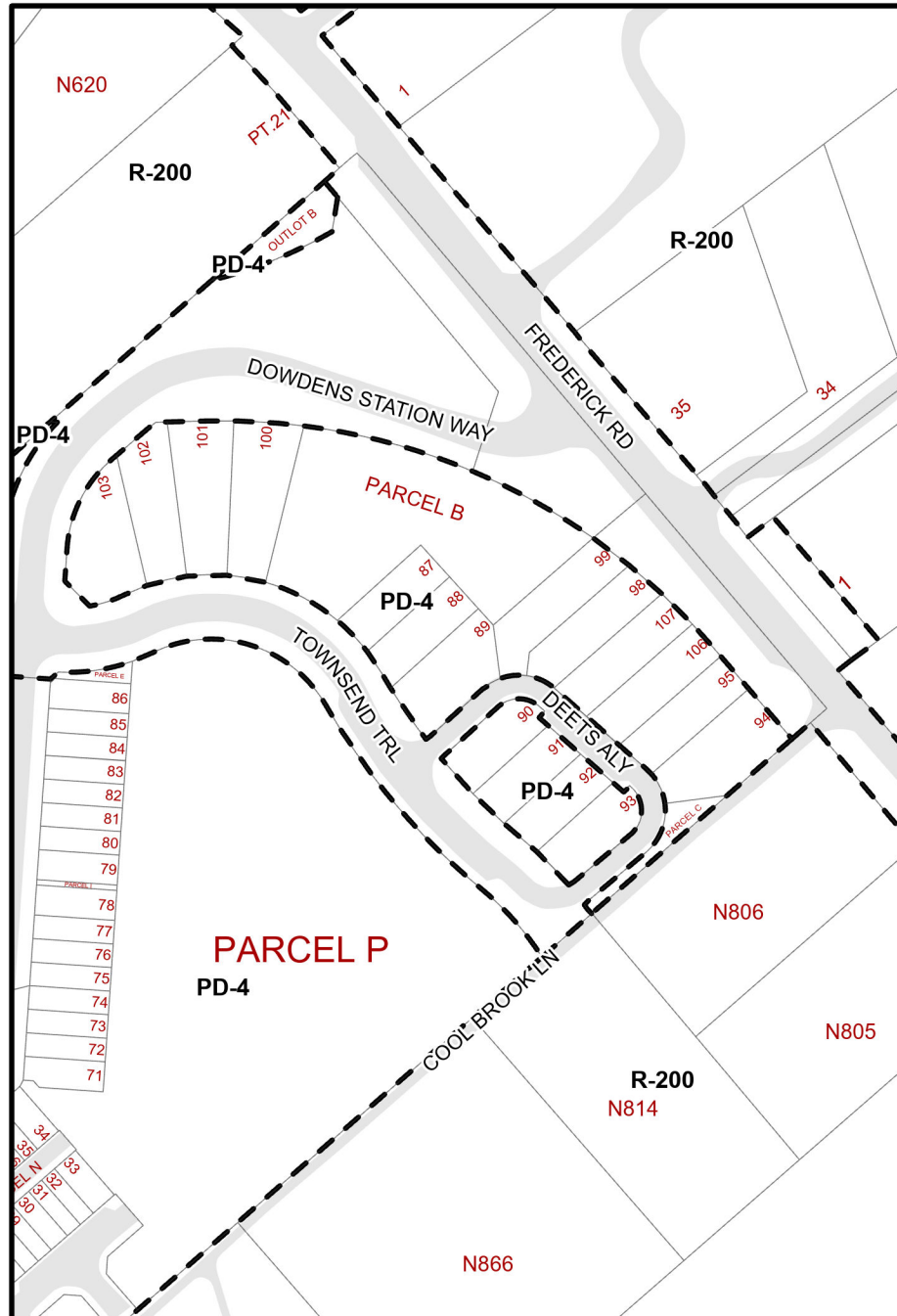
 Proposed Zone

1 inch equals 311 feet

Attachment 1 - Page 7

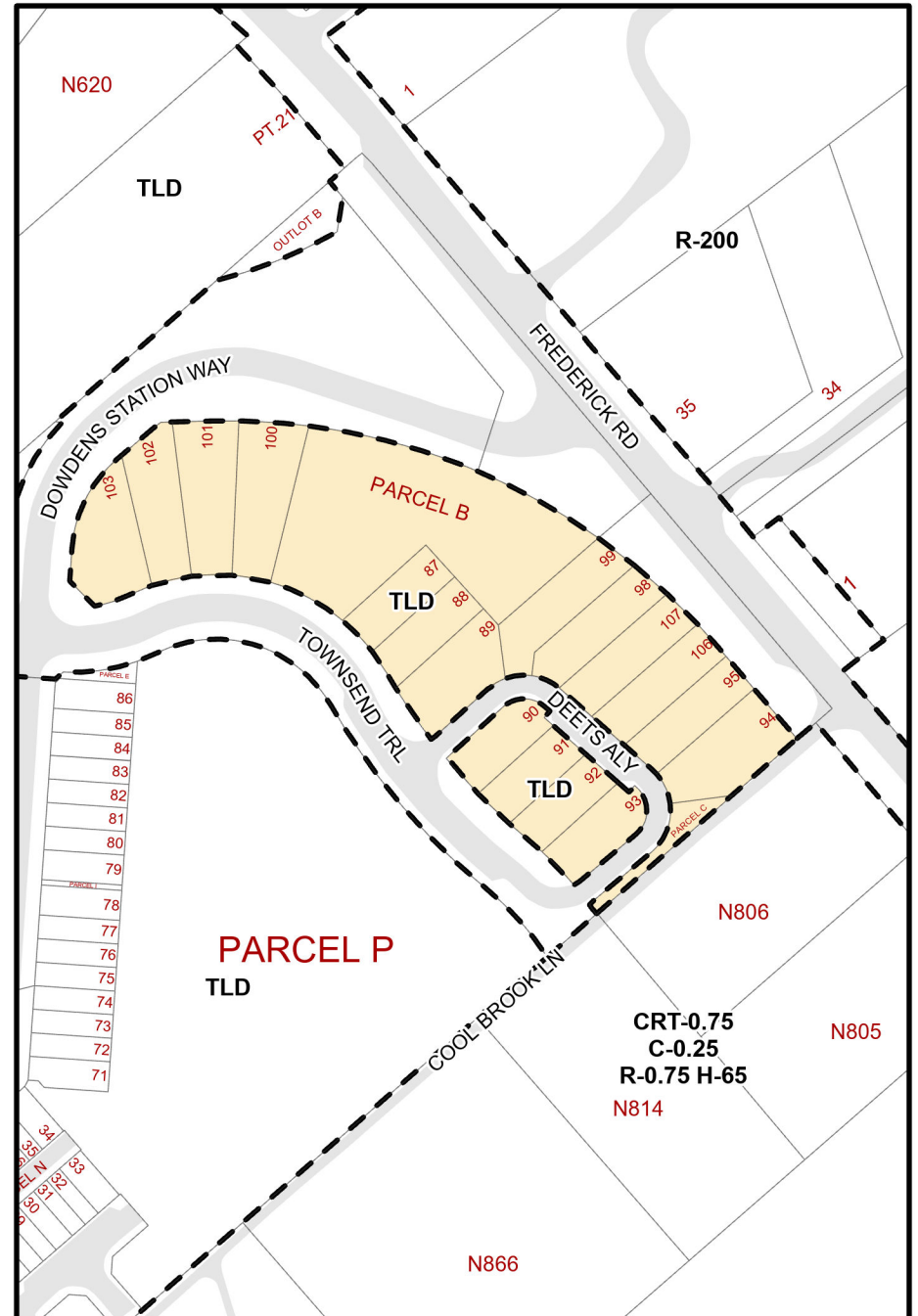
Existing Zoning

Change #7,8



Map Grid: 232NW13

Proposed Zoning



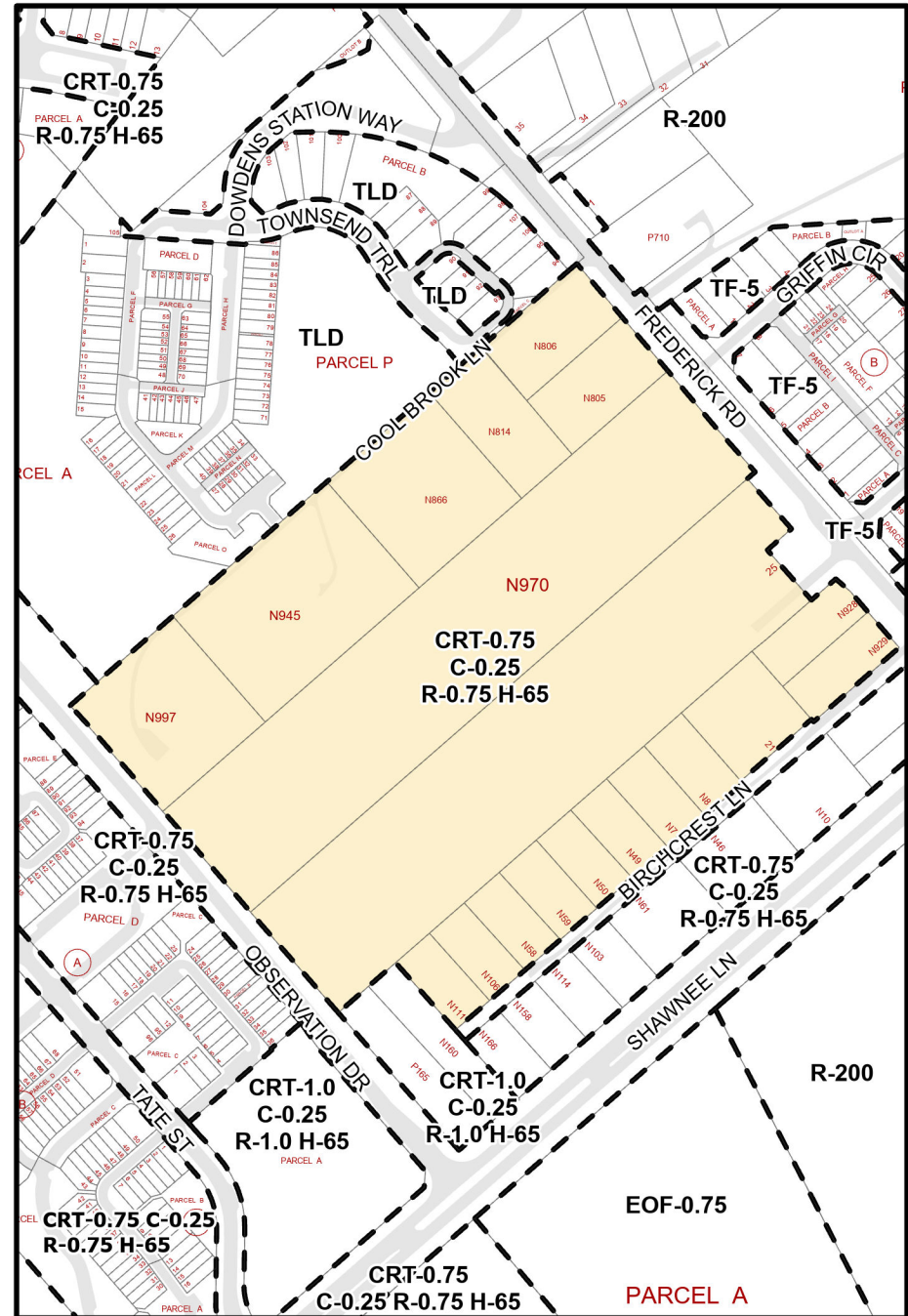
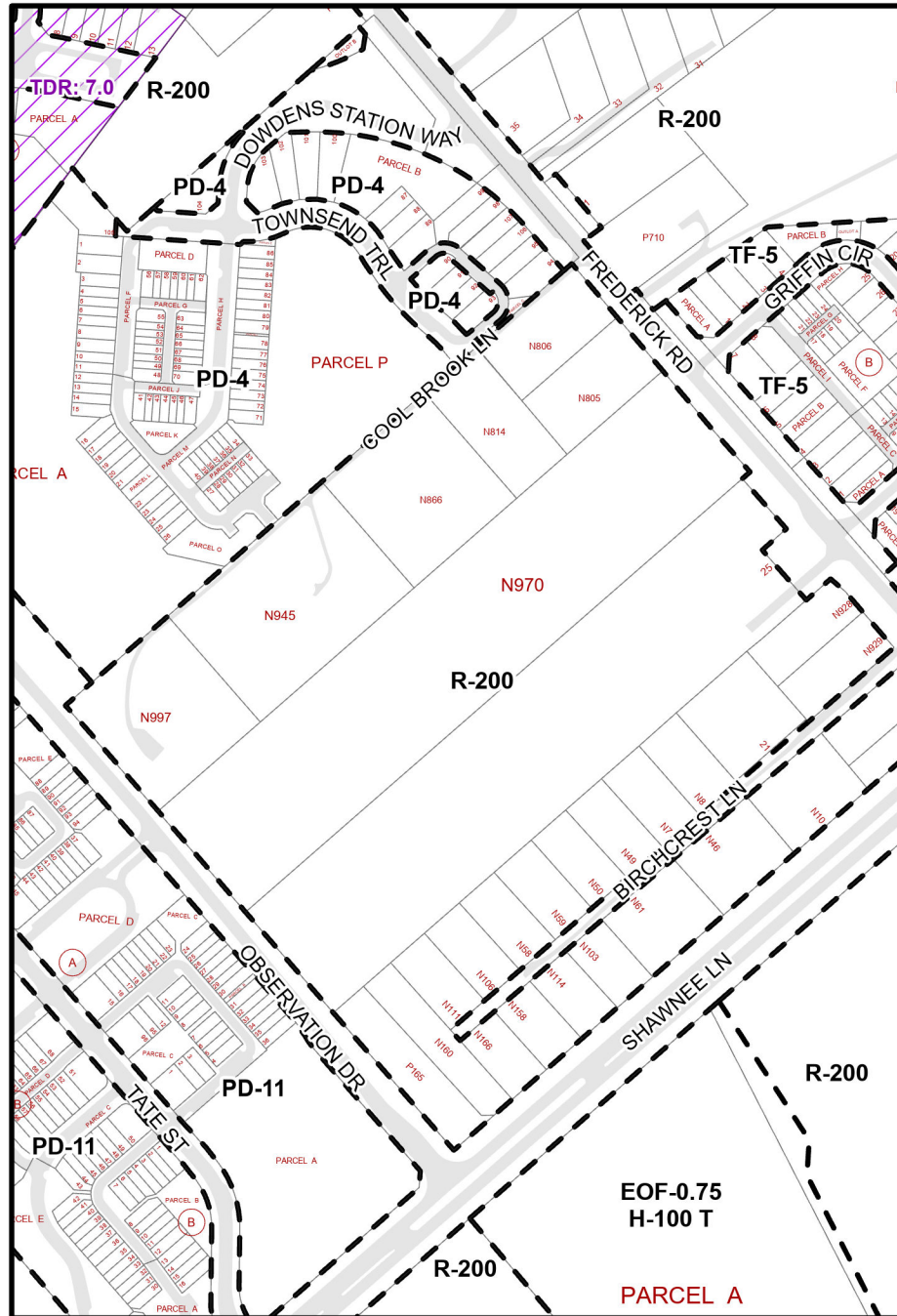
