

Introduction

MEMORANDUM

November 25, 2009

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Introduction – Zoning Text Amendment 09-13,
Transit Mixed-Use (TMX) Zone – Prior Approvals

Zoning Text Amendment (ZTA) 09-13 is being sponsored by the Planning, Housing, and Economic Development Committee to implement the Germantown Sector Plan. Currently, the TMX zone has a limited provision to grandfather prior approvals. ZTA 09-13 would expand the scope on the grandfathering provision to include approvals under Town Sector zoning and other zones.

A public hearing on ZTA 09-13 will be scheduled for January 19, 2010 if the attached resolution is approved.

This Packet Contains
ZTA 09-13
Resolution

© number
1 – 4
5

Zoning Text Amendment No: 09-13
Concerning: Transit Mixed-Use
(TMX) Zone - Prior Approvals
Draft No. & Date:
Introduced: December 1, 2009
Public Hearing:
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: The Planning, Housing, and Economic Development Committee

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow any approved development plan, supplementary plan, or site plan to construct subject to the applicable approval
- allow amendments to preliminary plans and site plans approved under any prior zone under certain circumstances; and
- generally amend the provisions related to regulatory approval before the application of a TMX zone.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-14 "TRANSIT MIXED-USE ZONES (TMX)"
Section 59-C-14.2 "Transit Mixed-Use (TMX) Zone"

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate that text is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-C-14 is amended as follows:

Sec. 59-C-14.2. Transit Mixed-use (TMX) Zone

* * *

59-C-14.26. Existing buildings [and], uses and approvals.

(a) Any lawful structure, building, or established use that existed before the applicable Sectional Map Amendment adoption date is a conforming structure or use, and may be continued, structurally altered, repaired, renovated, or enlarged up to 10 percent of the gross building floor area or 7,500 square feet, whichever is less. However, any enlargement of [the] a building that is more than 10 percent of the gross floor area or 7,500 square feet of construction of a new building must comply with the standards of the TMX Zone.

(b) [In the TS-R and TS-M zones, development under a] A development plan or a supplementary plan approved before adoption of the applicable Sectional Map Amendment remains valid, and construction may proceed subject to applicable approvals under the standards of the previous zone. Any increase in density above the approved development plan or supplementary plan limit must be subject to the standards of the TMX zone.

(c) Development under a preliminary plan or site plan approved before adoption of the applicable Sectional Map Amendment remains valid, and construction may proceed subject to applicable approvals under the standards of the previous zone. A preliminary plan or site plan approved before adoption of the applicable Sectional Map Amendment may, at the option of the applicant, be amended after the adoption of the applicable Sectional Map Amendment under the standards of the previous zone or under the TMX zone standards. However, any enlargement of a proposed building that is more than 10 percent of the approved gross floor area or 7,500 square feet of construction of a new building must comply with the standards of the TMX Zone.

* * *

29 **Sec. 2. Effective date.** This ordinance takes effect 20 days after the date of
30 Council adoption.

31 This is a correct copy of Council action.

32

33

34 Linda M. Lauer, Clerk of the Council

Resolution No.: _____
Introduced: November 30, 2009
Adopted: _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Notice of Public Hearing on Zoning Text Amendment 09-13

Background

1. Section 59-H-9.3 of the Montgomery County Ordinance requires that, within 30 days of introduction of any text amendment, the Council act by resolution to set a date and time for public hearing on the proposed amendment.
2. Zoning Text Amendment No. 09-13, introduced on November 30, 2009 would amend the TMX zone.
3. The Planning, Housing, and Economic Development Committee requested the consideration of the Zoning Text Amendment to help implement the adopted Germantown Master Plan.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

Legal notice will be given of the public hearing to be held on January 19, 2010 at 1:30 p.m., in the Council Hearing Room, Stella Werner Council Office Building, Rockville, Maryland, for the purpose of giving the public an opportunity to comment on the proposed amendment.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council