

Ordinance No.: 16-55
Zoning Text Amendment No.: 10-11
Concerning: Administrative and
Technical Amendments
Draft No. & Date: 1 – 7/9/10
Introduced: July 20, 2010
Public Hearing: September 21, 2010
Adopted: October 5, 2010
Effective: October 25, 2010

**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:

- allow the Hearing Examiner to extend the time for various reports by 30 days;
- clarify the standards for the location of gasoline pumps and driveway for filling station special exceptions;
- repeal the requirement for a hospital special exception application to include a resolution by the non-existent health services planning board;
- allow the Hearing Examiner to refund filing fees and allow the withdrawal of a local map amendment application under certain circumstances;
- add detail to the procedures for oral arguments on local map amendments;
- delete the requirement to establish public hearing dates by resolution;
- update record keeping requirements and the provisions for Councilmembers to have knowledge of the record before voting;
- clarify procedures for rejecting a zoning text amendment; and
- generally amend administrative requirements.

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

DIVISION 59-D-1.	“DEVELOPMENT PLAN”
Section 59-D-1.7.	“Amendment of a development plan”
DIVISION 59-G-2.	“SPECIAL EXCEPTIONS— STANDARDS AND REQUIREMENTS”
Section 59-G-2.06.	“Automobile filling stations”
Section 59-G-2.31	“Hospitals”
DIVISION 59-H-2	“MAP AMENDMENTS—APPLICATIONS”
Section 59-H-2.3	“Filing fees—Local map amendments”
DIVISION 59-H-5	“HEARING EXAMINER”
Section 59-H-.5.12	“Report”

DIVISION 59-H-6	“ACTION BY DISTRICT COUNCIL, LOCAL MAP AMENDMENTS”
Section 59-H-6.5	“Oral argument”
DIVISION 59-H-9	“TEXT AMENDMENTS”
Section 59-H-9.31.	“Hearing required”
Section 59-H-9.32.	“Notice of hearing”
Section 59-H-9.34.	“Conduct of hearing”
Section 59-H-9.41.	“Action by council”

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.*

OPINION

Zoning Text Amendment (ZTA) 10-11, sponsored by Council President Floreen, was introduced on July 20, 2010. This ZTA was recommended by the ZTA Advisers to:

- 1) delete an obsolete requirement and clarify special exception provisions for hospitals and filling stations;
- 2) allow the hearing examiner discretion concerning extending the time for a report and approving the withdrawal on a local map amendment application;
- 3) add procedural details concerning oral arguments on local map amendments;
- 4) allow cost saving administrative changes; and
- 5) amend the administrative code provisions to make it more concise, precise, and decisive.

The Planning Board and the Planning Staff recommended approval of ZTA 10-11 as introduced.

On September 21, 2010 the Council held a public hearing on ZTA 10-11. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on September 27, 2010 to review the amendment and recommended (3-0) approval of ZTA 10-11.

The District Council reviewed Zoning Text Amendment No. 10-11 at a worksession held on October 5, 2010 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 10-11 will be approved as introduced.

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-D-1 is amended as follows:**

2 Division 59-D-1. DEVELOPMENT PLAN.

3 * * *

4 **59-D-1.7. Amendment of a development plan.**

5 * * *

6 **59-D-1.74. [Subsequent to] After approval by [district council] District**
7 **Council.**

8 * * *

9 (d) **Hearing [examiner's] Examiner's hearing, report, and recommendation.**

10 * * *

11 (2) [The] In this instance, the Hearing Examiner must compile the
12 administrative record [will, in this instance, be compiled] and forward
13 a written report and recommendation to the District Council [by the
14 office of zoning and administrative hearings] in the same manner as
15 [the record is compiled for] a local map amendment application under
16 Article 59-H. [The administrative record must be closed at the
17 conclusion of the public hearing and the report and recommendation
18 forwarded to the district council within 30 days of the close of the
19 record, unless these time requirements are extended by the district
20 council.] The Hearing Examiner by order may extend the 30-day time
21 limit to submit the report for an additional 30 days. The District
22 Council may further extend the time for the Examiner's report by
23 resolution on request by the Hearing Examiner. The
24 recommendations of the [hearing examiner] Hearing Examiner must
25 be based on the evidence of record.

