

Ordinance No.: 20-29
Zoning Text Amendment No.: 26-03
Concerning: Biohealth Priority
Campus – Eligibility
Revised: 3/17/2026 Draft No.: 4
Introduced: January 27, 2026
Public Hearing: March 3, 2026
Adopted: March 17, 2026
Effective: April 6, 2026

**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: Councilmember Friedson
Co-Sponsors: Council President Fani-González, Councilmember Luedtke, Council Vice
President Balcombe, Councilmembers Evans, Stewart, Jawando, and Sayles

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) amend the definition of a Biohealth Priority Campus; and
- (2) generally amend the requirements for a Biohealth Priority Campus.

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

Division 3.5. “Commercial Uses”
Section 3.5.8. “Office and Professional”

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:

- 27 a. A sketch plan and a site plan are not required for a Biohealth
 28 Priority Campus if the Planning Board approves [[a Biohealth
 29 Priority Campus]] an Expedited Approval plan under
 30 Section [[7.3.6]] 7.3.5.
- 31 b. