



Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Senior Legislative Attorney
Purpose: To receive testimony – no vote expected

AGENDA ITEM #4
June 17, 2025
Public Hearing

SUBJECT

Zoning Text Amendment (ZTA) 25-07, Retail Sales and Service – Cannabis Dispensary

Lead Sponsors: Councilmembers Alborno and Katz
Co-Sponsor: Council President Stewart

EXPECTED ATTENDEES

Members of the public

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To receive testimony – no vote expected

DESCRIPTION/ISSUE

ZTA 25-07 will prohibit licensed cannabis dispensaries within 100 feet of a lot with a residential use.

SUMMARY OF KEY DISCUSSION POINTS

- During the 2025 legislative session, the General Assembly passed [SB0215](#), which allows the County to establish a distance restriction for cannabis dispensaries of up to 100 feet from an area zoned for residential use.
- ZTA 25-07 will prohibit licensed cannabis dispensaries within 100 feet of a lot that is improved with a residential use.
- ZTA 25-07 will also make technical changes to the Retail/Service Establishment use, to update cross-references.

This report contains:

ZTA 25-07	© 1
Planning Board Recommendation	© 12
Planning Staff Report	© 14
Climate Assessment	© 20

A Racial Equity & Social Justice Impact Statement was not received at the time this staff report was posted. When completed, it can be found here:

<https://www.montgomerycountymd.gov/OLO/impact-statements.html>

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Ordinance No.: _____
Zoning Text Amendment No.: 25-07
Concerning: Retail Sales and Service –
Cannabis Dispensary
Revised: 5/5/2025 Draft No.: 1
Introduced: May 13, 2025
Public Hearing: June 17, 2025
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**

Lead Sponsors: Councilmembers Albornoz and Katz
Co-Sponsor: Council President Stewart

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) specify the setback requirement for a licensed cannabis dispensary; and
- (2) generally amend the setback requirements for a Retail/Service Establishment.

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

Division 3.5.	“Commercial Uses”
Section 3.5.11.	“Retail Sales and Service”
Division 4.9.	“Overlay Zones”
Section 4.9.22.	“Retail Sales and Service”

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:

USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential			Residential												Commercial/ Residential			Employment				Industrial			
						Residential Detached						Residential Townhouse			Residential Multi-Unit													
			AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM
* * *																												
COMMERCIAL																												
* * *																												
RETAIL SALES AND SERVICE	3.3.3																											
* * *																												
Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B.																L	[P]L	[P]L	[P]L	[P]L	[P]L	L	L	L	L	L	L
Retail/Service Establishment (5,001 - 15,000 SF)	3.5.11.B.																L	L	[P]L	[P]L	[P]L	[P]L	L	L	L	L	L	L
Retail/Service Establishment (15,001 - 50,000 SF)	3.5.11.B.																	L	[P]L	[P]L	[P]L	[P]L	L	L	L	L	L	L
Retail/Service Establishment (50,001 - 85,000 SF)	3.5.11.B.																		L	L	[P]L	[P]L				L	L	L
Retail/Service Establishment (85,001 SF and Over)	3.5.11.B.																		L	L	L	L				L	L	L
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* * *

Sec. 2. DIVISION 59-3.5 is amended as follows:

Division 3.5. Commercial Uses

* * *

Section 3.5.11. Retail Sales and Service

* * *

B. Retail/Service Establishment

1. Defined

Retail/Service Establishment means a business providing personal services or sale of goods to the public. Retail/Service Establishment does not include Animal Services (see Section 3.5.1, Animal Services) or Drive-Thru (see Section 3.5.14.E, Drive-Thru).

2. Use Standards

[a.] Where a Retail/Service Establishment is allowed as a limited use, it must satisfy the following standards:

[i]a. In the R-10 zone:

[(a)]i. The apartment building type must contain a minimum of 150 dwelling units, be a minimum of 60 feet in height, and be on a site with a minimum of 5 acres.

[(b)]ii. A maximum of 10% of the gross floor area of the building or 10,000 square feet, whichever is less, may be used for the Retail/Service Establishment use.

