



RETOOL GAITHERSBURG

Project
Introduction
Public Forum

FEBRUARY 23, 2023

Welcome!

Meet your City of Gaithersburg Project Leads:

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What is Retool Gaithersburg?

Retool Gaithersburg is the name given to Gaithersburg's Zoning Code update project

The Zoning Code designates the various areas of the City into zoning districts and provides standards for development and redevelopment of buildings and sites

Retool Gaithersburg is an effort to revise the Zoning Code so that it can better meet community goals, is understandable and easier to use, and ensures equity is considered and addressed



What Retool Gaithersburg is not

- Retool Gaithersburg is not a Master Plan, it does not establish policy
- Retool Gaithersburg will not make land use recommendations for your property
- Retool Gaithersburg will not change approved development plans
- Retool Gaithersburg will not be retroactive on existing developments



Gaithersburg's Project Partner

ZONE CO ++
++

ZoneCo is an urban planning firm that specializes in zoning code updates and zoning code audits

- ZoneCo and the City of Gaithersburg will be partners for the zoning code update project
- ZoneCo has worked on zoning code projects in Maryland and the DMV region

ZONE CO ⁺⁺₊₊

Team Members



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Administration



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Architecture,
Environmental Planning*

Questions During the Presentation

If you have questions at any time during the presentation, please find the “Q&A” button on the toolbar at the bottom of the meeting window and type your question.

We will try to answer all questions at the end, and if we don't get to all of them, we will post responses on the website on the FAQ page.





Project Timeline

The project will be completed in incremental steps with several built-in opportunities to receive community input, feedback, questions, and concerns.

Opportunity to Provide Feedback ★



There will be many opportunities to give your input

We want to hear from you! In addition to focus groups, public forums, and public work sessions with the Mayor & Council and Planning Commission, you can reach out to us at any time with questions, comments, or feedback on the Project Page.

Retool Gaithersburg Goals



- ✓ Improve the organization of the code
- ✓ Incorporate visual aids to simplify the readability of the zoning code
- ✓ Revise zoning code sections to better reflect the City's goals, policies and visions
- ✓ Modernize terminology and definitions used throughout the code
- ✓ Foster equity

www.retoolgaithersburg.com is the information hub for this project and provides an overview of the Project



HOME

PROJECT UPDATES

GET INVOLVED

ZONING TOOLS

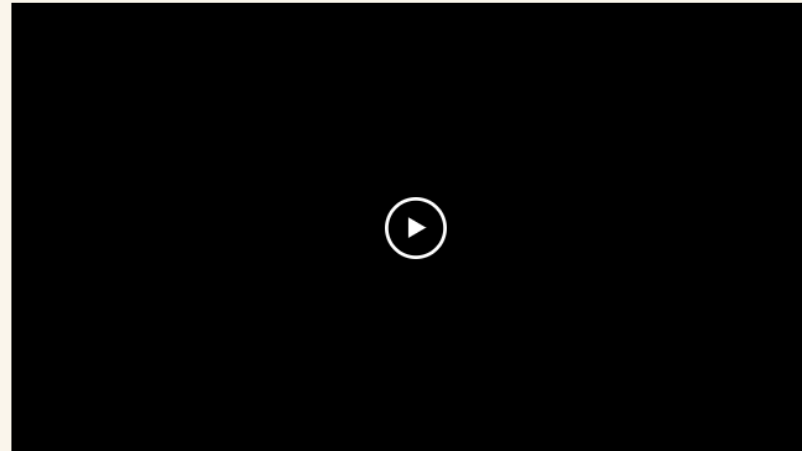
FAQ

Welcome to the Retool Gaithersburg Project Page!

This page will provide updates, links to project events, education, and background information about the project.



Retool Gaithersburg is a comprehensive initiative to update the City of Gaithersburg's Zoning Code to ensure that the regulations better accommodate and implement the City's vision and goals to support the vibrancy and innovation of the City of Gaithersburg.



Sign up for Project Updates

<input type="text"/>	<input type="text"/>	<input type="text"/>
First Name	Last Name	Email Address
<input type="submit" value="Submit"/>		

On the [Get Involved](#) page, sign up for our Virtual Public Kick-Off Meeting on February 23rd, held at two separate times - 12pm and 7pm.

