



**Committee:** PHP  
**Committee Review:** At a future date  
**Staff:** Livhu Ndou, Legislative Attorney  
**Purpose:** To introduce agenda item – no vote expected  
**Keywords:** #Parking #Residential #Transit

AGENDA ITEM #3A  
November 28, 2023  
**Introduction**

## SUBJECT

Zoning Text Amendment (ZTA) 23-10, Parking, Queuing, and Loading – Calculation of Required Parking

Lead Sponsors: Councilmember Friedson, Councilmember Mink, and Council President Glass  
Co-Sponsors: Councilmember Luedtke

## EXPECTED ATTENDEES

None

## COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce agenda item – no vote expected

## DESCRIPTION/ISSUE

ZTA 23-10 will exempt residential uses from the minimum parking requirements if located near transit.

## SUMMARY OF KEY DISCUSSION POINTS

- ZTA 23-10 will exempt residential uses from the baseline parking minimums in the Zoning Ordinance if located near transit.
- To qualify as “near transit”, the use will need to be: within ½ mile of a Metro station; within ½ mile of a Purple Line station; or within ¼ mile of an existing Bus Rapid Transit station or a Bus Rapid Transit station that has been funded for construction in the 6-year CIP at the time of application.
- A public hearing is tentatively scheduled for January 16, 2024.

### **This report contains:**

ZTA 23-10

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Ordinance No.: \_\_\_\_\_  
Zoning Text Amendment No.: 23-10  
Concerning: Parking, Queuing, and  
Loading – Calculation of  
Required Parking  
Revised: 11/14/2023 Draft No.: 1  
Introduced: \_\_\_\_\_  
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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Lead Sponsors: Councilmember Friedson, Councilmember Mink, and Council President Glass  
Co-Sponsors: Councilmember Luedtke

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

- (1) reduce the parking requirement near transit; and
- (2) generally amend the parking requirements.

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

Division 6.2.                   “Parking, Queuing, and Loading”  
Section 6.2.3.               “Calculation of Required 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 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:*

1           **Sec. 1. DIVISION 59-6.2 is amended as follows:**

2   **Division 6.2. Parking, Queuing, and Loading**

3                                   \*   \*   \*

4   **Section 6.2.3. Calculation of Required Parking**

5   The minimum number of vehicle and bicycle parking spaces required in all zones  
6   is the sum of the number of spaces required for each applicable land use in the  
7   tables in Section 6.2.4.B and Section 6.2.4.C, unless the total number is reduced  
8   under Section 6.2.3.I.

9                                   \*   \*   \*

10 **I.    Adjustments to Vehicle Parking**

11                                   \*   \*   \*

12       **8.    Parking Minimums Near Transit**

13       Residential uses are exempt from the baseline parking minimums in the  
14       parking table under Section 6.2.4.B. if located the following distance from  
15       transit:

- 16           a.   within ½ mile of a Metro station;
- 17           b.   within ½ mile of a Purple Line station; or
- 18           c.   within ¼ mile of an existing Bus Rapid Transit station or a Bus  
19               Rapid Transit station that has been funded for construction in  
20               the 6-year CIP at the time of application.

21                                   \*   \*   \*

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

This is a correct copy of Council action.

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Sara R. Tenenbaum  
Clerk of the Council