[(c)]iii. Only small-scale retail sales and personal service establishments are permitted. Small-scale retail sales and personal service establishments provide convenience goods and services typically requiring frequent purchase

34 and a minimum of travel by occupants of the nearby
35 commercial area and adjacent residential neighborhood.

36 [ii]b. In the CRN zone, for a Retail/Service Establishment 5,001 to
37 50,000 square feet:

38 [(a)]i. If the subject lot abuts or confronts a property zoned
39 Agricultural, Rural Residential, or Residential Detached
40 that is vacant or improved with an agricultural or
41 residential use, site plan approval is required under
42 Section 7.3.4.

43 [(b)]ii. A Retail/Service Establishment over 15,000 square feet
44 of gross floor area must be a grocery store.

45 [iii]c. For a Retail/Service Establishment in [In] the CRT zone 50,001
46 square feet and over, and in the [,] GR[,] and NR zones 85,001
47 square feet and over, if the subject lot abuts or confronts a
48 property zoned Agricultural, Rural Residential, or Residential
49 Detached that is vacant or improved with an agricultural or
50 residential use, site plan approval is required under Section
51 7.3.4.

52 [iv]d. In the CRT[,] and CR zones 50,001 square feet and over, and in
53 the[,] GR[,] and NR zones 85,001 square feet and over, where a
54 development is located within 1/2 mile of a Metro station
55 entrance and has a minimum 50,000 square foot footprint or a
56 minimum of 100,000 square feet of all gross floor area designed
57 for a single user, it must satisfy the following standards:

58 [(a)]i. In addition to any street-facing entrance requirement, all
59 sides of a building that front an abutting public right-of-
60 way must have at least one active entrance.

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[(b)]ii. Parking facilities, excluding access driveways, must be located below-grade or in a structure behind or within the primary building.

[(c)]iii. The maximum building footprint of the area designed for a single Retail/Service Establishment use is 80,000 square feet.

[(d)]iv. Additional floor area equal to at least 20% of the footprint designed for the largest Retail/Service Establishment must be provided as street level retail spaces with less than 5,000 square feet of tenant gross floor area each. These spaces must be located at street level, and a secondary entrance accessing the primary Retail/Service Establishment use is prohibited. At least 50% of the additional tenant space(s) must be located along the facade where the primary active customer entrance for the largest single Retail/Service Establishment is located.

[(e)]v. If applicable, full architectural parapets or equivalent features must be used around the entire building to conceal rooftop mechanical equipment.

[(f)]vi. Any residential floor area or office floor area must be equal to or greater than the gross floor area designed for the subject Retail/ Service Establishment. At least 50% of the gross floor area of the non-retail component must be located above the street level retail footprint.

[(g)]vii. Section [3.5.11.B.2.a.iv.(c)] 3.5.11.B.2.d.iii. through Section [3.5.11.B.2.a.iv.(f)] 3.5.11.B.2.d.vi. do not apply

88 if more than 75% of the gross floor area of the Retail/
89 Service Establishment is a cellar.

90 [(h)]viii. For a project greater than 500,000 square feet of gross
91 floor area, the Planning Board may approve a
92 development that does not satisfy Section
93 [3.5.11.B.2.a.iv.(a)] 3.5.11.B.2.d.i. through Section
94 [3.5.11.B.2.a.iv.(f)] 3.5.11.B.2.d.vi. if it finds that the
95 project, through an alternative design, results in a more
96 appropriate configuration of the site.

97 [(i)]ix. Section [3.5.11.B.2.a.iv] 3.5.11.B.2.d. does not apply to
98 a regional shopping center.

99 [v]e. In the EOF zone, Retail/Service Establishment is limited to a
100 maximum of 30% of the gross floor area on the subject site.

