

MEMORANDUM

July 10, 2014

TO: Planning, Housing, and Economic Development Committee
FROM: Jeff Zyontz,  Legislative Attorney
SUBJECT: Zoning Text Amendment 14-05, Health Clubs – C-1 Zone

Zoning Text Amendment (ZTA) 14-05, sponsored by Councilmember Navarro, was introduced on April 22, 2014.

Councilmember Navarro believes that larger health clubs should be allowed in higher buildings than allowed by the current code in the C-1 zone.

The Council held a public hearing on July 8, 2014. Most testimony favored approval with some changes recommended by the Planning Board. The most critical testimony suggested that the ZTA was discriminatory because it would only apply to larger shopping centers. Although the focus of testimony from private parties was the situation at Plaza Del Mercado, the ZTA would have general applicability.

Issues

Should greater flexibility for larger health clubs only apply to shopping centers larger than 100,000 feet of gross floor area (as measured when completed)?

Testimony suggested that the 100,000 square foot size requirement was unfair to smaller centers. The minimum floor area requirement would limit the number of places where larger health clubs may locate. Even if there were no minimum floor area, the market for large health clubs is not endless. The Planning Board proposed approach to allow a percentage of gross floor area for a health club in any given retail center would increase the flexibility for all centers. It would prohibit shopping centers from accommodating a health club and nothing else. *Staff agrees with the Planning Board approach.*

What percentage of the gross floor area of a shopping center should be allowed to be a health club?

The Planning Board recommended a maximum of 45 percent for a health club. This was derived from the 45,000 square foot maximum and the minimum 100,000 square foot center in ZTA 14-04 as introduced. Certainly a maximum of 40 percent of gross floor would be sufficient. Staff recommends allowing up to 40 percent of a shopping center to be a health club.

Councilmember Elrich raised a question about preserving the ground floor area for neighborhood serving retail. Retaining the ground floor for neighborhood serving retail would preserve the character of a retail center and it would still allow larger health clubs. Council could also limit the ground floor area instead of gross floor area instead of using a percentage of total floor area, but that is a greater restriction than intended by the sponsor. At some point, the Council may be concerned about making rules more restrictive for small centers, which can now use 14,500 square feet without regard to the club's footprint or the size of the retail center.

Should there be an absolute maximum size for a health club in the C-1 zone?

ZTA 14-05 would "limit" the maximum size health club in the C-1 zone to 45,000 square feet. Only when a health club includes indoor tennis and swimming (Aspen Hill Club) are health clubs larger than 45,000 square feet. This is a special exception use in a residential zone. In commercial zones, health clubs are limited by the higher rents. A limit for health clubs in a commercial zone at 45,000 square feet is no different than no limit at all in the real world. What is more important than the absolute size is the scale of the club relative to other facilities. This is accounted for by limiting the percentage of gross floor area. With the goal of keeping the code simple, staff recommends deleting the upper limit for a health club.

Should building heights be limited in a manner constant with the new zoning code?

The new code would allow 45 feet in building height only when the subject property:

- abuts R-200 or lower density zone;
- is part of 5 acres or more of C-1 zoned property;
- is in a designated historic district; or
- abuts a townhouse zone.

The Planning Board recommended limiting where the 45 foot building height limit can apply to these criteria. Staff agrees with this recommendation.

Would parking be adequate?

Off-street parking would be required according to code (5 parking spaces for every 1,000 square feet of floor area devoted to patron use under the current code; 1 parking space for every 1,000 square feet of gross floor area under the new code). Code parking is intended to provide adequate parking. The shopping center owner could provide more than the minimum required parking. It is in the owner's interest to provide adequate parking. If parking is not adequate, the businesses in the center may fail. If businesses fail, the parking will be adequate.¹

<u>This Packet Contains</u>	<u>© number</u>
ZTA 14-05	1 – 3
Planning Board recommendation	4 – 9
Planning Staff recommendation	10 – 18
Middlebridge Village Homeowner's Association	19

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¹ "Nobody goes there anymore. It's too crowded." Lawrence Berra.

Zoning Text Amendment No.: 14-05
Concerning: Health Clubs – C-1 zone
Draft No. & Date: 1 – 4/10/14
Introduced: April 22, 2014
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**

By: Councilmember Navarro

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and
- allow increased building height in the C-1 zone under certain circumstances.