Proposed Zone 1 inch equals 175 feet

Attachment 1 - Page 8

Existing Zoning


Change #9

Proposed Zoning



Map Grid: 232NW13 & 231NW13

 Overlay TDR

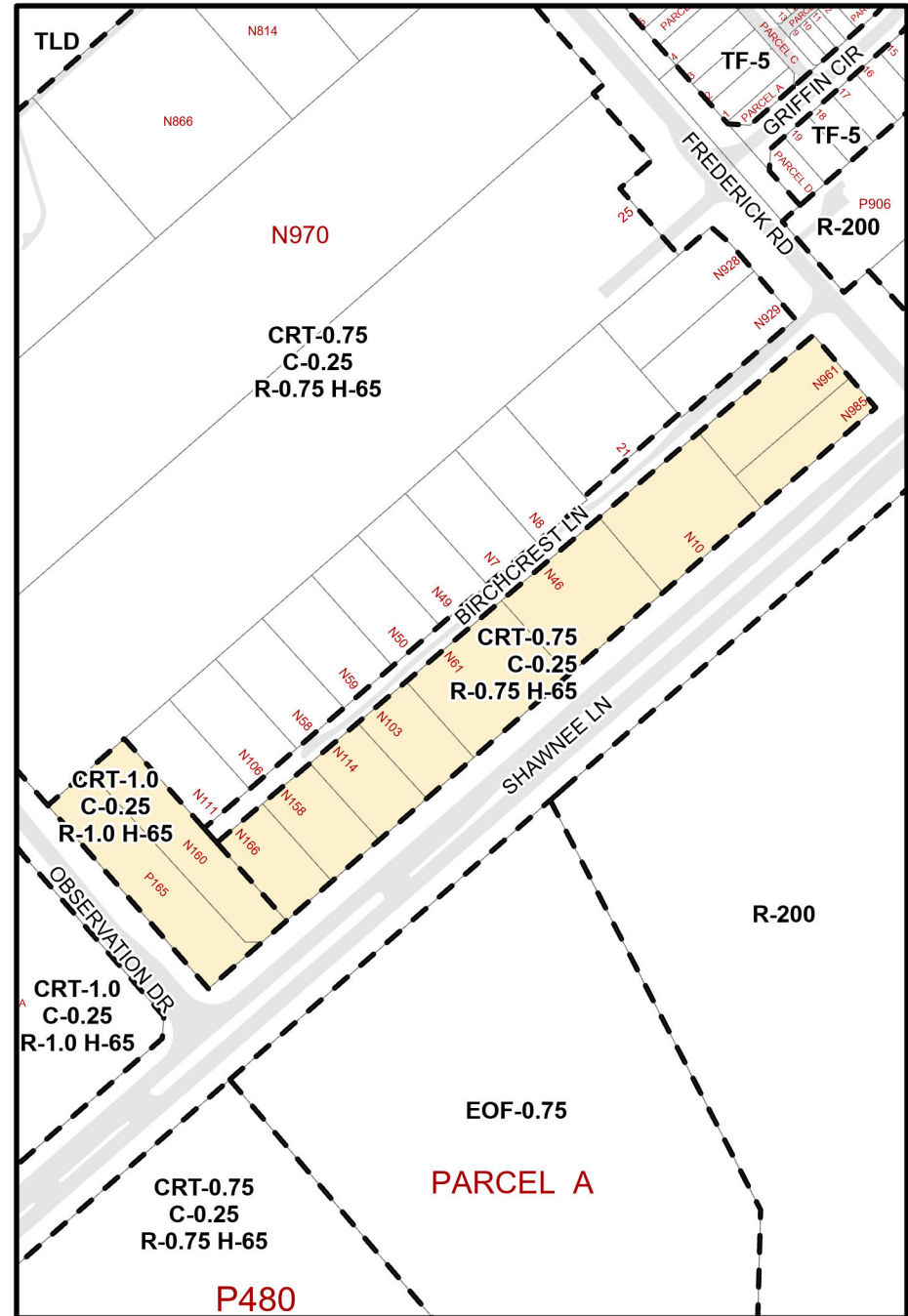
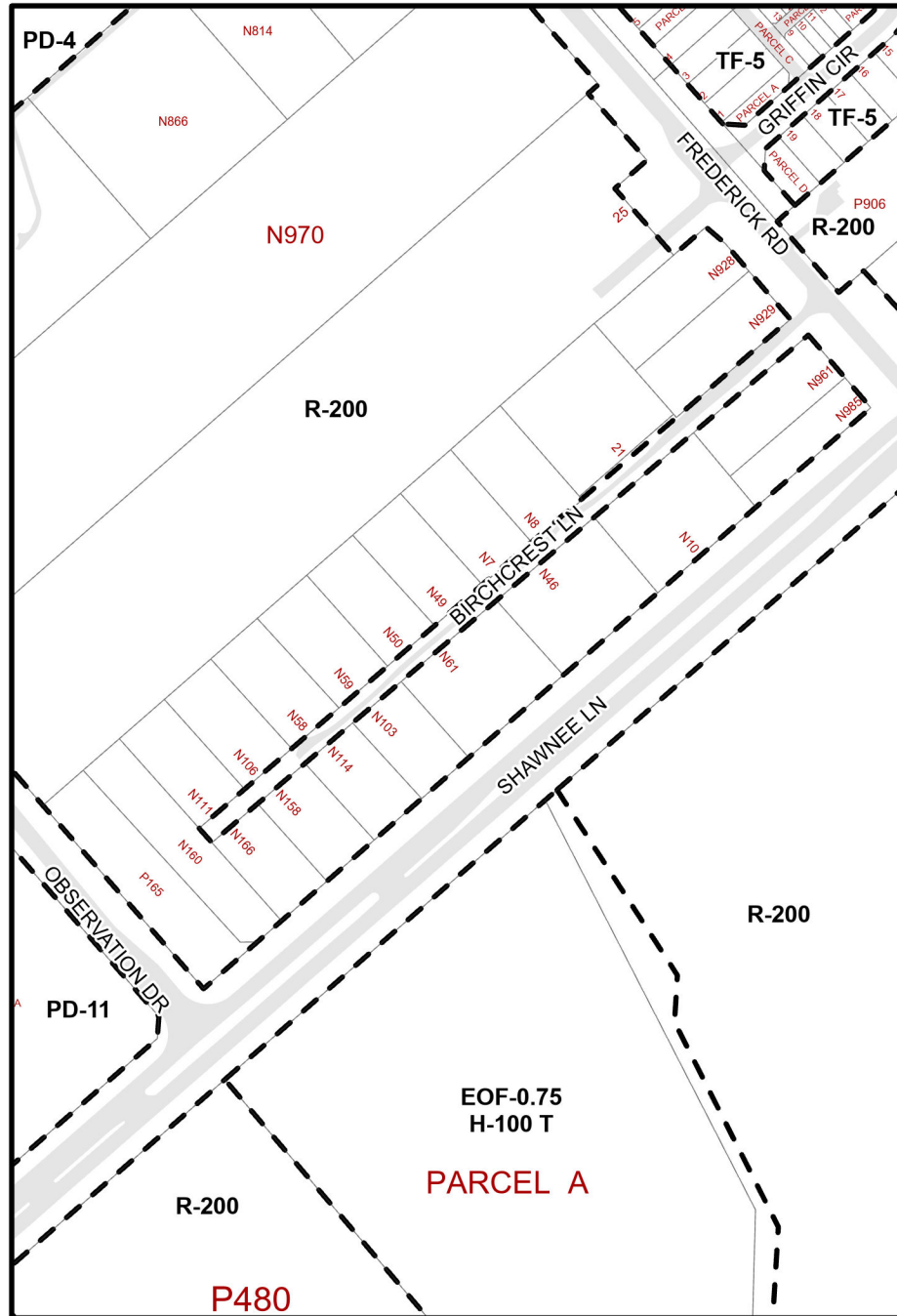
 Proposed Zone 1 inch equals 400 feet