101 [vi]f. In the LSC zone, if the tract is larger than 5 acres,
102 Retail/Service Establishment is limited to a maximum of 10%
103 of the gross floor area of development approved under one
104 application. If site plan approval is required under Section
105 7.3.4, the Planning Board may approve a maximum of 15% of
106 the gross floor area for Retail/Service Establishment if the
107 Planning Board finds that unique circumstances are present and
108 the area would be enhanced by additional retail activity.

109 [vii]g. In the IL and IM zones, Retail/Service Establishment is limited
110 to:

111 [(a)]i. building and food service supply, home design and
112 furnishings, wholesale or retail;

113 [(b)]ii. computer programming and software sales and service,
114 including data banks, and data retrieval;

115 [(c)]iii. wholesale trades limited to sale or rental of products
116 intended for industrial or commercial users; and

117 [(d)]iv. other Retail/Service Establishment uses or a
118 combination of Office, Retail/Service Establishment, or
119 Restaurant uses that occupy a maximum of 35% of the
120 mapped FAR.

121 [viii]h. In the IH zone, Retail/Service Establishment is limited to:

122 [(a)]i. building and food service supply, home design and
123 furnishings, wholesale or retail;

124 [(b)]ii. computer programming and software sales and service,
125 including data banks, and data retrieval; and

126 [(c)]iii. wholesale trades limited to sale or rental of products
127 intended for industrial or commercial users.

128 [ix]i. For Retail/Service Establishments 120,001 square feet and
129 over:

130 [(a)]i. Any facade longer than 100 horizontal feet must
131 incorporate wall plane projections or recesses.

132 [(b)]ii. Street level retail facades that front public or private
133 streets or parking areas must provide transparent glazing
134 for at least 60 percent of the horizontal length of the
135 building façade as measured from a height of no more
136 than 3 feet above the walkway grade to no more than 8
137 feet above the walkway grade. Transparent glazing
138 includes transparent windows, unobstructed display
139 windows, or transparent store doors.

140 [(c)]iii. All sides of a building that front an abutting public
141 right-of-way must have at least one active retail,
142 residential, or office entrance.

143 [(d)]iv. Areas for storage, truck parking, trash collection, or
144 compaction and loading must be screened from public
145 rights-of-way.

146 [(e)]v. Variations in rooflines must be used when possible. Full
147 architectural parapets or equivalent features must be used
148 around the entire building to conceal rooftop mechanical
149 equipment.

150 j. A cannabis dispensary licensed by the Maryland Cannabis
151 Administration must be at least 100 feet from a lot that is
152 improved with a residential use at the time of application.

153 * * *

154 **Sec. 3. DIVISION 59-4.9 is amended as follows:**

155 **Division 4.9. Overlay Zones**

156 * * *

157 **Section 4.9.22. White Flint 2-Parklawn (WF-P) Overlay Zone**

158 * * *

159 **2. Density**

- 160 a. The maximum total FAR in the WF-P Overlay zone is 1.5.
- 161 b. A minimum 0.25 FAR must be provided for uses allowed in the
- 162 IL Zone, other than the uses allowed under [Subsection
- 163 59.3.5.11.B.2.a.vii(d)] Section 3.5.11.B.2.g.iv; the floor area for
- 164 such uses must be existing or built concurrently with any
- 165 residential uses.
- 166 c. The maximum density for residential uses is 0.75 FAR.



June 10, 2025

The Honorable Kate Stewart
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

Subject: Zoning Text Amendment 25-07, Retail Sales and Service – Cannabis Dispensary

BOARD RECOMMENDATION

The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission met on June 5, 2025, and by a vote of 4:1 (Commissioner Bartley voting against) supported Zoning Text Amendment (ZTA) 25-07 with comments. This ZTA would require that any Retail Sales and Service use as a cannabis dispensary must be located at least 100 feet away from a property improved with a residential use.

The ZTA follows state enabling legislation, first signed into law with HB-805 in 2024. The legislation allows a local jurisdiction to require cannabis dispensaries to be set back up to 100 feet from residential land. To enact this change, the use Retail/Service Establishment is proposed to be made a limited use in any zone that currently permits the use in the Zoning Code. A new use standard is also added, requiring the 100-foot setback for cannabis dispensaries.