By adding the following subsection of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-4. “COMMERCIAL ZONES”
Section 59-C-4.2. “Land Uses”
Section 59-C-4.34. “C-1 zone-Purpose and development standards”

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.
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** * * 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 **Section 1. Division 59-C-4 is amended as follows:**

2 59-C-4. **COMMERCIAL ZONES.**

3 * * *

4 **Sec. 59-C-4.2. Land Uses.**

5 * * *

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
(f) Cultural, entertainment and recreational:												
Health Club.	P ⁵⁸	P ³⁴	P ³⁴	P ³⁴	P ⁵⁴	P	P	P		P		

6

7 * * *

8 54 Must not exceed 14,500 sq. ft. of gross floor area. This limitation does not apply to the
9 reconstruction or enlargement of a retail center that exceeds 100,000 square feet of gross floor
10 area at completion if the health club use occupies 45,000 square feet of gross floor area or less.

11 * * *

12 **Sec. 59-C-4.34. C-1 zone-Purpose and development standards.**

13 * * *

14 **59-C-4.342. Building height.**

15 **(a)** Notwithstanding any other provisions of this Code allowing greater height
16 for any reason except under subsections (b) and (c), no building shall exceed
17 the height of 30 feet as measured from the average elevation of finished
18 grade surface along the base of the front, rear, and sides of the building to
19 the highest point of roof surface of a flat roof; to the deck line of a mansard
20 roof; and to the mean height level between eaves and ridges of a gable, hip,
21 or gambrel roof; provided, however, that the height in the front, rear, or any
22 side shall not exceed 45 feet. On lots having severe topography, the Board of

23 Appeals shall have authority to grant variances from the maximum 45-foot
24 height limitation on the front, rear, or any side up to a maximum 60 feet on
25 such side; provided, however, that the average height shall in no case exceed
26 the 30-foot average height limitation contained herein.

27 (b) Where land is zoned in the C-1 classification on October 30, 1978, and an
28 application for a building permit is received by the Department on or before
29 March 1, 1979, the height of a building may not exceed 35 feet measured as
30 set forth in this section.

31 (c) The maximum building height for a retail center that exceeds 100,000 square
32 feet of gross floor area at completion is 45 feet, as measured from the
33 average elevation of finished ground surface along the front of the building.
34

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

37

38 This is a correct copy of Council action.

39

40

41 _____
Linda M. Lauer, Clerk of the Council



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

The Maryland-National Capital Park and Planning Commission

July 1, 2014

TO: The County Council for Montgomery County, Maryland, sitting as the District Council for the Maryland-Washington Regional District in Montgomery County, Maryland

FROM: Montgomery County Planning Board

SUBJECT: Zoning Text Amendment No. 14-05

BOARD RECOMMENDATION

The Montgomery County Planning Board of The Maryland–National Capital Park and Planning Commission reviewed Zoning Text Amendment No. 14-05 at our regular meeting on June 26, 2014. By a vote of 5:0, the Planning Board recommends approval of the text amendment as modified by the Board to reflect building height limitations consistent with those recommended as part of the Zoning Conversion project associated with District Map Amendment G-956. Instead of a blanket 45 feet height restriction for a C-1 zoned retail center of greater than 100,000 square feet, the Board believes that the height requirement should be based on the density of any abutting or confronting residential zone, consistent with its recommendation in DMA G-956.

The ZTA would further allow a health club in a C-1 zone to exceed the current 14,500 square feet limitation, up to a maximum size of 45,000 square feet, if the use is located in a retail center that exceeds 100,000 square feet of gross floor area at the completion of its reconstruction or enlargement. The sponsor of ZTA 14-05 believes that health clubs should be allowed to be larger in size to accommodate the emerging trends in the industry. The Board believes that this rationale equally could apply to health clubs located in smaller retail centers but on a scale more appropriate for the center's size. The Board therefore recommends that the ZTA be modified to establish a health club size in the C-1 zone based on a maximum percentage. As introduced, a center of over 100,000 square feet could establish a health club at a maximum size of 45,000 square feet. This number would equate to approximately 45% of the gross floor area of the retail center. As such, the Planning Board recommends that a health club use be limited to 45% of a retail center of any size in the C-1 zone, or 45,000 square feet,

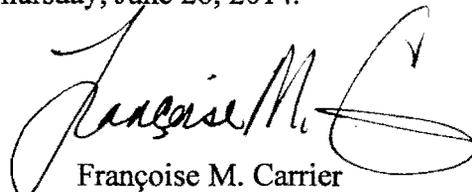
whichever is less. The text amendment language as modified is included as an attachment to this memorandum, separate from the technical staff report.