Attachment 1 - Page 9

Existing Zoning

Change #10,11

Proposed Zoning



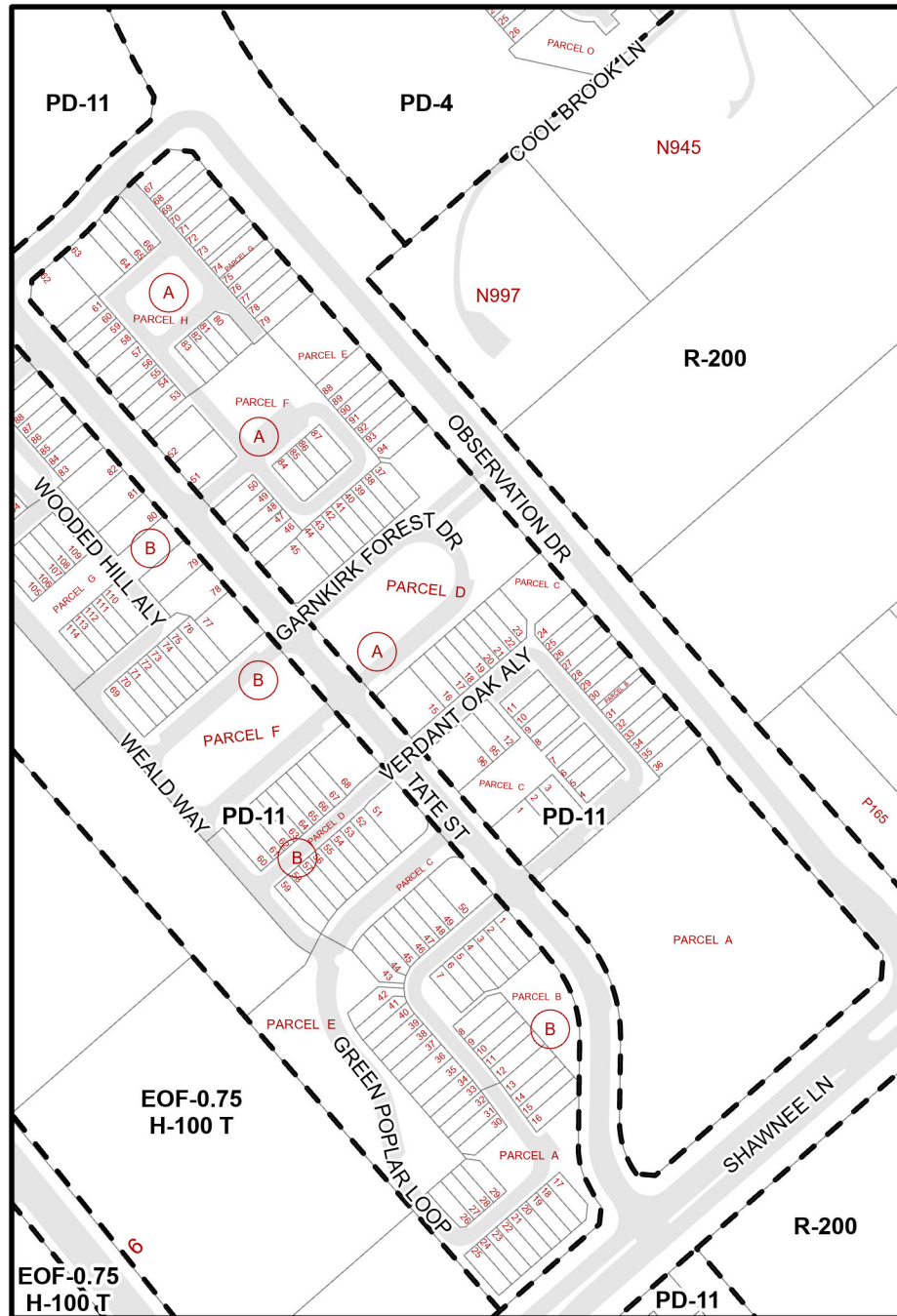
Map Grid: 232NW13 & 231NW13

Proposed Zone 1 inch equals 300 feet

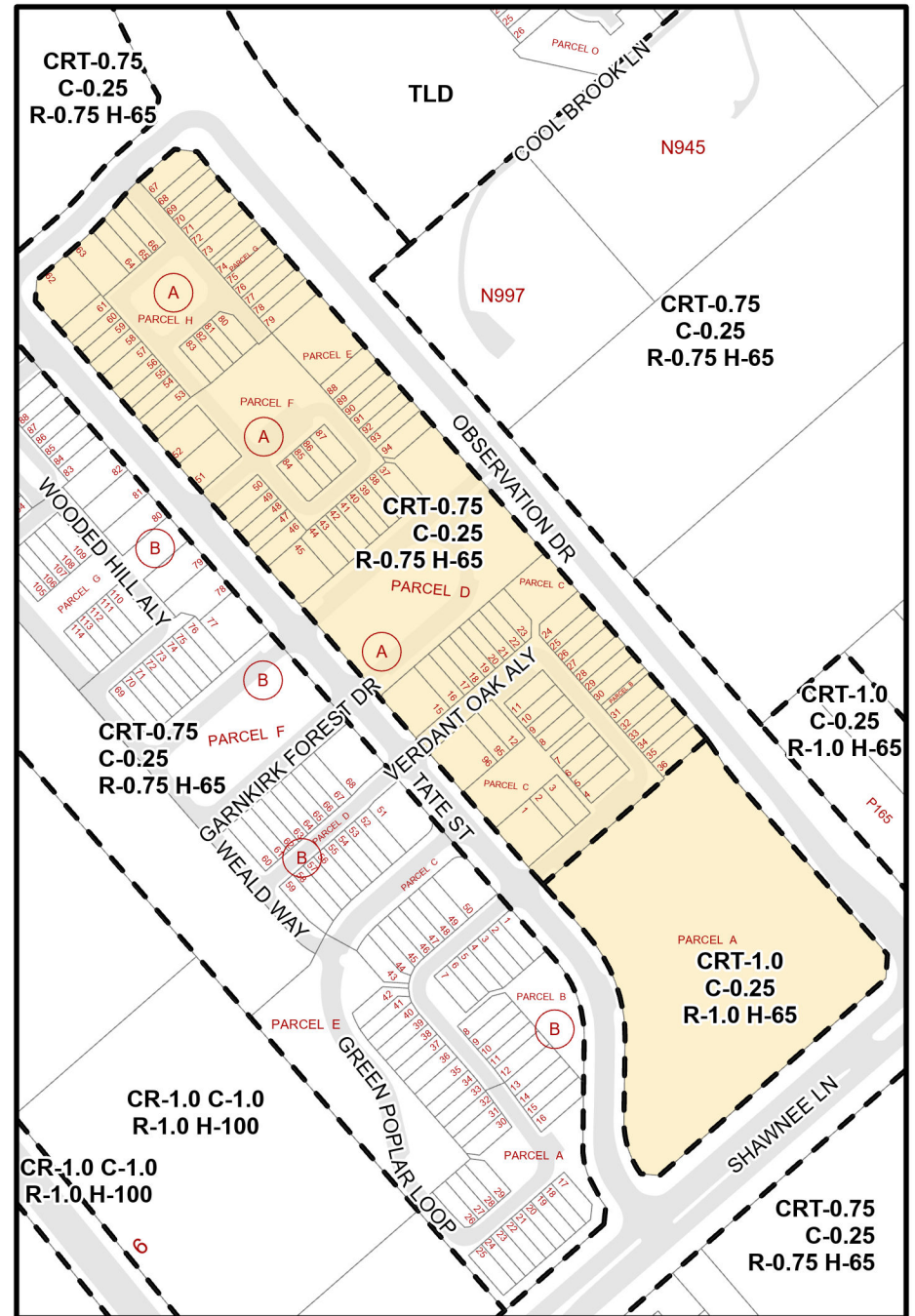
Attachment 1 - Page 10

Existing Zoning

Change #12,13



