

Introduction

MEMORANDUM

July 16, 2010

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Introduction – Zoning Text Amendment 10-10, Transit Mixed-Use (TMX) Zone - Parking Standards

Zoning Text Amendment (ZTA) 10-10, sponsored by Council President Floreen, is scheduled to be introduced on July 20, 2010. Currently, a project that leases office space to a government agency or entity for at least 20 years may provide fewer parking spaces than other office projects. ZTA 10-10 would allow a project that leases office space to a government agency or entity for at least 15 years to provide fewer parking spaces.

A public hearing will be held on September 21, 2010 at 1:30 p.m. if the Council approves the attached resolution.

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Zoning Text Amendment No.: 10-10
Concerning: Transit Mixed-Use (TMX)
Zone – Parking Standards
Draft No. & Date: 1 – 07/07/10
Introduced: July 20, 2010
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: Council President Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- Amend the TMX-2 zone parking provisions for leased office space used by the government.

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

Division 59-C-14.2 “Transit Mixed-Use (TMX) Zone.”
Section 59-C-14.21 “Description, purpose, and general requirements.”
Section 59-C-14.214 “Off-Street parking”

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-14 is amended as follows:**

2 DIVISION 59-C-14. TRANSIT MIXED-USE (TMX) ZONE

3 * * *

4 59-C-14.214. **Off Street Parking.** Off-street parking must satisfy Article 59-E
5 except:

6 * * *

7 (b) the minimum number of parking spaces required for office development in
8 the Southern Area must be used to determine the minimum number of
9 spaces required for office development in the South Central Area; however,
10 for office space under a lease to any government agency or entity for a
11 duration of [20] 15 years or more, the minimum number of spaces required
12 is 1.5 spaces for every 1,000 square feet of gross floor area; and

13 * * *

14 **Sec. 3. Effective date.** This ordinance takes effect 20 days after the date of
15 Council adoption.

16

17 This is a correct copy of Council action.

18

19

20 _____
Linda M. Lauer, Clerk of the Council

Resolution No.: _____
Introduced: July 20, 2010
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 10-10

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. 10-10, introduced on July 20, 2010, is intended to amend the parking standards for certain development in TMX zones.

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 September 21, 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