

Public Hearing

MEMORANDUM

July 9, 2010

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Public Hearing – Zoning Text Amendment 10-07, RNC Zones – Off-street Parking

Zoning Text Amendment (ZTA) 10-07, sponsored by Councilmembers Navarro and Elrich, was introduced on May 27, 2010. This ZTA would allow large parking areas in the RNC and RNC/TDR zones only under certain circumstances. It would apply to all allowed uses in the RNC and RNC/TDR zones. Every use has a parking requirement based on the size or intensity of the use. The floor area of allowable non-residential uses on lots located along significant roadways would be limited by this ZTA.

The Planning, Housing, and Economic Development Committee has not yet scheduled a worksession on this matter.

This packet contains
ZTA 10-07

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Zoning Text Amendment No.: 10-07
Concerning: RNC Zones – Off-
Street Parking
Draft No. & Date: 1 – 5/13/10
Introduced: 5/27/10
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: Councilmembers Navarro and Elrich

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the RNC and RNC/TDR zones to allow large off-street parking areas only under certain circumstances.

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

DIVISION 59-C-9 “AGRICULTURAL ZONES”

Section 59-C-9.3 “Land Uses”

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:

1 **Sec. 1.** DIVISION 59-C-9 is amended as follows:

2 Division 59-C-9. Agricultural Zones.

3 * * *

4 Sec. 59-C-9.3 Land Uses

	Rural	RC	LDRC	RDT	RS	RNC	RNC/ TDR
* * *							
(f)Transportation, Communication and Utilities:							
* * *							
Parking of motor vehicles, off-street, in connection with any use permitted.	P	P	P	P	P	P*	P*

5

6 * * *

7 * Parking for more than 50 vehicles is allowed only if the entrance to the parking is located
 8 within 500 feet of:

- 9 1) an arterial road; or
 10 2) a road at least 4 lanes wide.

11

12 **Sec. 2. Effective Date.** This ordinance takes effect 20 days after the date of
 13 Council adoption.

14 This is a correct copy of Council action.

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17 Linda M. Lauer, Clerk of the Council