The Planning Board has two recommendations for the ZTA. The first is to consider establishing cannabis dispensary as its own use in the Zoning Code. As introduced, the ZTA makes substantial revisions to the use standards of the Retail/Service Establishment use, including making the use a limited use in every zone where it is permitted today. This complicates the use standards for Retail/Service Establishments in the Commercial/Residential and Employment zones. The Council could consider adding the new use of cannabis dispensary as a new use under Section 3.5.11.F., similar to Vape Shop found under 3.5.11.E.

Second, the Planning Board recommends that the Council consider whether the language under Section 3.5.11.B.2.j. is too restrictive. The language states that cannabis dispensaries must be at least 100 feet from a lot that is improved with a residential use at the time of application. Given that most zones that permit Retail/Service Establishments are a mixed-use zone, this language could amount to a near total prohibition on the location of new dispensaries, and would make most existing dispensaries non-conforming uses.

As part of ZTA 25-07, the Board also considered a Climate Assessment prepared by Planning Staff. The assessment found minimal to no net impacts on carbon emissions and sequestration, community

The Honorable Kate Stewart

June 10, 2025

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resiliency and adaptive capacity, or on any actions with the Climate Action Plan. This ZTA is a technical amendment establishing a 100-foot setback on just one of many types of retail uses that may be in a Retail/Service Establishment use and is not expected to have any impact on the distribution or frequency of the use in general.

The Planning Board appreciates the opportunity to review and provide comments on ZTA 25-07, and the Council's consideration of the Board's recommendations during its deliberations. Planning Staff are available to answer any questions or provide further guidance as the ZTA is considered by the Council.

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 Wheaton, Maryland, on Thursday, June 5, 2025.



Artie L. Harris

Chair

Attachments:

A – Planning Board Staff Report

B – Climate Assessment

ZTA 25-07

RETAIL SALES AND SERVICE – CANNABIS DISPENSARY

Description

This ZTA would prohibit a licensed Cannabis Dispensary from being located within 100-feet of a lot containing a residential use.

ZTA 25-07
Completed: 5-29-25

MCPB
Item No. 9
6-5-25

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

BB	Benjamin Berbert, Planner III, Countywide Planning and Policy Benjamin.Berbert@montgomeryplanning.org , 301-495-4644
ymg	Lisa Govoni, Supervisor, Countywide Planning and Policy Lisa.Govoni@montgomeryplanning.org , 301-650-5624
DA	David Anspacher, Chief, Countywide Planning and Policy David.Anspacher@montgomeryplanning.org , 301-495-2191

ZTA SPONSORS

Co-Sponsors:
Councilmembers Alborno, Katz, and Council President Stewart

INTRODUCTION DATE

May 13, 2025

COUNCIL PUBLIC HEARING DATE

June 17, 2025

REVIEW BASIS

Chapter 59

Summary

- The Maryland General Assembly passed Senate Bill 215 in 2025, which modified regulations on licensed cannabis dispensaries.
- Bill 215 allows local jurisdictions to establish setbacks for licensed dispensaries of up to 100 feet from residentially zoned land.
- ZTA 25-07 makes Retail/Service Establishment as a limited use in all zones where it was previously a permitted and implements a new standard requiring Retail/Service Establishments that includes a cannabis dispensary to be set back at least 100 feet from residentially zoned land.

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SECTION 1 – BACKGROUND

Rationale For Introduction

Zoning Text Amendment (ZTA) 25-07, Retail Sales and Service – Cannabis Dispensary was introduced on May 13, 2025, by Councilmembers Albornoz, Katz, and Council President Stewart (Attachment A). The ZTA is scheduled for a District Council Public Hearing on June 17, 2025.

Planning Staff recommends that the Planning Board support the ZTA as introduced. This ZTA would require any licensed cannabis dispensaries to be set back at least 100 feet from a lot that is improved with a residential use at the time of application. The Maryland General Assembly passed SB 215 this year, which permits local jurisdictions to enact up to a 100-foot setback for cannabis dispensaries from areas zoned for or improved with a residential use.