26 * * *

27 **Sec. 2. DIVISION 59-G-2 is amended as follows:**

28 DIVISION 59-G-2. SPECIAL EXCEPTIONS—STANDARDS AND
29 REQUIREMENTS.

30 * * *

31 **59-G-2.06. Automobile filling stations.**

32 * * *

33 (b) In addition, the following requirements must be complied with:

34 * * *

35 (5) [Gasoline pumps] Each gasoline pump or other service [appliances
36 shall] appliance must be located on the lot at least 10 feet behind the
37 building line; and all service, storage, or similar activities in
38 connection with [such] the use [shall] must be conducted entirely
39 within the building. There [shall] must be at least 20 feet between
40 driveways on each street, and [all driveways shall] each driveway
41 must be perpendicular to the curb or street line.

42 * * *

43 **59-G-2.31. Hospitals.**

44 A hospital or sanitarium building may be allowed[, upon a finding by] if the
45 [board] Board finds that [such use] it will not [constitute] create a nuisance because
46 of traffic, noise, or the number of patients or persons [being] cared for; that [such
47 use] it will not affect adversely the present character or future development of the
48 surrounding residential community; and if the lot, parcel, or tract of land on which
49 the buildings to be used [by such institution] are located conforms to the following
50 minimum requirements; except[,] that, in the C-2 and C-O zones, the minimum
51 area and frontage requirements [shall] do not apply:

52 * * *

53 [(7) *Prerequisite.* A resolution by the health services planning board
54 approving the establishment of the hospital shall be filed with the
55 petition for a special exception.]

56 * * *

57 **Sec. 3. DIVISION 59-H-2 is amended as follows:**

58 Division 59-H-2. MAP AMENDMENTS—APPLICATIONS.

59 * * *

60 **59-H-2.3. Filing fees—Local map amendments.**

61 * * *

62 **59-H-2.32. Amount of fee.**

63 (a) The [district council is hereby authorized to establish] District Council may
64 set and amend by resolution differential filing fees for [applications for
65 amendments to the] local zoning ordinance map amendments. [Such fees
66 may be amended by the council from time to time. Such fees shall] The fees
67 should be based on the costs of processing a zoning application.

68 (b) [No such] A resolution to establish or amend the filing fees [shall be adopted
69 except following] may only be adopted after the District Council has held a
70 public hearing on reasonable notice. No filing [fee shall be] fee is required
71 [in connection with applications] for any application filed by the [district
72 council] District Council or [other governmental agencies] another
73 government agency, [except where such] unless the application is filed at the
74 request of a person with a financial, contractual, or proprietary interest in the
75 property [, in which event such person shall pay the fees as provided by
76 resolution; provided, that the council]. The Council may, [in its discretion,]
77 for good cause shown, waive [such] any required fee under [. Except as
78 provided in] subsection 59-H-2.33[, no such fee shall be refunded unless the

79 application is withdrawn prior to the time it is ordered advertised for
80 hearing].

81 **59-H-2.33. Refund of filing fees.**

82 (a) The [district council] District Council may refund [up to 75 percent of the]
83 all or part of a filing fee if [one of the following circumstances exists]:

84 (1) [The] the application has not been advertised for public hearing;

85 (2) [The] the application has been advertised for public hearing but the
86 applicant [has requested withdrawal] files a request to withdraw it
87 within 90 days [following approval of] after a master plan, sector
88 plan, sectional map amendment, or zoning text amendment[,] which
89 materially affects the property is approved, or [commencement of]
90 condemnation proceedings or public acquisition [concerning] of the
91 subject property has been initiated; or

92 (3) [A demonstration by] the applicant [of exceptional or] shows that
93 undue hardship will result if the refund is not [permitted] approved.

94 (b) The Hearing Examiner [is authorized to approve a] may refund[, of] a filing
95 fee [not to exceed] less than \$25,000, if [one of the conditions] any condition
96 of [(1), (2), or (3) of paragraph] subsection (a) [above] is satisfied.

97 (c) Notwithstanding [paragraph] subsection (a) [above], the [district council]
98 District Council and the Hearing Examiner may [exercise its discretion]
99 elect to not [to approve a filing fee] refund a filing fee, or may approve a
100 partial refund [if it believes circumstances exist that make the refund
101 unjustified].

102 * * *

103 **Sec. 4. DIVISION 59-H-5 is amended as follows:**

104 Division 59-H-5. HEARING EXAMINER.

105 **59-H-5.1. Duties of [hearing examiner] Hearing Examiner.**

106 * * *

107 **59-H-5.12. Report.**

108 (a) Within 45 days after the record on any application closes, the Hearing
109 Examiner must forward to the District Council a written report, including a
110 description of the application, findings, and a recommendation of approval
111 or denial, or any other disposition of the application, together with detailed
112 reasons for the recommendation. The Examiner may include any other
113 matter of record which the Examiner finds relevant to a decision by the
114 District Council. The Hearing Examiner, by order, may extend the time to
115 file a report for an additional 30 days. The District Council may further
116 extend the time for the Examiner’s report by resolution.