Proposed Zoning



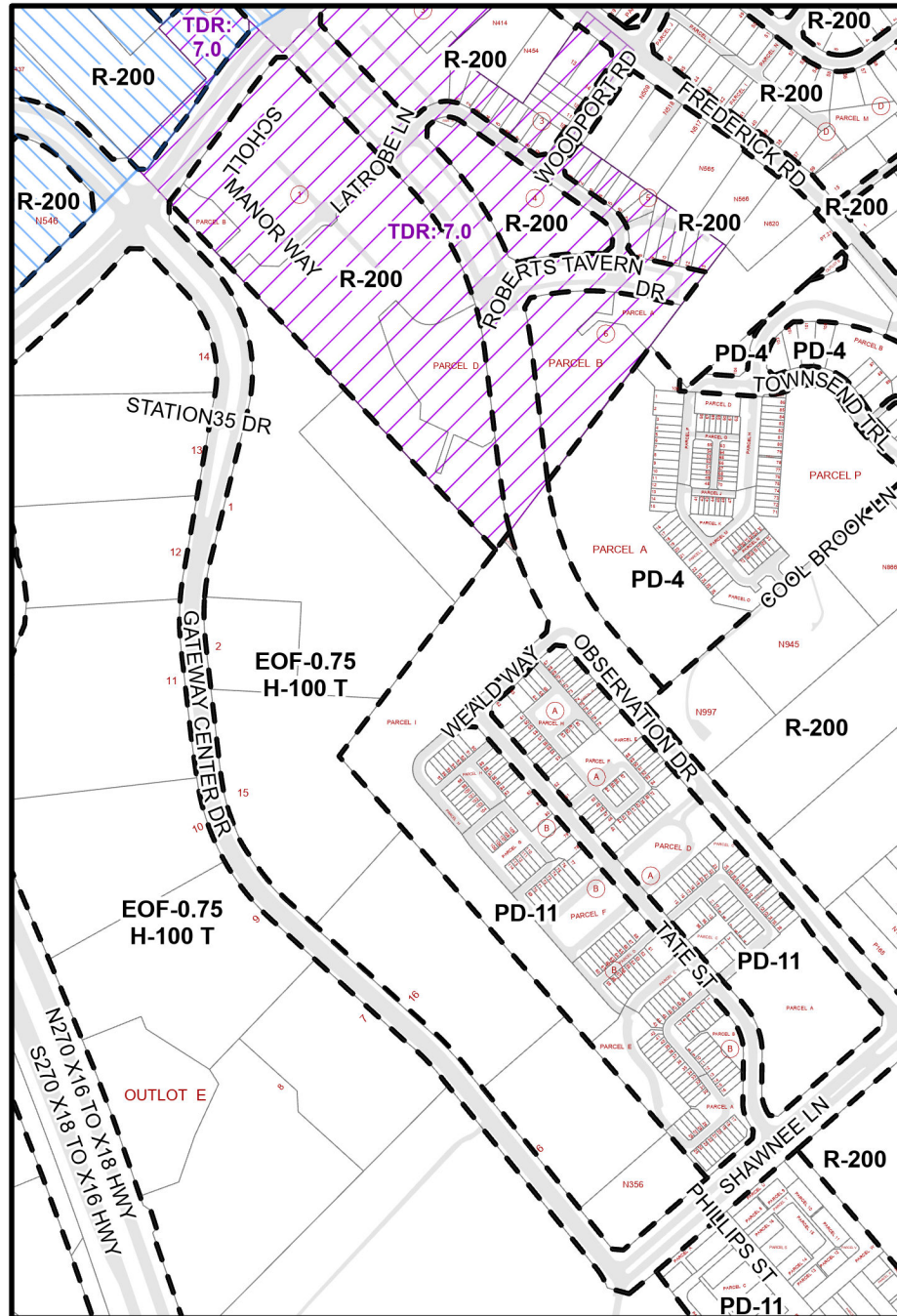
Map Grid: 232NW13 & 231NW13

Proposed Zone 1 inch equals 275 feet

Attachment 1 - Page 11

Existing Zoning

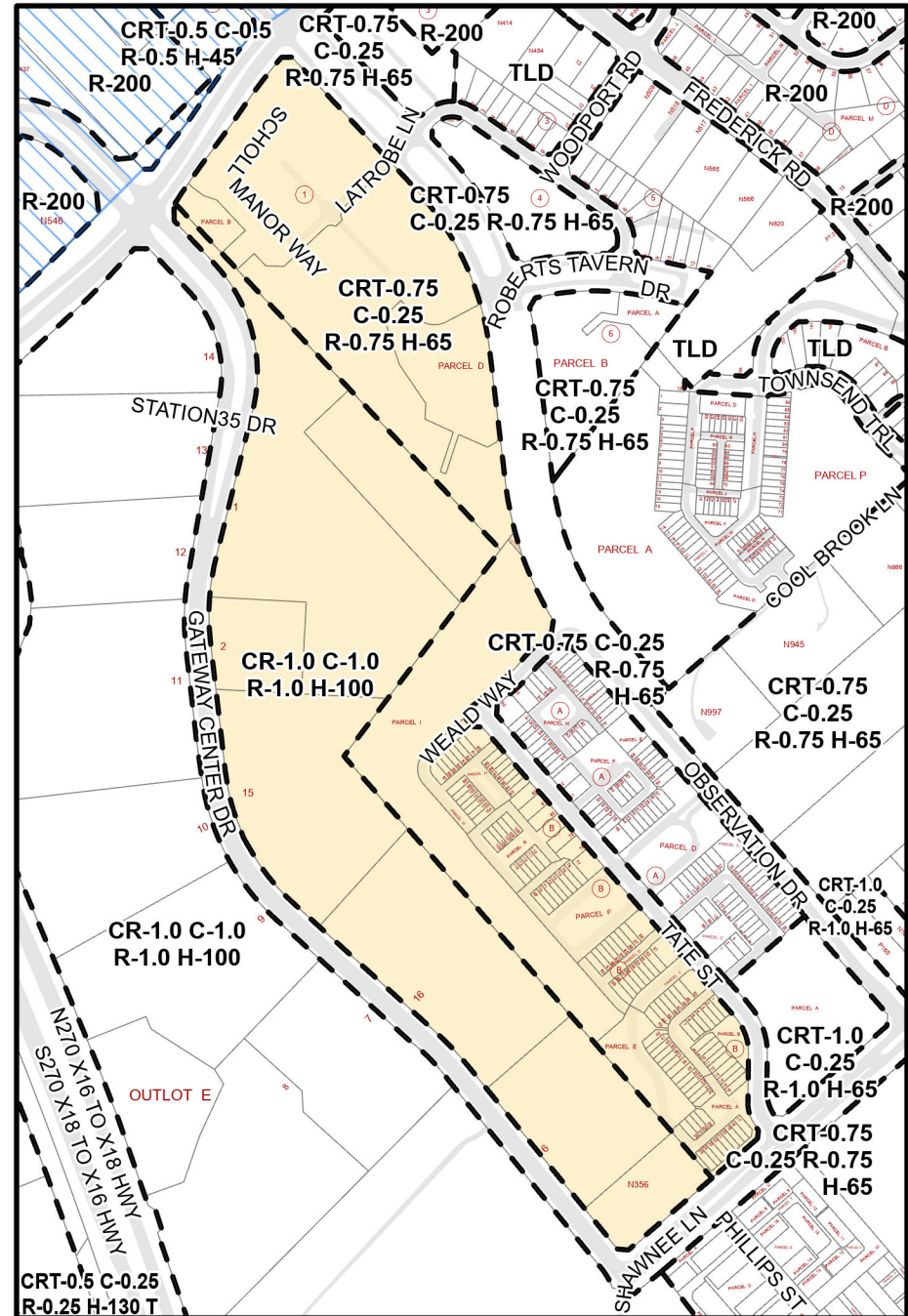
Change #14,15



Map Grid: 232NW13 & 231NW13

Overlay TDR

Proposed Zoning



Overlay Zones

