Using the sliding scale zoning parameters from Montgomery County, the following is an example of how sliding scale zoning would be implemented.

John Smith has a 58-acre farm (Map 1). While he still wants to let his daughter farm the majority of the land, he wants to sell off some parcels in order to help fund his retirement.

According to the sliding scale, John Smith can create up to 6 lots on his 58-acre parcel. In addition, John Smith knows that the parcels must be a minimum of 1 acre in size and that the remaining acreage will count as one of his permitted lots.
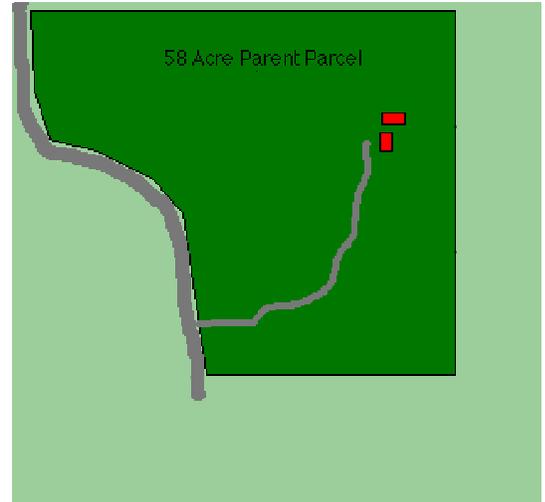
Map 1

Mr. Smith wants to leave his daughter 50 acres of farmland and the original house. He subdivides his land so that there are 5 small lots along County Road A and the remaining 50 acres becomes Lot #6 (Map 2).
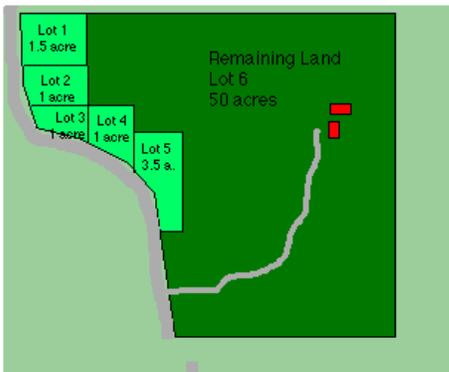

Map 2

Lot Assignment Table, A-1 Zoning District, Mr Smith's Farm			
Before Subdivision			
Lot 104-A-23	58.0 Acres	Lot Assignment 6	Source: Parent Parcel
After Subdivision			
Lot 1	1.5 acres	Lot Assignment 1	
Lot 2	1 acre	Lot Assignment 1	
Lot 3	1 acre	Lot Assignment 1	
Lot 4	1 acre	Lot Assignment 1	
Lot 5	3.5 acres	Lot Assignment 1	
Remainder	50 acres	Lot Assignment 1	

Once the parent parcel has been subdivided, the parent parcel designation no longer exists. This means that lot 6 can not be subdivided in the future because all of the allowable subdivisions for the original parcel of land were already made. In addition, none of the new lots that were created can be subdivided.

Mr. Smith could chose to create fewer than the six lots allowed by the sliding scale. He can also choose to assign more than one lot assignment to a given lot. However, he can not exceed the initial lot assignment because the number was determined by the total acreage in the parent parcel, not in the created lots. If, for example, Lot #1 was given 10.5 acres, it could not then be re-subdivided into three separate lots unless Mr. Smith assigned three of the six lot assignments to Lot #1 (Map 3).
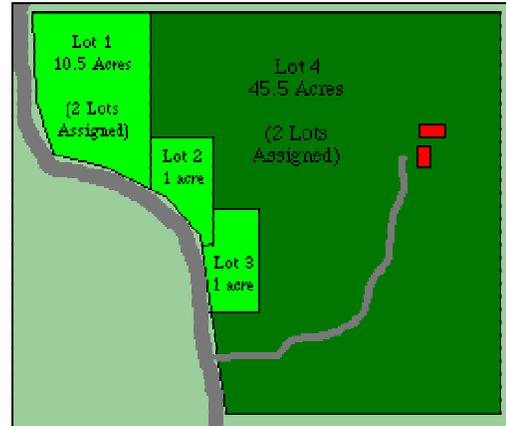
Finally, Mr. Smith could decide to subdivide the land into fewer lots than the maximum allowed, but assign lot development rights to more than one of the parcels. However he subdivides his land, the total number of allowable parcels calculated from the original parent parcel will not change. Mr. Smith might create four lots, two of which he might give more

Map 3

lots, two of which he might give more than one lot assignment (Lots 1 and 4), but his overall lot assignment cannot exceed six. This would allow the next owners of Lot 1 or Lot 4 to subdivide their land once in order to create two lots. Once six lots have been created from the original parent parcel, the land cannot be subdivided further. More information about sliding scale zoning in Montgomery County can be found on the internet at:

http://gis.montva.com/departments/plan/cpfiles/1990cp/openspc/chap3c.html#4