While the intent of the ZTA is limited to establishing the 100-foot setback from lots with residential uses to a cannabis dispensary, the technical means to enable this change is cumbersome. In the Montgomery County Zoning Code, rather than identifying an exhaustive list of different types of retail stores, there is a single ‘catch-all’ use called Retail/Service Establishment. The only distinction the code makes is based on the size of the retail use, not the type of retailer. To add the new setbacks for cannabis dispensaries, the use Retail/Service Establishment has to become a limited use in every zone that permits retail, as permitted uses do not come with additional standards or requirements such as requiring additional setbacks.

SECTION 2 – TEXT AS INTRODUCED

ZTA 25-07 As Introduced

USE TABLE SECTION 3.1.6.

The first section of the ZTA updates the use table in Section 3.1.6. of the Zoning Code (page 4). In every zone where Retail/Service Establishment is currently a permitted “P” use, it would be replaced with a limited “L” use. It is the designation of a limited use that directs the reader to review the use standards for Retail/Service Establishment for further instruction.

RETAIL/SERVICE ESTABLISHMENT SECTION 3.5.11.

The next five pages of the ZTA, from lines 9 through 149, are various technical updates needed to enable Retail/Service Establishment as a limited use in all zones. The existing limited use standards for Retail/Service Establishment are broken down by zone and usually start with “where Retail/Service Establishment is allowed as a limited use, the following apply....” Because Retail/Service Establishment is now a limited use in all zones, this language becomes irrelevant, and more specific detail is required to separate the existing limited use standards from the new one for cannabis

dispensaries. Currently, the size of the Retail/Service Establishment is what dictates whether the use is a permitted or limited use. Therefore, specificity on establishment size is being explicitly added throughout the use section. Existing limited use standards for Retail/Service Establishment include:

- In the CRN zone establishments between 5,001 – 50,000 square feet, and in the CRT, GR, and NR establishments larger than 50,000 square feet that abut agricultural or residential property require a site plan.
- In the CRT, CR, GR, and NR zones, establishments larger than 50,000 square feet within ½ mile of a Metrorail station have special design, operations, and architectural requirements.
- In the EOF, LSC, IL, IM, and IH zones, the amount of retail permitted is limited in size and in the type of retail allowed to keep retail subservient to other employment uses.
- Any Retail/Service Establishment larger than 120,000 square feet, regardless of zone, has special design and operational requirements.

Lines 150 – 152 of the ZTA are where the new limited use standard requiring cannabis dispensaries be at least 100 feet from a lot line improved with a residential use is located. This standard applies to all retail sizes and all retail zones.

OVERLAY ZONES

The last section of the ZTA, from lines 154 – 172, contains technical amendments to the White Flint 2-Parklawn (WF-P) Overlay Zone, updating section references that point back to some of the existing limited use standards for retail.

SECTION 3 – CLIMATE ASSESSMENT

Bill 3-22, passed by the County Council on July 12, 2022, requires the Planning Board to prepare a climate assessment for each Zoning Text Amendment, Master Plan, and Master Plan Amendment, effective March 1, 2023. Each Climate Assessment must include the potential positive or negative effects a ZTA may have on climate change (including greenhouse gas emissions) and on community resilience and adaptive capacity. The climate impact assessment for ZTA 25-07 is attached in Attachment B.

Planning Staff anticipates no climate impacts associated with ZTA 25-07. The ZTA does not make any fundamental changes to development regulations that would have any impact on energy, emissions, transportation, land cover, or resource distribution.

SECTION 4 – CONCLUSION

Planning Staff recommends the Planning Board support ZTA 25-07 as introduced. The ZTA establishes a reasonable 100-foot setback for licensed cannabis dispensaries from residential uses, as allowed by State Code.