Proposed Zone

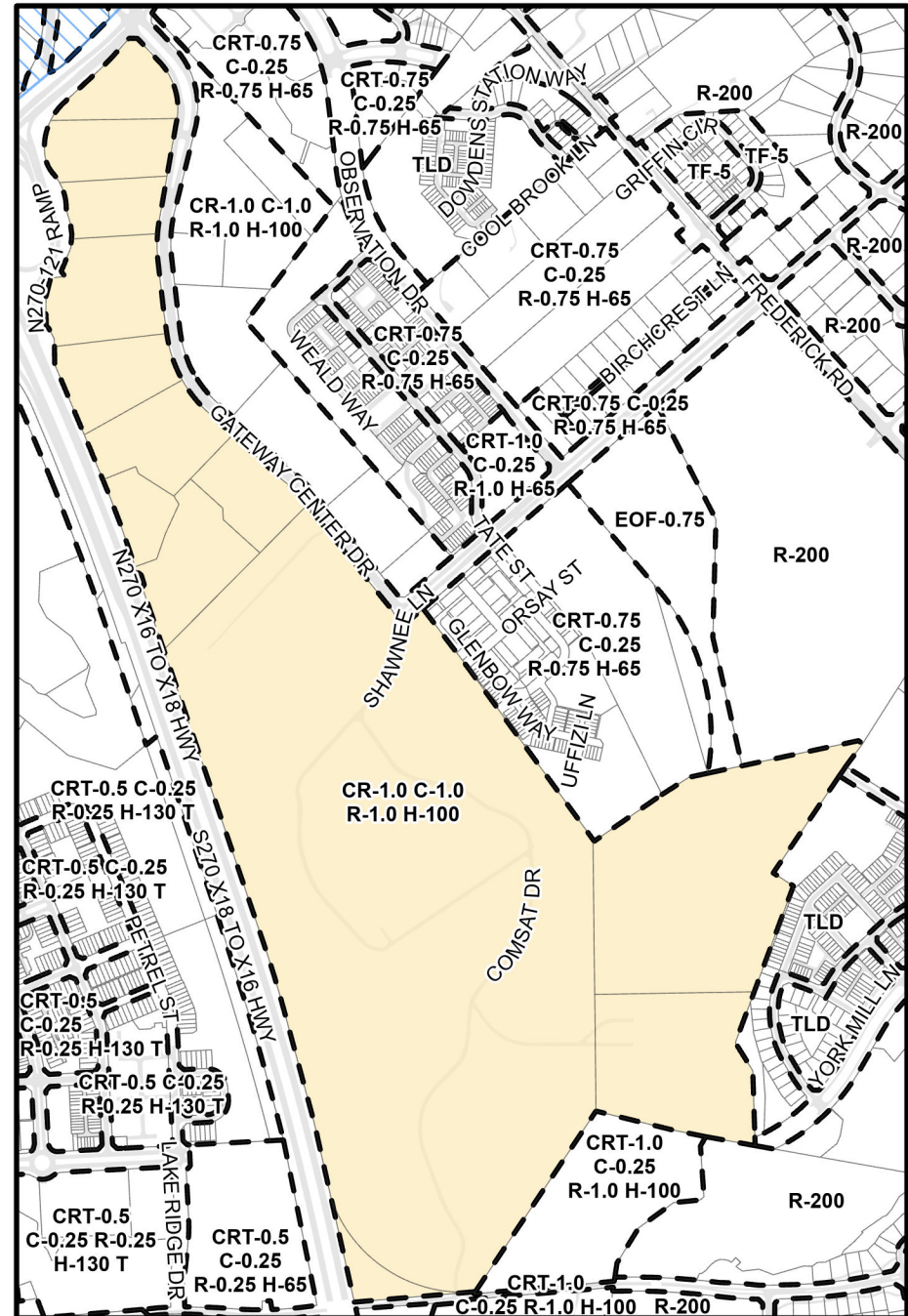
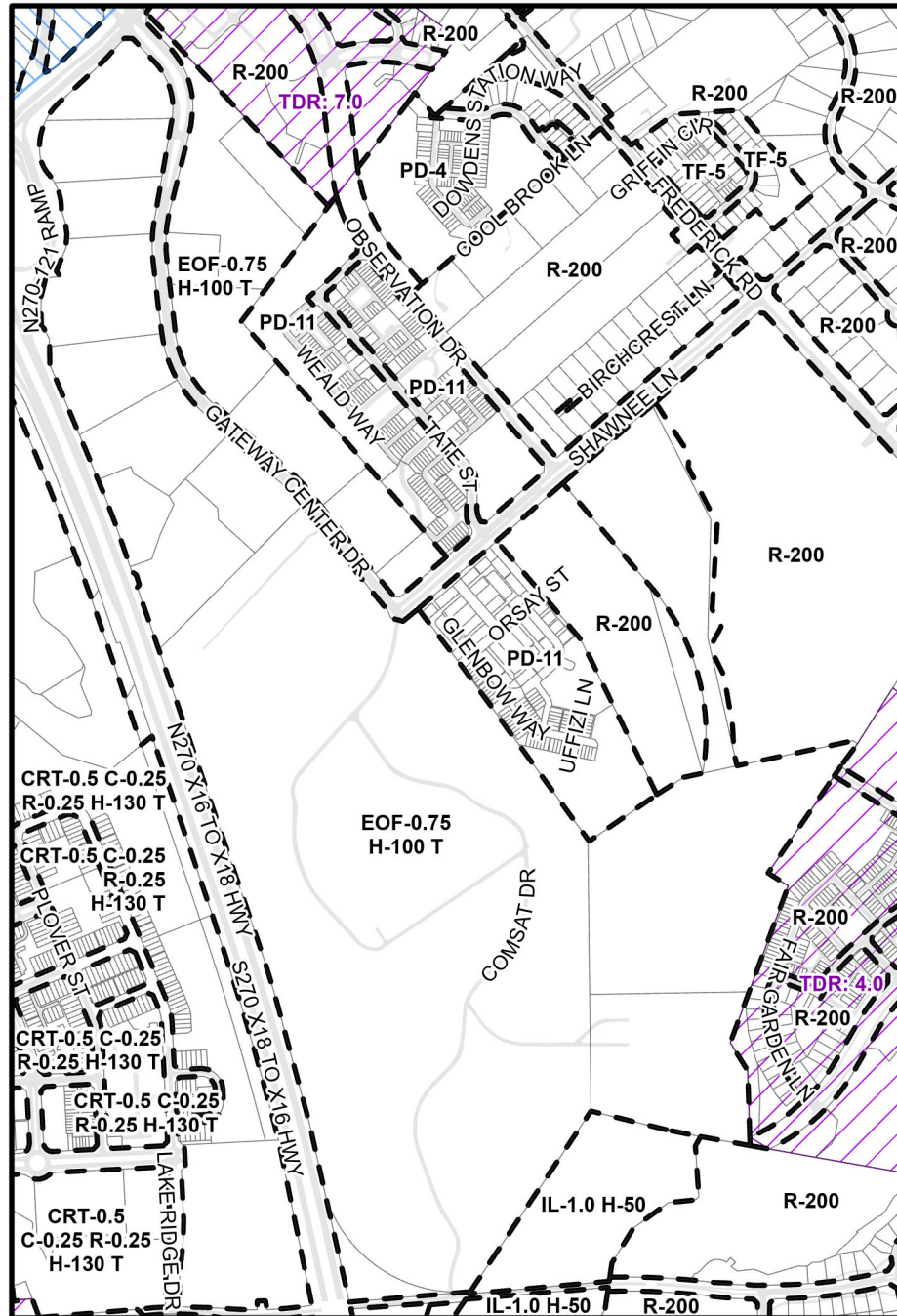
1 inch equals 600 feet


Attachment 1 - Page 12

Existing Zoning

Change #16

Proposed Zoning



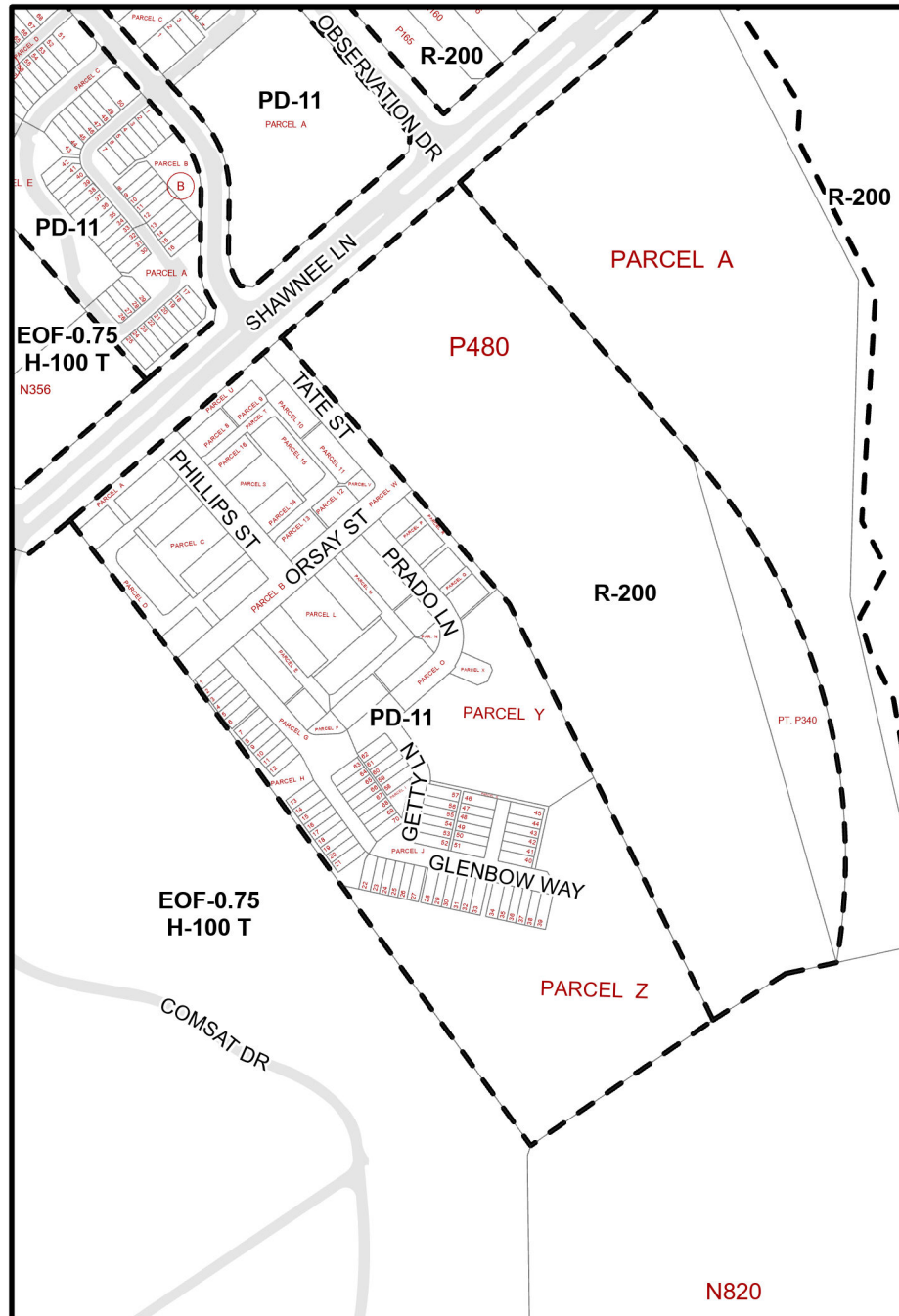
Map Grid: 232NW13 & 231NW13 & 230NW13  Overlay TDR

