

Ordinance No.: 20-16
Zoning Text Amendment No.: 25-01
Concerning: Self-Storage – Civic
and Institutional
Revised: 4/2/2025 Draft No.: 3
Introduced: February 4, 2025
Public Hearing: March 11, 2025
Adopted: April 8, 2025
Effective: April 28, 2025

**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 Sponsor: Council President Stewart
Co-Sponsors: Councilmembers Fani-González, Friedson, Mink,
Council Vice-President Jawando, and Councilmembers Sayles, Katz, Albornoz, and Luedtke

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) allow Self-Storage above the ground floor in the CR zone with certain Civic and Institutional uses on the ground floor; and
- (2) generally amend the requirements for Self-Storage.

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

Division 3.6.	“Industrial Uses”
Section 3.6.8.	“Warehouse”

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:

Sec. 1. DIVISION 59-3.6 is amended as follows:

Division 3.6. Industrial Uses

* * *

Section 3.6.8. Warehouse

* * *

D. Self-Storage

1. Defined

Self-Storage means a structure providing separate storage areas for personal or business use designed to allow private access by the tenant.

2. Use Standards

a. Where Self-Storage is allowed as a limited use, it must satisfy the following standards:

i. In the GR zone, site plan approval is required under Section 7.3.4.

ii. In the CR zone, Self-Storage is allowed [only] under the standard method of development under Section 4.5.3 [and only] and the following standards:

(a) in a basement or cellar of a building used for other purposes;

(b) with the provision of on-site loading and unloading facilities;

(c) with doors for individual storage units in the interior of the building; and

(d) if signage is limited to a wall sign under Section 6.7.9.A.2 and the maximum area of the sign is 40 square feet.

iii. In the CR zone, Self-Storage is allowed with site plan approval under Section 7.3.4 and the following standards:

- (a) the Self-Storage use is located above the ground-floor level of an existing building;
- (b) the existing building is an office building that has had no tenants in 90% of the building for at least 2 [[contiguous]] consecutive years immediately preceding the application date, as evidenced by a third-party vendor or documentation provided by the applicant;
- (c) the ground floor contains, with frontage abutting a public sidewalk or other public pedestrian route, either a Charitable, Philanthropic Institution use under Section 3.4.2 or a Cultural Institution use under Section 3.4.3;
- (d) any structural improvements to the existing building will not cause practical difficulty or undue hardship for conversion to a future commercial or residential use and must maintain any façade windows;
- (e) the application includes on-site loading and unloading facilities and loading facilities are not on [[a]] any of the Boulevard street [[classification]] classifications under Chapter 49;
- (f) the application includes individual storage units in the interior of the building; and
- (g) signage is limited to a wall sign under Section 6.7.9.A.2 and the maximum area of the sign is 40 square feet.

iv. For Self-Storage approved with a ground floor Charitable, Philanthropic Institution or Cultural Institution use, the applicant must obtain a Use and Occupancy permit from DPS for the Charitable, Philanthropic Institution or Cultural Institution use

within two years of the date of the Planning Board’s resolution
or site plan approval will be revoked.

- b. Where Self-Storage is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use.

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Sec. 2. Short title. This zoning text amendment may be cited as the “Street Activation and Vacancy Elimination (S.A.V.E.) ZTA”

* * *

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

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read 'Sara', is written over a horizontal line.

Sara R. Tenenbaum
Clerk of the Council