The Retool Gaithersburg Landing Page

www.retoolgaithersburg.com

At the top of the **Home** page you'll find the navigation toolbar, which contains the following sub-pages:

- Home
- Project Updates
- Get Involved
- Zoning Tools
- FAQ

The screenshot shows the top portion of the Retool Gaithersburg website. A red dashed oval highlights the navigation menu at the top, which includes links for HOME, PROJECT UPDATES, GET INVOLVED, ZONING TOOLS, and FAQ. Below the navigation is the Retool Gaithersburg logo, which features a stylized tree and the text 'RETOOL GAITHERSBURG A City of Gaithersburg Project'. A secondary navigation menu is also visible below the logo. The main content area has a light yellow background and features a welcome message: 'Welcome to the Retool Gaithersburg Project Page!' followed by a sub-headline: 'ZONING FOR A VIBRANT & INNOVATIVE CITY'. Below this is a video player with a play button icon. At the bottom of the main content area is a sign-up form for project updates, with fields for First Name, Last Name, and Email Address, and a Submit button. A final line of text at the bottom of the page reads: 'On the [Get Involved](#) page, sign up for our Virtual Public Kick-Off Meeting on February 23rd, held at two separate times - 12pm and 7pm.'

The Quick Find Menu on the **Home** Page

We created a menu to capture the main questions that people will have when they come to the home page. If you click on any of these menu items, they will take you to the subpage that provides the corresponding information.



**Why Retool
Gaithersburg?**



**How will the Zoning
Code be improved?**



**Project Updates &
Materials**



**Upcoming Events & How
You Can Get Involved**

Why Retool Gaithersburg?



Why Retool Gaithersburg?

Cities are always changing.

The last comprehensive update to the City of Gaithersburg Zoning Code was in 1965, a time when the City was mostly agricultural. Retool Gaithersburg looks to ensure that the Zoning Code better reflects the needs of the community today, and helps to prepare the City for a more prosperous tomorrow.

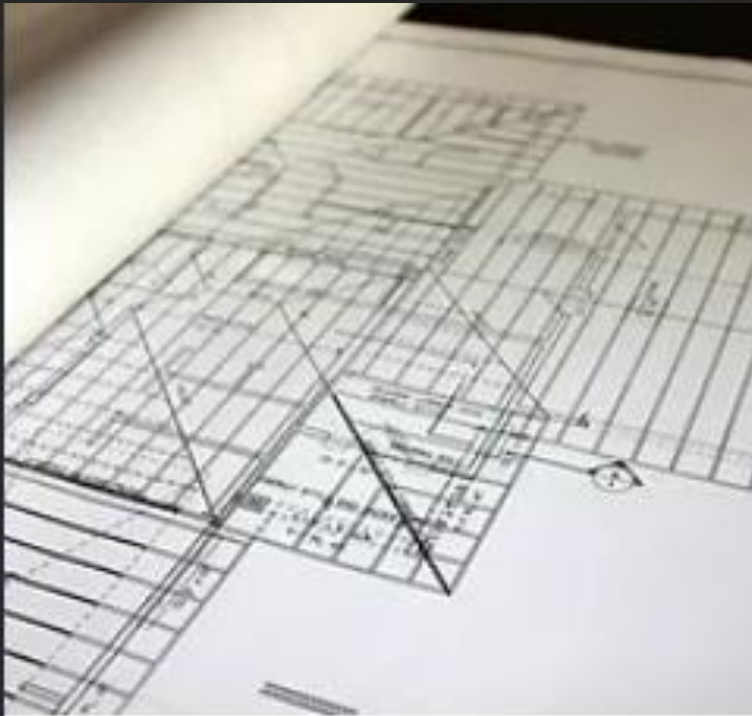
Zoning should support current policy and trends.

A zoning code is a tool used to guide the physical development of the City to reflect the community's visions and goals. Since the adoption of Gaithersburg's original Zoning Code in 1965, the types of businesses, housing, and industrial uses have changed. Zoning rules must support policies to improve quality of life in the City, prepare for new and innovative businesses and construction methods, and be calibrated for the future demands of the City of Gaithersburg.

Zoning should be easy to use.

Zoning can be complicated. This is exacerbated by decades of incremental updates and changes which often make the ordinances complicated to navigate for homeowners, developers, and those that enforce the rules. Retool Gaithersburg seeks to update the ordinance to enhance usability for the residents of Gaithersburg.

How will the Zoning Code be improved?



How will the Zoning Code be improved?