117 * * *

118 **59-H-5.3. Authority of [hearing examiner] Hearing Examiner.**

119 * * *

120 (d) The Hearing Examiner may allow an applicant to withdraw an application
121 for a local map amendment at any time. If a request for withdrawal is filed
122 after the notice of hearing is published, an application to reclassify all or any
123 part of the land in the previous application must not be filed within the time
124 limit in subsection 59-H-2.23 unless the application satisfies subsection 59-
125 H-6.6.

126 * * *

127 **Sec. 5. DIVISION 59-H-6 is amended as follows:**

128 Division 59-H-6. ACTION BY DISTRICT COUNCIL, LOCAL MAP
129 AMENDMENTS.

130 * * *

131 **59-H-6.5. Oral argument.**

- 132 (a) (1) Within 10 days after [transmittal of] the [examiner's] Hearing
133 Examiner's report [as set forth in sections] prepared under Section 59-
134 D-1.74(d) [and] or 59-H-5.12 [concerning hearing examiner's reports]
135 is transmitted to the Council, any aggrieved party may request, in
136 writing, an opportunity to present oral argument [before the district
137 council prior to its rendering] to the District Council before the
138 District Council renders a decision.
- 139 (2) An aggrieved party includes any person or association [appearing and
140 participating] which participated in person, in writing, or by counsel at
141 the hearing before the [examiner] Hearing Examiner, or any party
142 who would be aggrieved by the [council's] Council's decision.
- 143 (3) [Such] Each request for oral argument must be filed with the District
144 Council and must be limited to matters contained in the record [as
145 completed] compiled by the [hearing examiner] Hearing Examiner.
146 Each request must concisely describe each finding or recommendation
147 in the Hearing Examiner's report to which the requester objects.
- 148 (4) The requester must send a copy of any request for oral argument to
149 the Hearing Examiner and each party who participated at the hearing,
150 as listed by the Hearing Examiner.
- 151 (5) Within 5 days after a request for oral argument is filed with the
152 Hearing Examiner's office, any interested party may rebut, in writing,
153 a request for oral argument or request to participate in oral argument if
154 oral argument is allowed. Any rebuttal must be concise and limited to
155 matters raised by the party who requested oral argument. Any rebuttal
156 to a request for oral argument must be sent to the Hearing Examiner
157 and each party who participated at the hearing, as listed by the
158 Hearing Examiner.

159 (6) Before any written material submitted by any party is distributed to
 160 the Council, the Hearing Examiner must redact any material not
 161 allowed under this subsection. If the Hearing Examiner redacts any
 162 material, before oral argument is held the Hearing Examiner must
 163 send a copy of the material distributed to the Council to the party who
 164 submitted the redacted material.

165 (b) The [district council] District Council may, in its discretion, grant or deny
 166 [such] a request for oral argument. The [district council] District Council
 167 may, on its own motion, require oral argument on any aspect of the case.

168 When oral argument is allowed, the Council must:

169 (1) set the day and time for oral argument;

170 (2) limit oral argument to specific topics;

171 (3) set time limits for oral argument; and

172 (4) specify the order of presentations.

173 (c) Each oral argument must be limited to matters contained in the record
 174 compiled by the Hearing Examiner.

175 (d) [Thereafter, the district council] After oral argument, the District Council
 176 must either decide the application [as hereinafter provided, or reassign] or
 177 remand the application to the [examiner] Hearing Examiner for clarification
 178 or [the] taking [of] additional evidence[, if deemed appropriate].

179 **59-H-6.6. Withdrawal of application.**

180 The [district council] District Council may allow an applicant to withdraw [his] an
 181 application for a local map amendment [at any time; provided, that if the request
 182 for withdrawal is made] after [publication of] the notice of hearing is published,
 183 [no application for the reclassification of all or any part of the land which is the
 184 subject of the application shall be allowed within the time limitations set forth in
 185 subsection 59-H-2.23 following the date of the resolution of the district council

186 approving such withdrawal, unless, by the resolution allowing withdrawal or
 187 subsequent resolution, the council specifies that the time limitation shall not
 188 apply.] and may specify that the time limits under subsection 59-H-2.23 for a
 189 future application do not apply if a decision on the merits of the application was
 190 not made.