The Board believes that allowing larger health clubs in the C-1 zone would be consistent with many other uses currently allowed in the C-1 zone that have no maximum floor area requirement. As introduced, the ZTA would limit the floor area of a health club to less than half the size of the retail center and would allow the larger facility only if the overall gross floor area of a retail center was greater than 100,000 square feet at the completion of its reconstruction or enlargement. It should be noted that the C-1 Zone does not have a maximum density in terms of Floor Area Ratio (FAR). As discussed above, the Board recommends that the health club use be permitted in any size C-1 zoned retail center based on a maximum 45% figure or 45,000 square feet, whichever is less. This rationale would establish appropriately sized health clubs while retaining over 50% of a center for other community serving retail and service uses.

ZTA 14-05 as introduced permits a 45-foot maximum building height for a retail center that exceeds 100,000 square feet of gross floor area. The Board further recommends applying the parameters for building height as recommended in the Zoning Ordinance Rewrite zoning conversions for the C-1 zone based on the density of any abutting or confronting residential zone.

CERTIFICATION

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, at its regular meeting held in Silver Spring, Maryland, on Thursday, June 26, 2014.


Françoise M. Carrier
Chair

FC:GR

Recommendation as modified by Planning Board on June 26, 2014

Zoning Text Amendment No.: 14-05
Concerning: Health Clubs – C-1 zone
Draft No. & Date: 1 – 4/10/14
Introduced: April 22, 2014
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**

By: Councilmember Navarro

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and
- allow increased building height in the C-1 zone under certain circumstances.

By adding the following subsection of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-4. "COMMERCIAL ZONES"
Section 59-C-4.2. "Land Uses"
Section 59-C-4.34. "C-1 zone-Purpose and development standards"

EXPLANATION: *Boldface* indicates a Heading or a defined term.
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** * ** 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 **Section 1. Division 59-C-4 is amended as follows:**

2 59-C-4. **COMMERCIAL ZONES.**

3 * * *

4 **Sec. 59-C-4.2. Land Uses.**

5 * * *

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
(f) Cultural, entertainment and recreational:												
Health Club.	P ⁵⁸	P ³⁴	P ³⁴	P ³⁴	P ⁵⁴	P	P	P		P		

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7 * * *

8 54 Must not exceed [14,500 sq. ft. of gross floor area. This limitation does not apply to the reconstruction or
9 enlargement of a retail center that exceeds 100,000 square feet of gross floor area at completion if the health club
10 use occupies 45,000 square feet of gross floor area or less] 45% of the gross floor area of a retail center or 45,000
11 square feet, whichever is less. The gross floor area for a health club use is calculated on the gross floor area of the
12 retail center after any reconstruction or enlargement.

13 * * *

14 **Sec. 59-C-4.34. C-1 zone-Purpose and development standards.**

15 * * *

16 **59-C-4.34.2. Building height.**

17 (a) Notwithstanding any other provisions of this Code allowing greater height
18 for any reason except under subsections (b) and (c), no building shall exceed
19 the height of 30 feet as measured from the average elevation of finished
20 grade surface along the base of the front, rear, and sides of the building to
21 the highest point of roof surface of a flat roof; to the deck line of a mansard
22 roof; and to the mean height level between eaves and ridges of a gable, hip,
23 or gambrel roof; provided, however, that the height in the front, rear, or any

24 side shall not exceed 45 feet. On lots having severe topography, the Board of
25 Appeals shall have authority to grant variances from the maximum 45-foot
26 height limitation on the front, rear, or any side up to a maximum 60 feet on
27 such side; provided, however, that the average height shall in no case exceed
28 the 30-foot average height limitation contained herein.

29 (b) Where land is zoned in the C-1 classification on October 30, 1978, and an
30 application for a building permit is received by the Department on or before
31 March 1, 1979, the height of a building may not exceed 35 feet measured as
32 set forth in this section.

33 (c) The maximum building height for a retail center that exceeds 100,000 square
34 feet of gross floor area at completion is: [45 feet, as measured from the
35 average elevation of finished ground surface along the front of the
36 building.]

37 (i) 45 feet where the C-1 zoned property:

38 (a) abuts the R-200 zone or a lower density residential zone;

39 (b) is greater than 5 acres or is contiguous with 5 or more acres of land
40 zoned C-1 on (EFFECTIVE DATE OF THE ZTA),

41 (c) is located in a master plan designated historic district; or

42 (d) abuts a townhouse zone or denser zone.