SECTION 5 – ATTACHMENTS

Attachment A: Zoning Text Amendment 25-07 Intro Packet

Attachment B: Climate Assessment 25-07



CLIMATE ASSESSMENT FOR ZONING TEXT AMENDMENT (ZTA) 25-07, RETAIL SALES AND SERVICE – CANNABIS DISPENSARY

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of Master Plans and Zoning Text Amendments (ZTAs) on the county’s contribution to addressing climate change. These assessments will provide the County Council with a better understanding of the potential climate impacts and implications of proposed Master Plans and ZTAs, at the county level. The scope of the Climate Assessments is limited to addressing climate change, specifically the effect of land use recommendations in Master Plans and ZTAs on greenhouse gas (GHG) emissions and carbon sequestration, and how actions proposed by Master Plans and ZTAs could improve the county’s adaptive capacity to climate change and increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed Master Plans and ZTAs may impact GHG emissions, community resilience and adaptive capacity, and the County’s Climate Action Plan (CAP) actions.

SUMMARY

The Montgomery County Planning Board anticipates that the proposed changes to existing zoning regulations proposed in ZTA 25-07 will have no significant climate-related impacts to GHG emissions, carbon sequestration and drawdown, to community resiliency, or adaptive capacity. The ZTA is also not anticipated to have significant impacts on implementing the CPA actions. The ZTA does not have a direct impact on land uses in a way that would have meaningful impacts to variables such as construction, transportation, ground cover, or distribution of resources.

BACKGROUND AND PURPOSE OF ZTA 25-07

ZTA 25-07 was introduced on May 13, 2025. The purpose is to establish a 100-foot setback for a Retail/Service establishment that is a licensed cannabis dispensary from residentially zoned properties. This is allowed by the State through the passage of Senate Bill 215.

VARIABLES THAT COULD AFFECT THE ASSESSMENT

Climate related variables considered in assessing potential impacts include the various GHG reduction, sequestration, resilience, and adaptive capacity activities in the climate assessment checklists (Tables 1 and 8) contained in the *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County*.

CLIMATE-RELATED VARIABLES

- No Transportation, Building, Energy, or Land Cover and Management variables were identified as being significantly impacted.

COMMUNITY RESILIENCE-RELATED VARIABLES

- No Exposure or Sensitivity-Related Factors were identified as being significantly impacted.

ADAPTIVE CAPACITY-RELATED VARIABLES

- No Adaptive Capacity Factors were identified as being significantly impacted.

OTHER ADAPTIVE CAPACITY FACTORS

- None

ANTICIPATED IMPACTS

GREENHOUSE GAS EMISSIONS, CARBON SEQUESTRATION, AND DRAWDOWN

Staff anticipates that the clarifications to existing zoning regulations provided by ZTA 25-07 will have no significant GHG, carbon sequestration, or drawdown impacts.

COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Staff anticipates that the clarifications to existing zoning regulations provided by ZTA 25-07 will have no significant community resilience and adaptive capacity impacts.

RELATIONSHIP TO GREENHOUSE GAS EMISSION REDUCTION, CARBON SEQUESTRATION, AND OTHER RELEVANT ACTIONS CONTAINED IN THE MONTGOMERY COUNTY CLIMATE ACTION PLAN (CAP)

The CAP details the effects of a changing climate on Montgomery County and includes interagency strategies to reduce GHG emissions and climate-related risks to the county's residents, businesses, and the built and natural environment.

The CAP includes 86 climate actions as a pathway to meet the county's ambitious climate goals while building a healthy, equitable, and resilient community. Each county department has responsibilities for specific climate actions that are relevant to the work of that department.

CLIMATE ACTION PLAN (CAP) ACTIONS

- No Climate Adaptation, Building, Clean Energy, Carbon Sequestration, or Transportation CAP Actions were identified as being significantly impacted.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires the Planning Board to offer appropriate recommendations such as amendments to the proposed ZTA 25-06 or other mitigating measures that could help counter any negative impacts identified through this Climate Assessment. Planning Staff has no recommended amendments to ZTA 25-07 to counter any negative impacts of the ZTA.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES

The climate assessment for ZTA 25-07 was prepared using the methodology for Master Plans contained within the *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022*.