 Overlay Zones  Proposed Zone 1 inch equals 1,075 feet

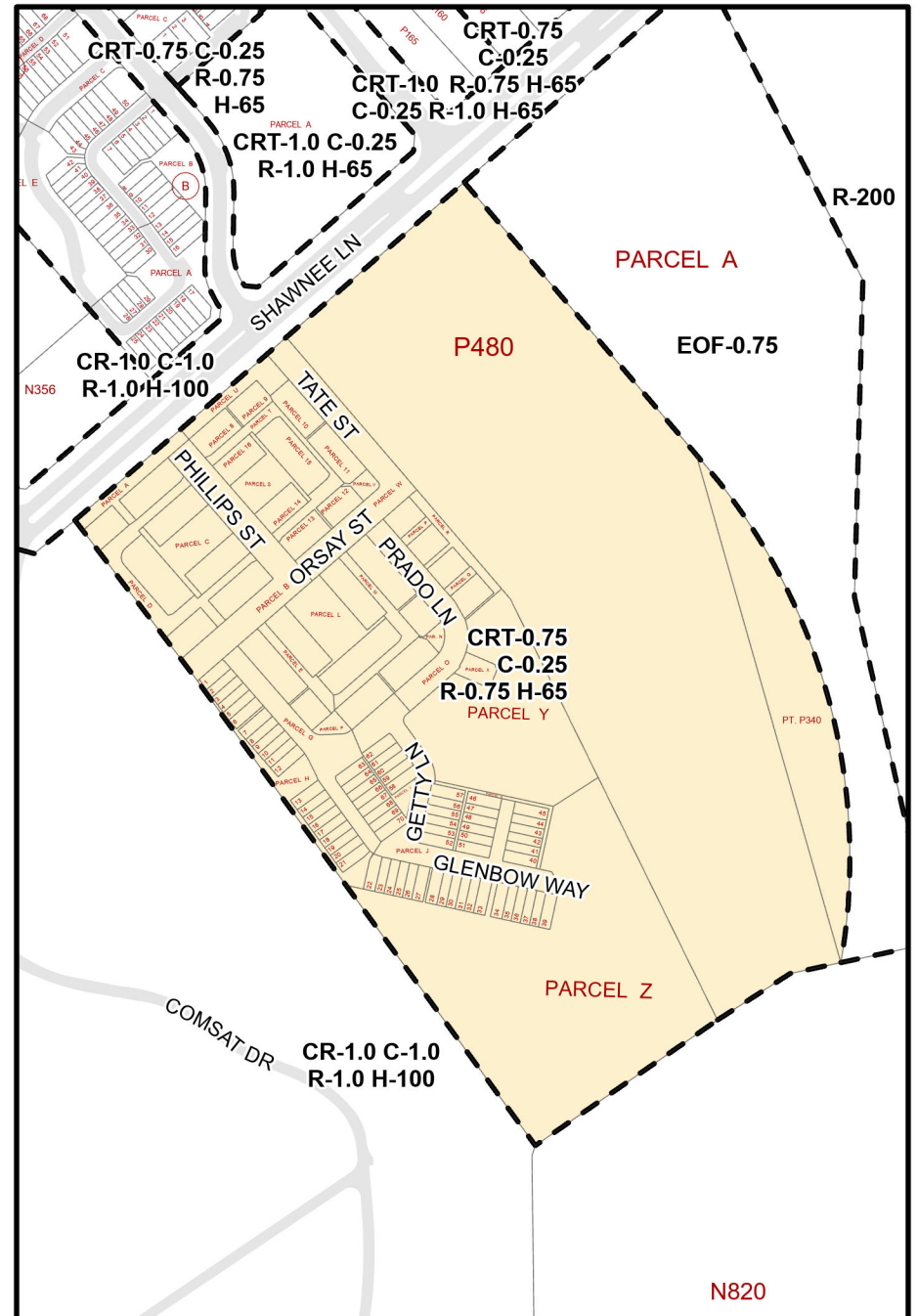
Attachment 1 - Page 13

Existing Zoning

Change #17



Proposed Zoning

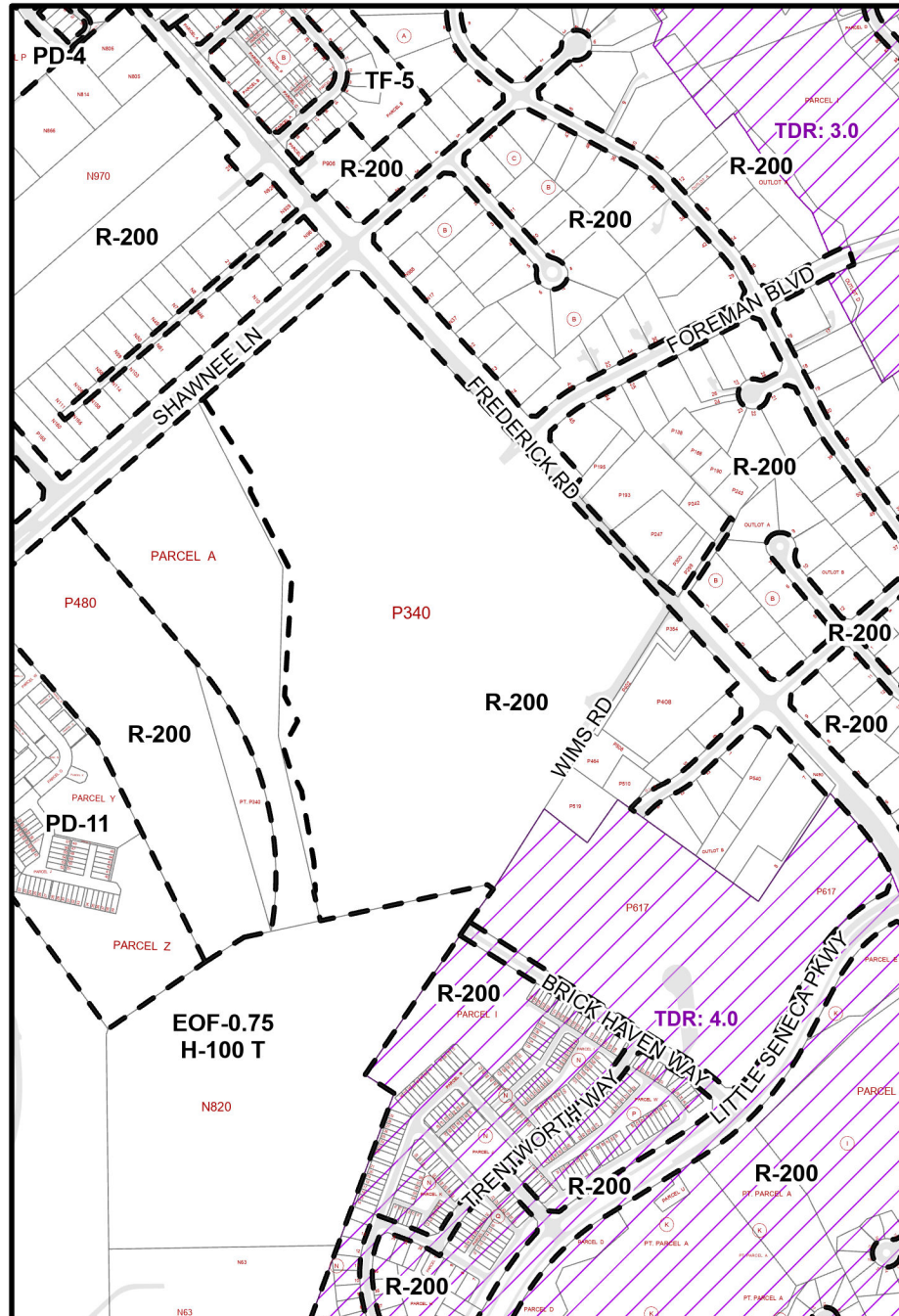


Proposed Zone 1 inch equals 400 feet


Attachment 1 - Page 14

Existing Zoning

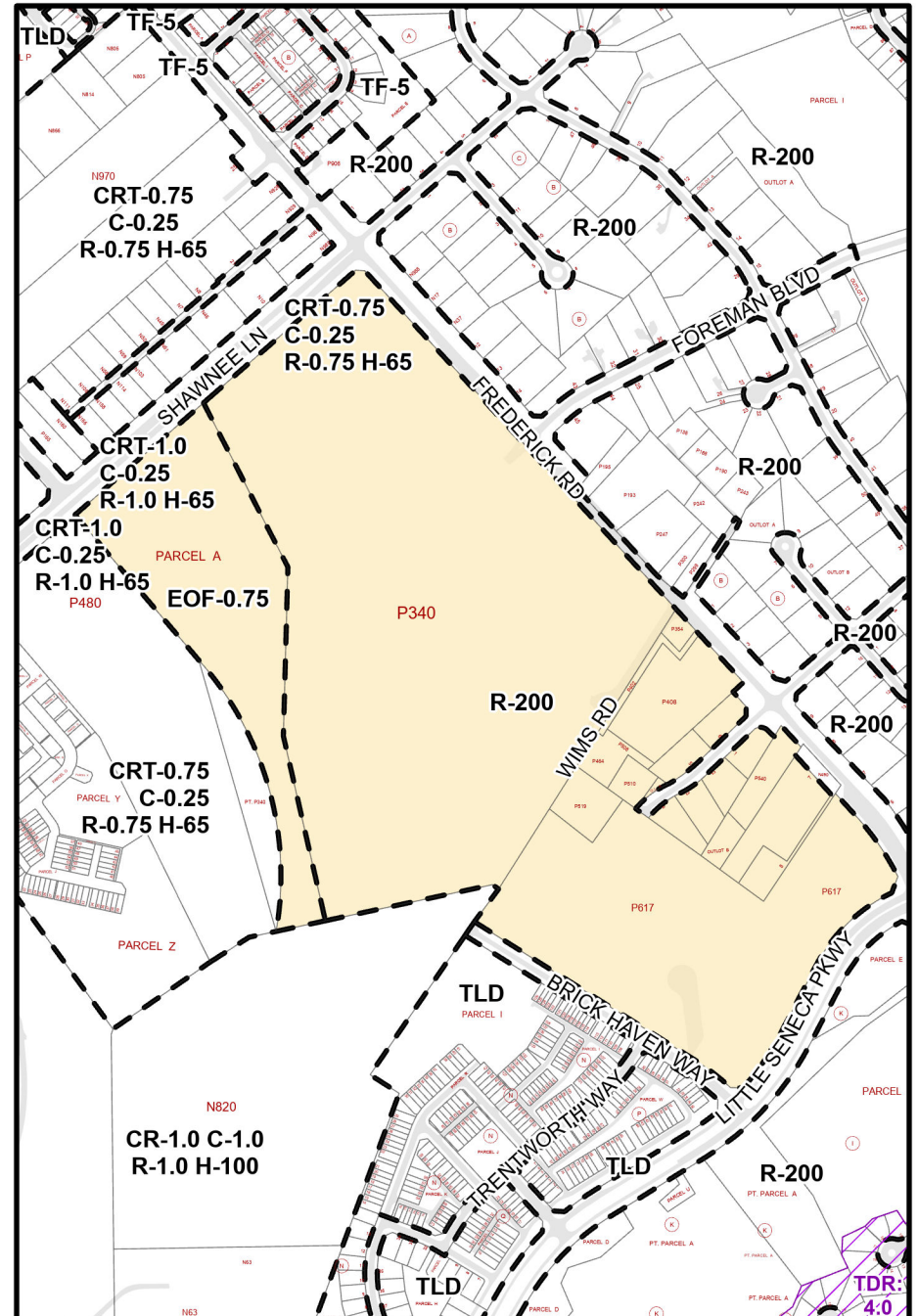
Change #18,19