43 (ii) 35 feet where the C-1 zoned property abuts or confronts the R-90, R-60
44 or R-40 zone.

45

46 Under this provision building height is measured from the average elevation
47 of finished ground surface along the front of the building.

48

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

51

52 This is a correct copy of Council action.

53

54 _____

55 Linda M. Lauer, Clerk of the Council

Zoning Text Amendment (ZTA) No. 14-05, Health Clubs – C-1 zone

 Gregory Russ, Planner Coordinator, FP&P, gregory.russ@montgomeryplanning.org, 301-495-2174

 Mary Dolan, Chief, FP&P, mary.dolan@montgomeryplanning.org, 301-495-4552

Completed: 06/19/14

Description

ZTA No. 14-05 would allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and allow increased building height in the C-1 zone under certain circumstances. Specifically, the ZTA would allow a health club in a C-1 zone to exceed the current 14,500 square feet limitation, up to a maximum size of 45,000 square feet, if the use is located in a retail center that exceeds 100,000 square feet of gross floor area at the completion of its reconstruction or enlargement. The ZTA would also allow a maximum building height of 45 feet for a retail center of this size. The current height maximum is 30 feet as measured from the average elevation of finished grade surface along the base of the front, rear, and sides of the building; provided, however, that the height in the front, rear, or any side shall not exceed 45 feet.

Summary

Staff recommends approval, with modifications, of ZTA No. 14-05 to allow a health club use to exceed 14,500 sq. feet in gross floor area in a structure in the C-1 Zone under certain circumstances; and allow increased building height in the C-1 zone under certain circumstances. Staff modifications reflect building height limitations consistent with those recommended as part of the Zoning Conversion project associated with District Map Amendment DMA G-956. Instead of a blanket 45 feet height restriction for a C-1 zoned retail center of greater than 100,000, staff believes that the height requirement should be based on the density of any abutting or confronting residential zone, as recommended in DMA G-956.

Background/Analysis

Currently, a health club is permitted by right in the C-1 zone but limited in size to 14,500 square feet of gross floor area. The purpose of the C-1 zone is to provide locations for convenience shopping facilities in which are found retail commercial uses which have a neighborhood orientation and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should be located so that their frequency and distributional pattern reflect their neighborhood orientation. In addition, such facilities should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood. It is further the intent of this zone that, in order to restrict the size of such facilities, the convenience commercial zone should not be

located in close proximity to other commercial areas; and it shall not be applied to land which is located within a central business district.

The sponsor of ZTA 14-05 believes that health clubs should be allowed to be larger in size to accommodate the emerging trends in the industry. Some of these building expansion trends include:

1. Larger Locker rooms (providing gender separated saunas, etc within locker rooms)
2. Indoor sports courts
3. Indoor aquatic facilities
4. Splash play areas
5. Classrooms and meeting rooms
6. Climbing walls
7. Bleachers and seating
8. Fitness centers
9. Exercise studio rooms
10. Natural turf sports fields

Uses Allowed in the C-1 Zone

Section 59-C-4.2, (Land uses.) depicts a number of commercial/service uses permitted by-right in the C-1 zone including: appliance stores, antique shops, book stores, drug stores, eating and drinking establishments, excluding a drive-in, food and beverage stores, furniture stores (limited in size), garden supply shops, grocery stores, hardware stores, jewelry stores, photographic and art supply stores, variety and dry goods stores, wearing apparel stores, child day care facilities, day care facility for senior adults and persons with disabilities, dry cleaning and laundry establishments, consisting of no more than 3,000 square feet of gross floor area, dry cleaning and laundry pick-up stations, duplicating services, self-service laundromats, trade, artistic or technical schools, health clubs (limited to 14,500 square feet). Staff believes that allowing larger health clubs in the C-1 zone would be consistent with many other uses currently allowed in the C-1 zone that have no maximum floor area requirement. As introduced, the ZTA would limit the floor area of a health club to less than half the size of the retail center and would allow the larger facility only if the overall gross floor area of a retail center was greater than 100,000 square feet at the completion of its reconstruction or enlargement. It should be noted that the C-1 Zone does not have a maximum density in terms of Floor Area Ratio (FAR).

