

Zoning Text Amendment No.: 15-02
Concerning: Townhouse Living –
Design for Life
Draft No. & Date: 1 – 1/5/15
Introduced: January 20, 2015
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: Councilmembers Rice, Katz, Floreen, and Berliner

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- Allow design for life projects with increased density under certain circumstances

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

DIVISION 59.3.1. “Use Table”
Section 59.3.1.6. “Use Table”
Division 59.3.3. “Residential Uses”
Section 59.3.3.1. “Household Living”

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 text that 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:

- 17 a. Where Townhouse Living is allowed as a limited use, it must
18 satisfy the following standards:
- 19 [a] i. In the RE-2C and RE-1 zones, Townhouse Living is
20 permitted as part of a development including optional
21 method Moderately Priced Dwelling Units (see
22 Division 4.4) if it is:
23 [i.] (a) served by public sewer service; or
24 [ii.] (b) designated for sewer service in an applicable
25 master plan.
- 26 [b] ii. In the R-200 and R-40 zones, Townhouse Living is
27 permitted as part of a development including optional
28 method Moderately Priced Dwelling Units (see
29 Division 4.4).
- 30 [c] iii. In the R-90 and R-60 zones, Townhouse Living is
31 permitted as part of the following:
32 [i.] (a) a development including optional method
33 Moderately Priced Dwelling Units (see
34 Division 4.4);
35 [ii.] (b) optional method cluster development (see
36 Division 4.4) that is a minimum of 10 acres in size;
37 or
38 [iii.] (c) optional method cluster development (see
39 Division 4.4) that is a minimum of 3 acres or more
40 in size and recommended in a master plan.
- 41 [d] iv. In the GR, NR, and EOF zones, the gross floor area of all
42 Household Living uses is limited to 30% of the gross
43 floor area on the subject site.

44 [e] v. In the LSC zone, all Household Living uses are limited to
45 30% of the maximum allowed FAR mapped on the
46 subject site.

47 b. Where Townhouse Living is allowed as a conditional use, it
48 may be permitted by the Hearing Examiner under Section
49 7.3.1, Conditional Use, and the following standards:

50 i. All buildings and structures must meet or exceed the
51 Level II Accessibility Standards established by Section
52 52-18(T) and detailed in Section 52-18(U).

53 ii. Public bus service must be available on a road abutting
54 the site.

55 iii. A Metro Station must be within 2 miles of the site.

56 iv. Public recreation or park facilities must be within 1,000
57 feet of the site.

58 v. A Hospital must be within a 5 mile radius of the site.

59 vi. A grading plan must demonstrate that the post
60 construction site will have a slope less than 5%.

61 vii. The minimum site size is 2 acres.

62 viii. The density limitations and development standards of the
63 TMD zone under optional method (Section 4.4.12.C)
64 apply in spite of any other limitation in this Chapter.

65 ix. Reducing the number of required parking spaces through
66 alternative compliance under Division 6.8 is prohibited.

67 x. A minimum of one parking space for each dwelling unit
68 must satisfy the dimensional standards for handicapped-
69 accessible vehicle parking required by the State.

70 * * *

71 **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the
72 date of Council adoption.

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74 This is a correct copy of Council action.

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77 Linda M. Lauer, Clerk of the Council