Terminology & Definitions

Retool Gaithersburg will update and modernize the terminology and definitions used throughout the code.

Interpretation & Understanding

Retool Gaithersburg will make the Zoning Code easier to understand through diagrams, tables, graphics, and illustrations that clarify and enhance understanding of relevant code sections.

Organization & Inconsistencies

Retool Gaithersburg will improve the overall organization of the Zoning Code so it is easier to navigate and understand.

Zoning Districts

Retool Gaithersburg will result in revisions to certain zoning districts or the creation of new zoning districts that better reflect the City's goals, policies, and visions.

Project Updates & Materials



Project Updates & Materials



Kick-Off Meeting Presentation

The kick-off meeting for Retool Gaithersburg will be held on Feb 23, 2023 via zoom and is open to all members of the public. The presentation will outline the scope of the project, timeline, and allow participants the opportunity to ask questions about the project.

AVAILABLE 2/24/23

AVAILABLE 2/24/23

Read the Zoning Diagnostic Report

The report analyzes the current zoning code and evaluates how it helps to achieve or impede the stated objectives and goals of the City and the community's vision. This report will serve as the basis for how the zoning ordinance will be updated in future phases of the project. This report is currently being developed. Check back for updates.

COMING SOON!

COMING SOON!



Previous Meetings

Videos of all of our recorded public meetings will be added here after they occur.

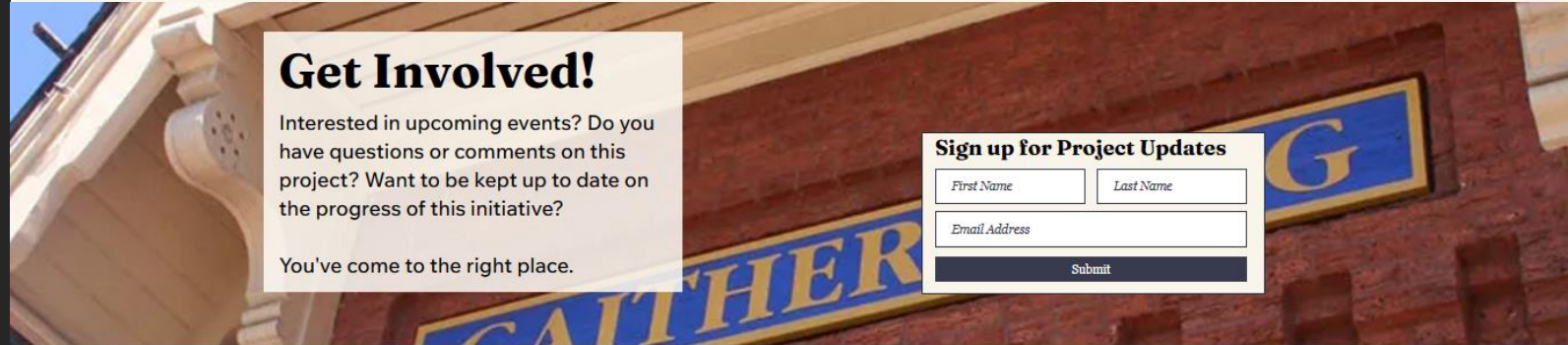
This is where you'll find information about upcoming events, meetings, documents related to the project, videos of past meetings, and much later in the project, we'll post a draft of the code update here.

Feel free to share your feedback on these items at any time. Email retool@gaitthersburgmd.gov with any feedback, questions, or comments.

Upcoming Events & How you can get Involved



**Upcoming Events & How
You Can Get Involved**



“Upcoming Events & How You Can Get Involved” will take you to the “[Get Involved](#)” page.

