

Zoning Text Amendment No.: 12-15  
Concerning: Guest House - Conditions  
Draft No. & Date: 1 – 9/12/12  
Introduced: September 25, 2012  
Public Hearing:  
Adopted:  
Effective:

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

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By: Councilmember Floreen

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- add conditions necessary for a guest house

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

DIVISION 59-A-2. “DEFINITIONS AND INTERPRETATION.”  
Section 59-A-2.1. “Definitions.”

And adding the following section:

DIVISION 59-A-6. “USES PERMITTED IN MORE THAN ONE CLASS OF ZONE.”  
Section 59-A-6.19. “Guest House.”

**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-A-2 is amended as follows:**

DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.

**Sec. 59-A-2.1. Definitions.**

\* \* \*

**House, guest:** A detached dwelling that is intended, arranged or designed for occupancy by transient, nonpaying visitors of the resident owner of the principle dwelling.

\* \* \*

Division 59-A-6. USES PERMITTED IN MORE THAN ONE CLASS OF ZONE.

\* \* \*

**Sec. 59-A-6.19. Guest House.**

A guest house is for the transient, nonpaying visitors of the resident owner of the principle dwelling. A guest house must not be located on a lot:

- (a) that is occupied by a renter;
- (b) where a guest room for rent or a boardinghouse exist; or
- (c) where the owner of the lot resides off-site for more than 6 months in any calendar year.

\* \* \*

**Sec. 2. Effective date.** This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council