Building Height in the C-1 Zone

The building height requirements of the C-1 Zone are as follows:

Notwithstanding any other provisions of this Code allowing greater height for any reason, no building shall exceed the height of 30 feet as measured from the average elevation of finished grade surface along the base of the front, rear and sides of the building to the highest point of roof surface of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridges of a gable, hip or gambrel roof; provided, however, that the height in the front, rear or any side shall not exceed 45 feet. On lots having severe topography, the Board of Appeals shall have authority to grant variances from the maximum 45-foot height limitation on the front, rear or

any side up to a maximum 60 feet on such side; provided, however, that the average height shall in no case exceed the 30-foot average height limitation contained herein.

The Zoning Ordinance Rewrite provides a clearer translation of height requirements for its C-1 equivalent zones as follows:

Where the C-1 zone abuts R-200 or a lower density residential zone, or property is greater than 5 acres or contiguous with 5 acres or more, or property is in a master plan designated historic district, height is allowed up to 45 feet.

Where the C-1 zone abuts or confronts R-90, R-60 or R-40, height is allowed up to 35 feet.

Where the C-1 zone abuts a townhouse zone or denser area, height is allowed up to 45 feet.

ZTA 14-05 as introduced permits a 45 feet maximum building height for a retail center that exceeds 100,000 square feet of gross floor area. Staff recommends applying the parameters for building height as recommended in the Zoning Ordinance Rewrite zoning conversions for the C-1 zone. Staff has modified the text amendment language to reflect this recommendation.

Existing Shopping Center Data

Attachment 2 includes a table depicting nine existing shopping centers exceeding 100,000 square feet of gross floor area. The table also provides eight additional centers between 80,000 square feet and 96,000+ square feet, where potential redevelopment or reconstruction could increase the overall floor area above 100,000 square feet. The table further depicts the varying height requirements as proposed for the Zoning Ordinance Conversion parameters of DMA G-956. The heights are either 35 feet or 45 feet, based on adjacency to varying densities of abutting or confronting residential zones.

Conclusion

With the proposed changes to the ZTA language as depicted in Attachment 1 (building height parameters), staff recommends approval of ZTA 14-05. Staff believes that allowing larger health clubs in the C-1 zone would be consistent with many other uses currently allowed in the C-1 zone that have no maximum floor area requirement. Modification to the building height recommendation of ZTA 14-05 will establish consistency with the height parameters for conversion of the C-1 zone as recommended by staff for DMA G-956.

Attachments

1. ZTA No. 14-05 as modified by staff
2. Shopping Centers in C-1 Zone over 80,000 square feet

ATTACHMENT 1

Zoning Text Amendment No.: 14-05
Concerning: Health Clubs – C-1 zone
Draft No. & Date: 1 – 4/10/14
Introduced: April 22, 2014
Public Hearing:
Adopted:
Effective:

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3 * * *

4 **Sec. 59-C-4.2. Land Uses.**

5 * * *

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(f) Cultural, entertainment and recreational:												
Health Club.	P ⁵⁸	P ³⁴	P ³⁴	P ³⁴	P ⁵⁴	P	P	P		P		

6

7 * * *

8 54 Must not exceed 14,500 sq. ft. of gross floor area. This limitation does not apply to the reconstruction or enlargement of a retail center that exceeds 100,000 square feet of gross floor area at completion if the health club use occupies 45,000 square feet of gross floor area or less.

11 * * *

12 **Sec. 59-C-4.34. C-1 zone-Purpose and development standards.**

13 * * *

14 **59-C-4.342. Building height.**

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16 for any reason except under subsections (b) and (c), no building shall exceed
17 the height of 30 feet as measured from the average elevation of finished
18 grade surface along the base of the front, rear, and sides of the building to
19 the highest point of roof surface of a flat roof; to the deck line of a mansard
20 roof; and to the mean height level between eaves and ridges of a gable, hip,
21 or gambrel roof; provided, however, that the height in the front, rear, or any
22 side shall not exceed 45 feet. On lots having severe topography, the Board of

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24 height limitation on the front, rear, or any side up to a maximum 60 feet on
25 such side; provided, however, that the average height shall in no case exceed
26 the 30-foot average height limitation contained herein.

27 (b) Where land is zoned in the C-1 classification on October 30, 1978, and an
28 application for a building permit is received by the Department on or before
29 March 1, 1979, the height of a building may not exceed 35 feet measured as
30 set forth in this section.

31 (c) The maximum building height for a retail center that exceeds 100,000 square
32 feet of gross floor area at completion is: [[45 feet, as measured from the
33 average elevation of finished ground surface along the front of the
34 building.]]