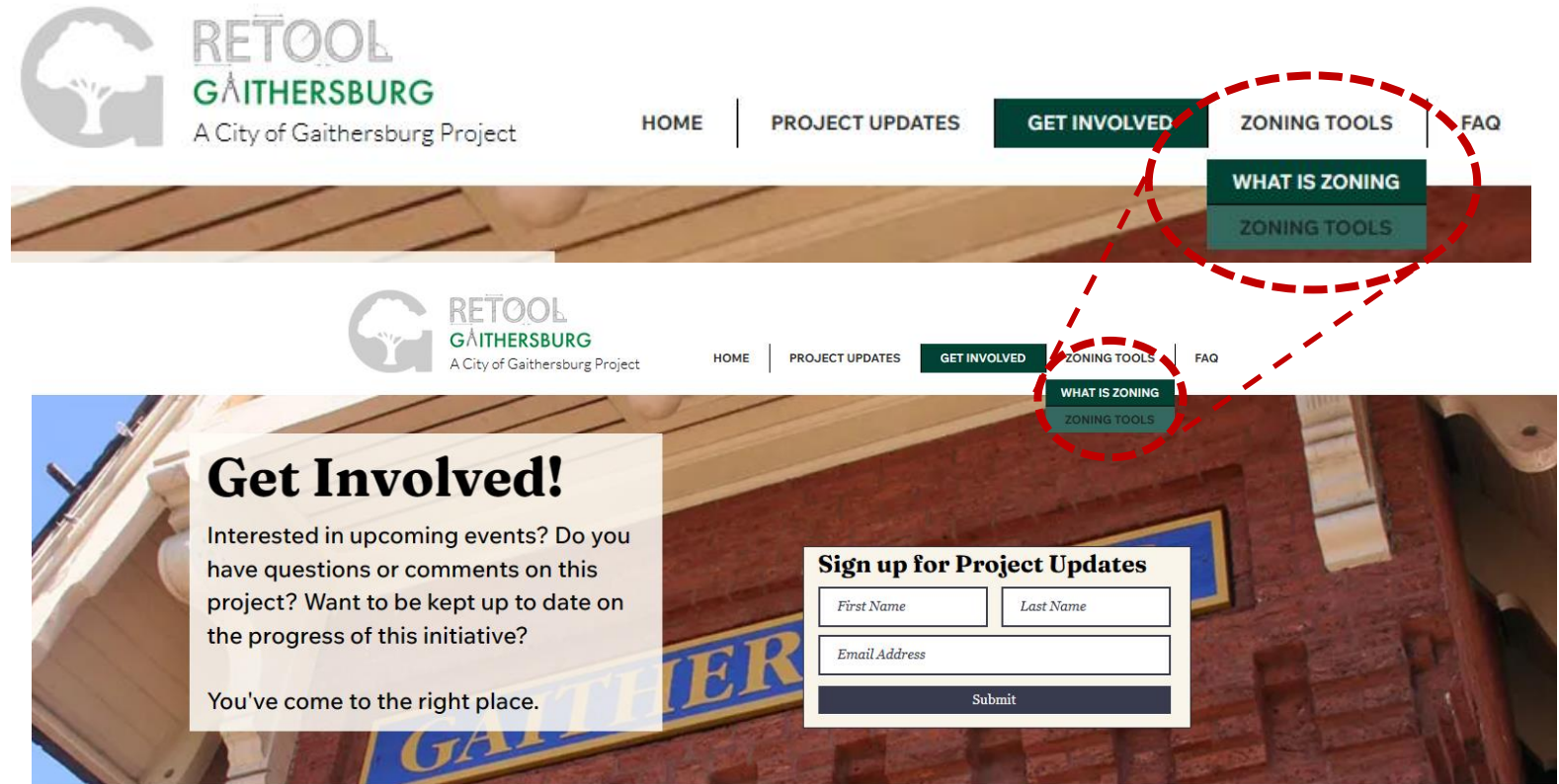
Here you will find events, a sign-up form, our contact email, and a form to submit feedback.

The Zoning Tools Page

The Zoning Tools part of the navigation bar has two separate parts:

“What is Zoning” provides resources to help people understand zoning.

“Zoning Tools” provides zoning resources specific to Gaithersburg, like the zoning map and links to the zoning code.



What is Zoning?

Check out the resources on this page for excellent instructional materials to help you better understand zoning concepts, how zoning affects the built environment, and why zoning codes are important tools for managing growth

What is Zoning?

Zoning, which is also referred to as a zoning ordinance, zoning code, or zoning regulations, is a set of laws used as a tool to govern physical development within a municipality and the processes by which new development can be approved.

The resources on this page will provide an overview of zoning and how it works. You can find additional resources about zoning in Gaithersburg on the [Zoning Tools Page](#)



An Introduction to Zoning

By City Beautiful

Zoning may seem boring, but it dictates what can and can't be built in your city. ...

[Read more](#)



What are Zoning Codes?

By Planetizen

Zoning codes are one of the most essential and widely used tools for the ...