Map Grid: 231NW13, 232NW13, 230NW13, 232NW12, 231NW12, 230NW12

 Overlay TDR

Proposed Zoning



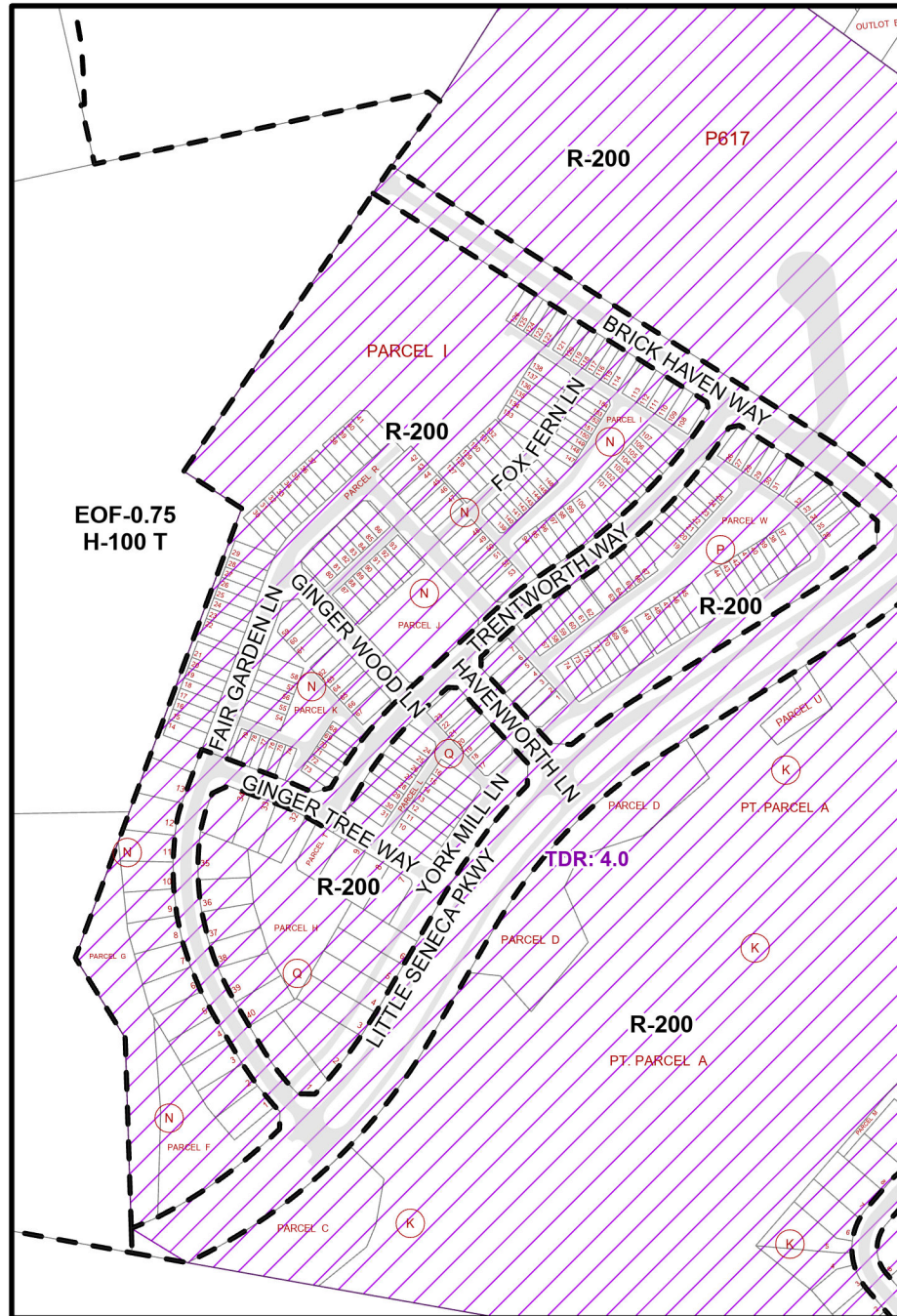
 Proposed Zone 1 inch equals 750 feet

 TDR: 4.0

Attachment 1 - Page 15

Existing Zoning

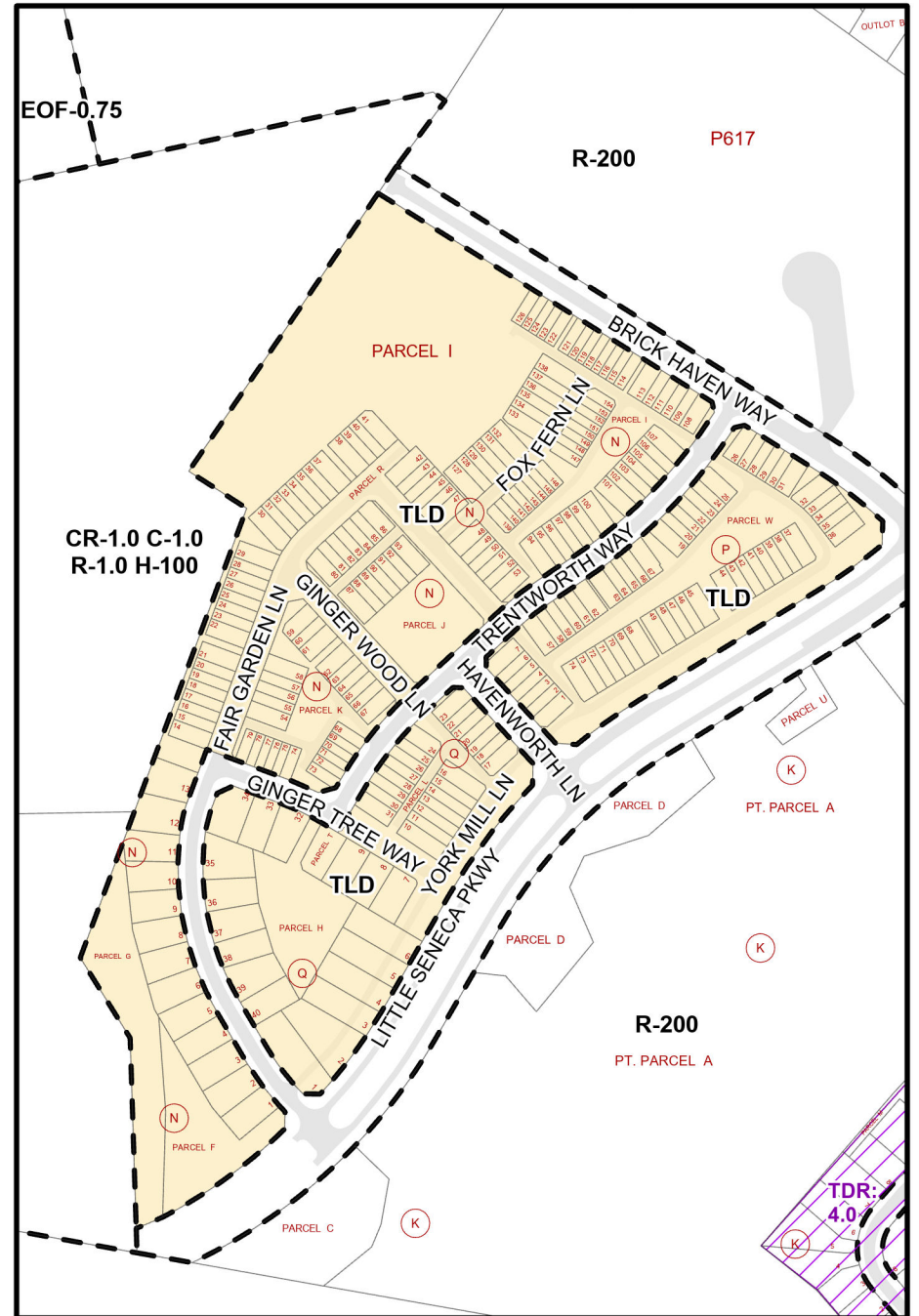
Change #20,21,22



Map Grid: 231NW13 & 230NW13

 Overlay TDR

Proposed Zoning



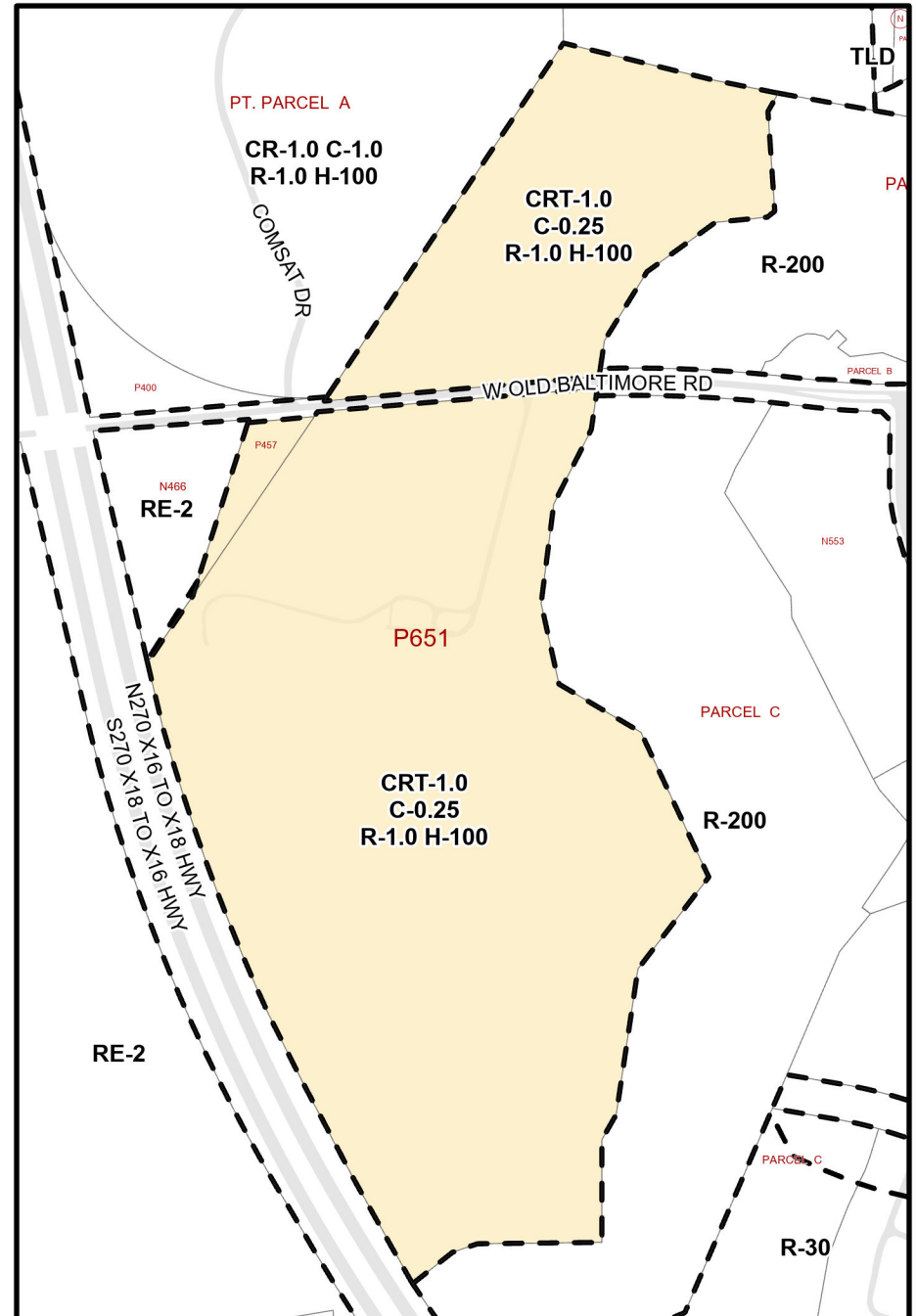