35 (i) 45 feet where the C-1 zoned property abuts the R-200 zone or a lower
36 density residential zone, or the C-1 zoned property is greater than 5 acres
37 or is contiguous with 5 or more acres, or the property is in a master plan
38 designated historic district.

39 (ii) 35 feet where the C-1 zoned property abuts or confronts the R-90, R-60
40 or R-40 zone.

41 (iii) 45 feet where the C-1 zoned property abuts a townhouse zone or denser
42 zone.

43 Under this provision building height is measured from the average elevation
44 of finished ground surface along the front of the building.

45

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

48

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50

51

52 Linda M. Lauer, Clerk of the Council

ATTACHMENT 2

Shopping Center	Location	Area (sq ft)	Zone	Regulation / Code
Wildwood Shopping Center	Old Georgetown Road & Democracy Blvd	82,505	C-1	NR-1.0 H-45
Potomac Place Shopping Center	S corner, River Road & Falls Road	82,675	C-1	NR-1.0 H-35
Rock Creek Village Shopping Center	Norbeck Road & Bauer Drive	85,273	C-1	NR-1.0 H-45
Quince Orchard Marketplace	Darnestown Road & Quince Orchard Road	86,456	C-1	NR-1.0 H-45
K Mart	Connecticut Ave & Georgia Ave	86,951	C-1	NR-1.0 H-45
Plaza del Mercado	Layhill Road and Bel Pre Road	95,217*	C-1	NR-1.0 H-45
Colesville Center	NW corner, New Hampshire Ave & Randolph Road	95,624	C-1	NR-1.0 H-45
Aspen Manor	SE corner, Georgia Ave & Aspen Hill Road	96,126	C-1	NR-1.0 H-45
Westwood Center	Westbard Ave	101,637	C-1	NR-1.0 H-45
Kemp Mill Shopping Center	Arcoa Ave & Lamberton Dr	104,809	C-1	NR-1.0 H-45
Hillandale Shopping Center	New Hampshire Ave & Powder Mill Road	119,496	C-1	NR-1.0 H-45
Georgetown Square	Old Georgetown Road & Democracy Blvd	121,705	C-1	NR-1.0 H-45
Stoney Mill Square	Veirs Mill Road & Randolph Road	127,854	C-1	CRT-1.0 C-0.75 R-0.5 H-45
Aspen Hill Shopping Center	Connecticut Ave , S of Aspen Hill Road	164,764	C-1	NR-1.0 H-45
Arliss Shopping Center	Arliss Street & Piney Branch Road	166,987	C-1	NR-1.0 H-45
Potomac Promenade	W corner, River Road & Falls Road	171,665	C-1	NR-1.0 H-35

(17)

ATTACHMENT 2

Shopping Center	Location	Current SF GFA	Current Zoning	Proposed Zoning
Shops at Summer Place	Sangamore Road & Sentinel Drive	255,532	C-1	NR-1.0 H-45

* Layhill Shopping Center is adjacent to Plaza del Mercado and has 48,358 SF GFA. If combined, the floor area would exceed 100,000 square feet.

** The proposed zoning densities could be reduced to 0.75 by the Council based on the "Alternative Conversion" recommendations by Planning staff.

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July 9, 2014

Montgomery County Council,

I have reviewed Zoning Text Amendment 14-05 that will allow for the addition of larger health clubs in C-1 zoning districts and are in support of this measure. It is my conclusion that this amendment will update the zoning code to allow for the addition of "modern" sized health clubs that include amenities such as: dedicated rooms for cardio/yoga/spinning, supervised childcare play areas, lap pool facilities, modern locker rooms, and indoor basketball courts. These modern health clubs are now the industry standard and provide an upgraded amenity and quality of life for the surrounding communities. To that point, I totally support this amendment because it will have an immediate impact to a shopping center in our community— Plaza del Mercado.

Plaza del Mercado has struggled in recent years since the closure of Giant, but with the approval of this amendment there are plans to renovate this center that will provide for a new modern health club together with new grocery store. These new tenant additions together with the fact that Federal Realty also plans to improve the façades and streetscape of the entire center are a great example of how this amendment will help to rejuvenate shopping centers in Montgomery County.

As a resident for over 30 years, I respectfully request the approval of Zoning Text Amendment 14-05.

Thank you,

Steve Hines
Montgomery County Resident
Vice President - Middlebridge Village Homeowner's Association