[Read more](#)



Zoning 1 | En Español

This video was created by the City of Phoenix, AZ, and it links to their zoning code. Find Gaithersburg's zoning information on the ["Zoning Tools"](#) page.

[Read more](#)

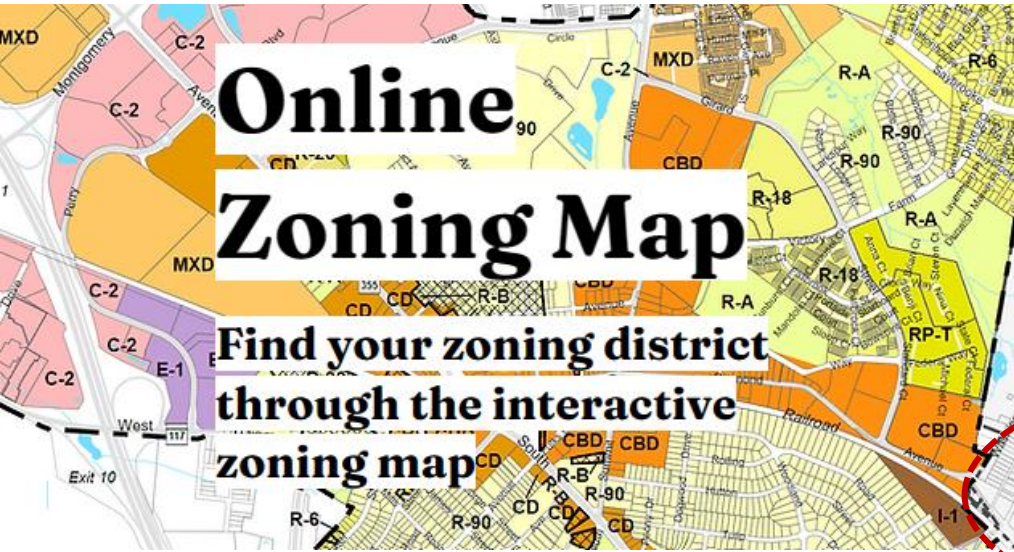


A Brief History of Zoning

By Planetizen

This video provides a brief overview of the history of zoning from the early 20th ...

[Read more](#)



The zoning map shows how the City is divided into different use districts or zones. Zoning districts common to most ordinances include residential, commercial, industrial, and agricultural. The zoning map must show precise boundaries for each district. Therefore, most zoning maps rely on street or property lines as district boundaries.

[View The Interactive Zoning Map](#)

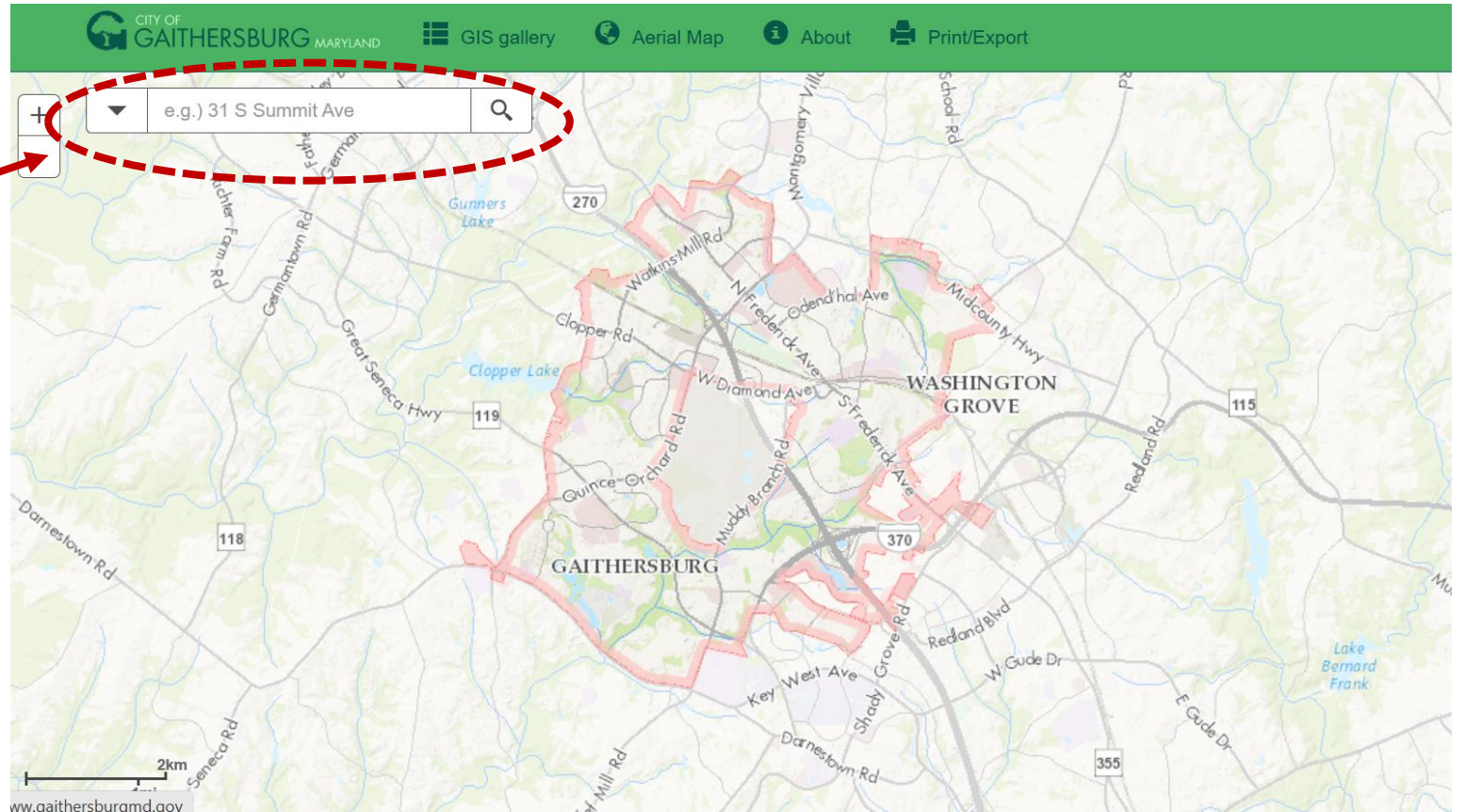
[Download the PDF](#)