191 * * *

192 **Sec. 6. DIVISION 59-H-9 is amended as follows:**

193 * * *

194 **59-H-9.3. Public hearing.**

195 **59-H-9.31. Hearing required.**

196 The [district council shall] District Council must hold a public hearing on each
 197 [application in accordance with the requirements of] text amendment introduced
 198 under this Section.

199 **59-H-9.32. Notice of hearing.**

200 (a) Within 30 days [of introduction of] after a text amendment is introduced, the
 201 [council] Council must[, by resolution,] set a date and time for public
 202 hearing on [the proposed text amendment,] it unless the Council extends the
 203 time [is extended] for a hearing or votes to postpone the amendment [is
 204 postponed] indefinitely. The [district council] District Council or its
 205 [authorized] designee must notify the [county executive] County Executive
 206 of this hearing date within 5 days after the date is [determined] set. The
 207 [council] Council or its designee must also give public notice [as follows:]

208 [(a) Advertisement] by placing an advertisement in at least one newspaper of
 209 general circulation in the [county not less than] County at least 30 days [nor]
 210 but not more than 45 [prior to] days before the hearing [date].

211 (b) [Contents of the] Each advertisement must include:

212 (1) [Date] the date, time, and place of the hearing;

- 213 (2) [Brief] a brief summary of the proposed amendment;
- 214 (3) [Brief] a brief summary of any further amendment to the proposed
215 amendment [to the proposed amendment] submitted by a [council]
216 Council member;
- 217 (4) [Notice of] where and how the complete text of the amendment may
218 be obtained; and
- 219 (5) [Notice of] a telephone number or electronic mail address to [call for]
220 request information or to register to speak at the hearing.

221 * * *

222 **59-H-9.34. Conduct of hearing.**

223 (a) At the date, time, and place set for the public hearing, the [council shall]
224 Council must conduct the hearing or announce a continuance to a date
225 certain.

226 [(a)](b) Any interested person [shall have] has the right to submit oral or
227 written testimony or documentary evidence into the record at the hearing,
228 subject to any limits on the number of speakers or time allowed for oral
229 testimony under the Council's rules of procedure.

230 [(b)](c) [There shall be] The Council Clerk must maintain a complete
231 [stenographic report] record of the testimony at the hearing, [and a
232 typewritten transcript thereof with] including all exhibits admitted at the
233 hearing, [shall be incorporated into, and considered a] as part of[,], the record
234 on the proposed amendment.

235 [(c)](d) At the close of the public hearing, the [council] Council may continue
236 the hearing to a date certain, [; may] hold the record open for additional
237 written testimony, [;] or [may] close the record.

238 [(d)](e) In addition, the [council] Council may request the [planning board]
239 Planning Board to submit a final recommendation [within a stated period of]
240 by a specified time, including a revised text of the amendment, if necessary.

241 **59-H-9.4. Action by [council] Council.**

242 **[59-H-9.41. Action by council.]**

243 [The action of the district council amending] The District Council may amend the
244 text of this [chapter must be taken] Chapter in open session under the following
245 procedures:

246 (a) A quorum of the [council] Council is not required to conduct a hearing on a
247 [proposed] text amendment[; however], but any Council member who was
248 not present at the hearing must [read and sign the transcript] review the
249 record of the public hearing and sign a statement that the member reviewed
250 the record before voting on the amendment[;].

251 (b) The vote on final adoption of a text amendment must be [on] a roll call [by
252 yeas and nays;] vote.

253 (c) To be adopted, a text amendment must receive the affirmative vote of 5
254 Council members [of the district council; and].

255 (d) (1) The Council may reject a text amendment by the affirmative vote of 5
256 members.

257 (2) If [the] a text amendment does not receive 5 affirmative votes for
258 adoption, the amendment is [denied] rejected. A resolution [of denial]
259 to reject the amendment is not required, but the Council minutes
260 should reflect that the amendment was [denied] rejected for lack of
261 the necessary affirmative votes.

262 **59-H-9.6. Effective date.**

263 [Text amendments become effective] Each text amendment takes effect 20 days
264 after the [date of council adoption] Council adopts it, unless [otherwise stated in]
265 the ordinance adopting it specifies a different date.

266

267 **Sec. 7. Effective date.** This ordinance takes effect 20 days after Council
268 adoption.

269

270 This is a correct copy of Council action.

271

272

273



274 Crystal W. Brockington, Acting Clerk of the Council