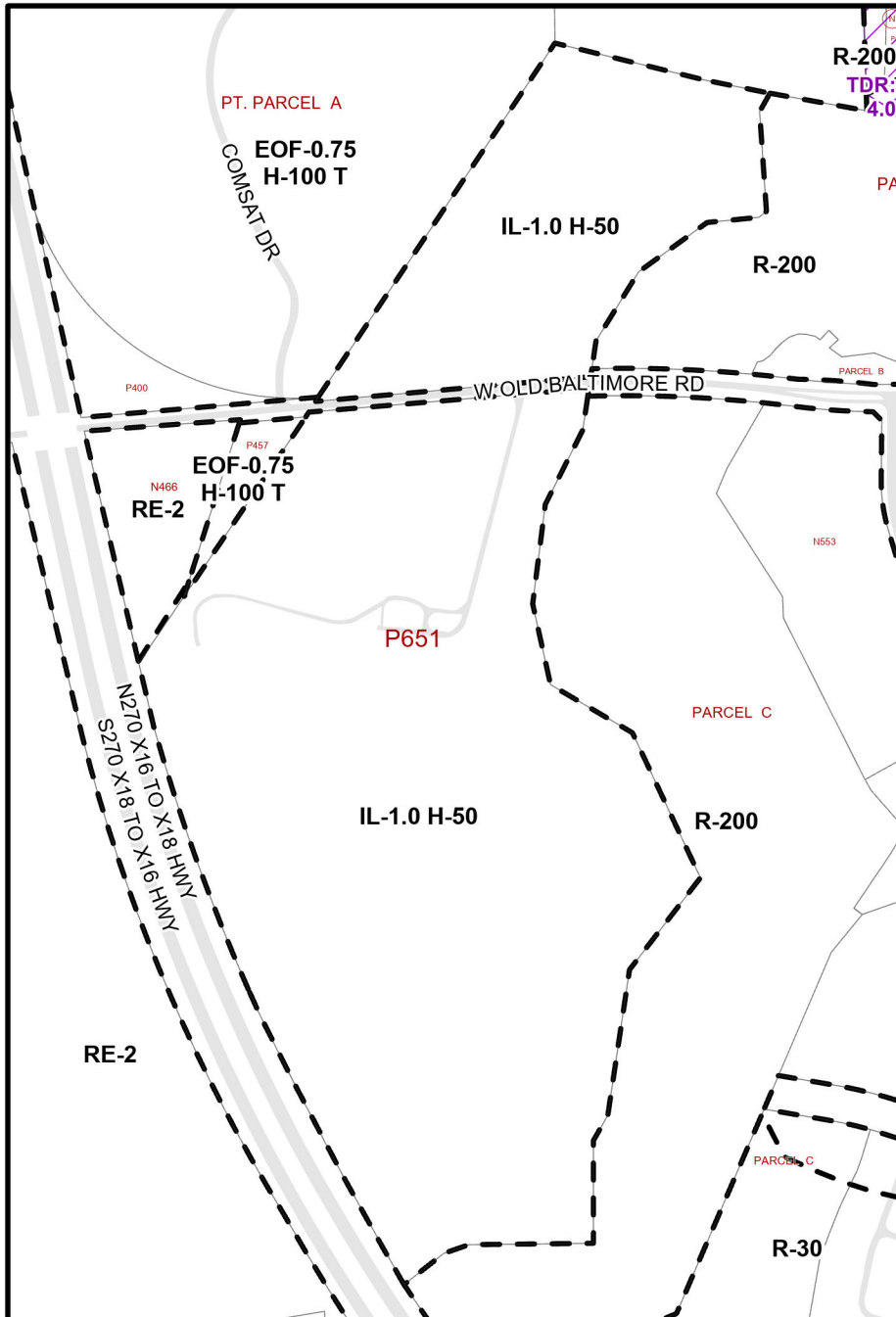
 Proposed Zone 1 inch equals 375 feet

Attachment 1 - Page 16

Existing Zoning


Change #23,24

Proposed Zoning



Map Grid: 230NW13, 229NW13

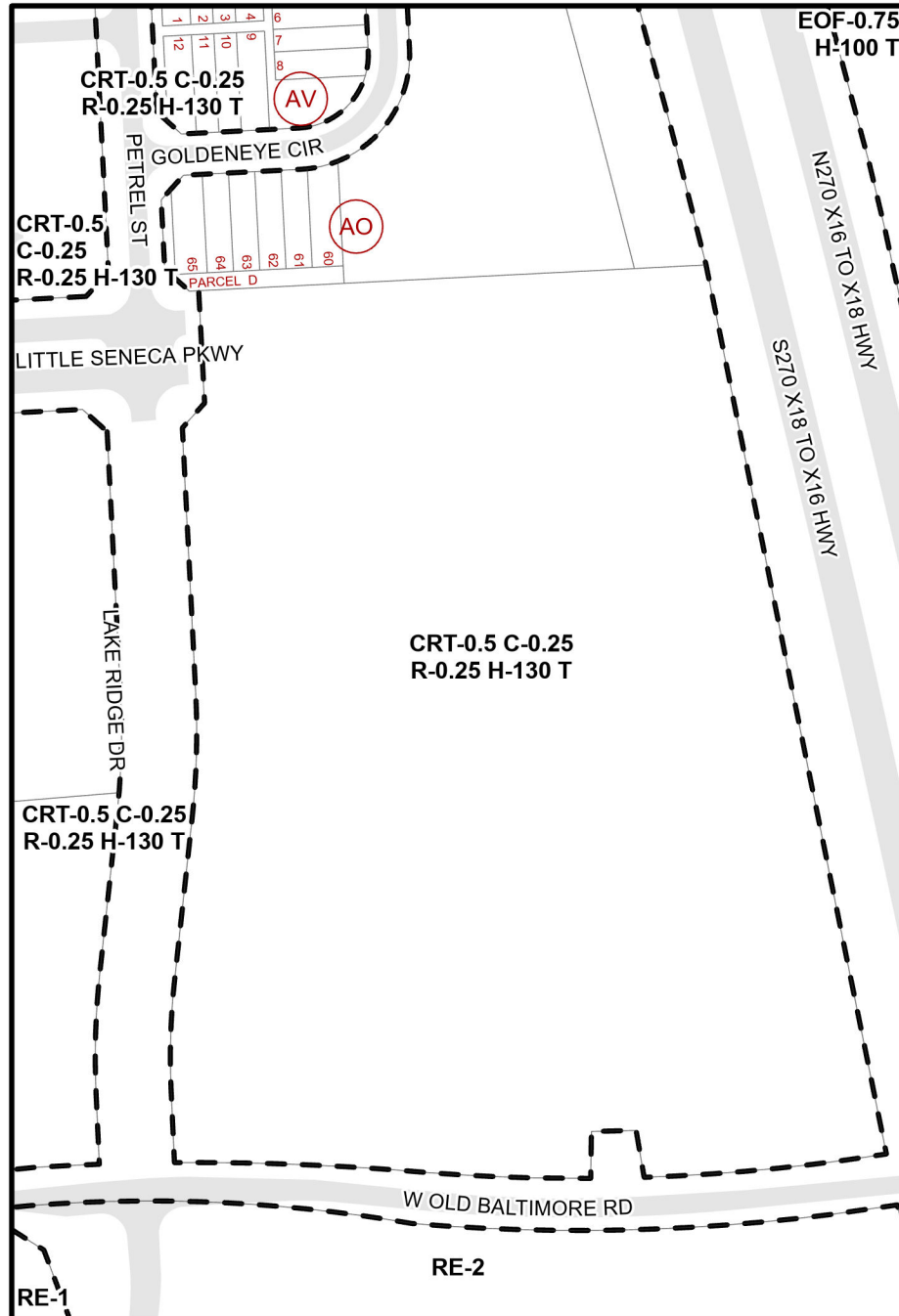
 Overlay TDR

 Proposed Zone 1 inch equals 550 feet

Attachment 1 - Page 17

Existing Zoning

Change #25



Proposed Zoning