Gaithersburg Zoning Tools Page

The Online Zoning Map on the Zoning Tools page can help you find out which zoning applies to your property or an area of interest.

Finding Your Zoning

After you click on the link to the interactive zoning map, you can search for your property's zoning by typing your address into the search bar



Finding Your Zoning

Once you type your address into the search bar, the browser will jump to your property, and an information box will pop up displaying a range of information, like the zoning district applied to the property

The screenshot shows a web application interface for finding zoning information. At the top, a search bar contains the address "100 DeSellum Ave". Below the search bar is a map showing a residential street grid. A property at 100 DeSellum Ave is highlighted in green. A pop-up window titled "Property Information" is open on the right side of the map. The pop-up window contains the following information:

Property Information	
Address	100 DeSellum Ave International Latitude Observatory
Owner	CITY OF GAITHERSBURG
Tax Account	00821700 (State) County Tax Bills
Zoning	Low Density Residential (R-A)
Neighborhood	Observatory Heights
Enterprise Zone	None
Recycling & Bulk Pick Up Day	None
City Election	Polling place: GA01
Elementary School	Rosemont ES View
Middle School	Forest Oak MS View
High School	Gaithersburg HS View

A red dashed circle highlights the "Zoning" field in the pop-up window, which displays "Low Density Residential (R-A)".

There are several other resources on the **Zoning Tools** page



Online Zoning Ordinance

The City Code and Charter are the governing documents for the City of Gaithersburg, comprised of ordinances and charter amendments enacted and enforced at the local municipal level.

The Zoning Ordinance organizes the standards for development by various zoning districts which outline the permitted uses, building form, and other design standards.

[View The Online Zoning Code](#)



Online Mapping Library

This mapping application displays City address and parcel information. Users can zoom and pan around to see a detailed City street map and aerial map. Click a property in the map or search for a City address to see more information, such as address, tax account ID, zoning, recycling day, city election polling place, and public school district information.


[View the Online Mapping Database](#)



Gaithersburg Master Plan

The Gaithersburg Master Plan sets out a vision for the City, including Land Use, Transportation, and Sensitive Areas, to serve the general purpose of guiding and accomplishing the harmonious development of the City. The Master Plan acts as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate ways. Initially adopted in 1997, the Master Plan is periodically updated to reflect the current needs of Gaithersburg.

[View the Master Plan Documents](#)



Learn Common Zoning Terms

Zoning codes often used specialized terms that can be hard to understand if you are new to zoning. Because a zoning code is a legal document, many of these terms have a specific definition to describe how that term is used throughout the Zoning Code. We compiled a list of specialized terms to help you understand their meaning.

[Open the list of Zoning Terms](#)

FAQs

The Frequently Asked Questions page will be updated periodically as we receive more questions and host public meetings.

For general information on about zoning, and City of Gaithersburg's zoning see the [Zoning Tools Page](#)

Frequently Used Zoning Terms

Zoning codes are full of terms that might either be new to you, or uncommon.

Click [HERE](#) to open our guide to frequently used zoning terms.

01

How do I find out what zoning district applies to my property?

02

How can I see the specific zoning regulations that apply to my property?

03

What is "Retool Gaithersburg"?

04

What is a zoning code?

05

Where can I find Gaithersburg's Zoning Code?

The **FAQ** page is where we'll answer common questions received from the community

This page will evolve throughout the project as we engage the community and understand where residents need more information.

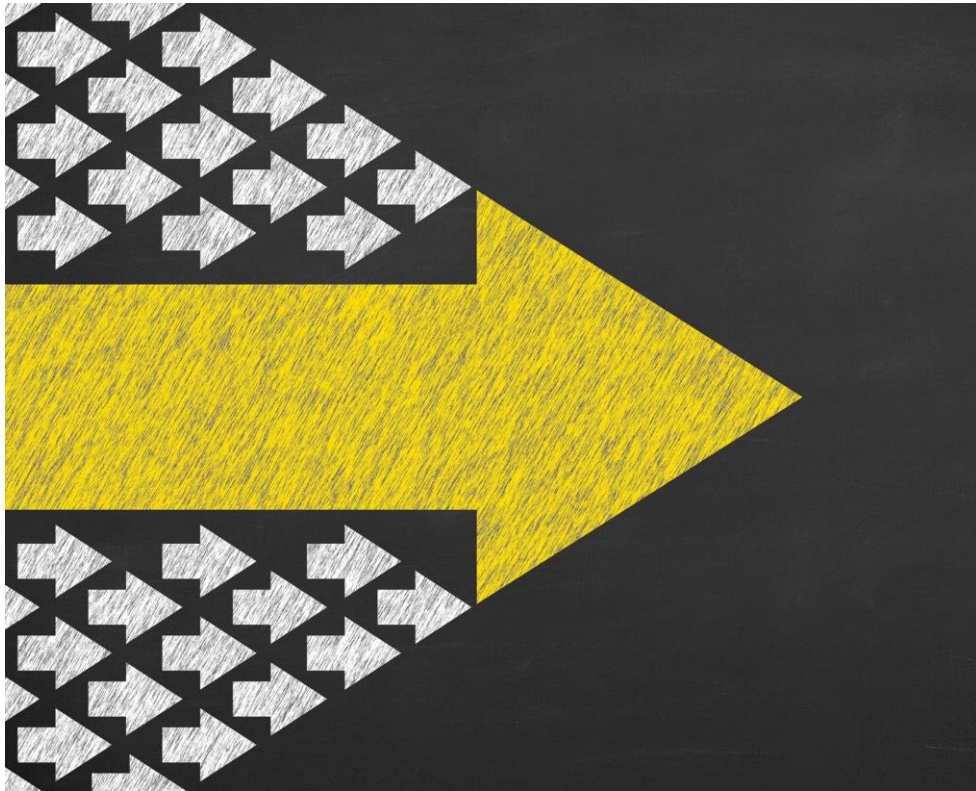
If you prefer to follow the project on social media



This website was created by the [ZoneCo](#) consultant team in collaboration with the [City of Gaithersburg](#).

The City of Gaithersburg social media accounts will provide project updates. Find links to Gaithersburg social media accounts at the bottom of the website.

What's next for the project after this kick-off meeting?



The team is currently working on a Zoning Diagnostic Report that analyzes the zoning code and provides recommendations for updates.


When the report is finalized, it will be available on the website on the “[Project Updates](#)” page.

Any Questions?

If you have questions use the “Q&A” button on the toolbar at the bottom of the meeting window and type your question



We want to hear from you!
If you have questions or
comments about this project



PLEASE EMAIL RETOOL@GAITHERSBURGMD.GOV OR VISIT THE
PROJECT WEBSITE AT WWW.RETOOLGAITHERSBURG.COM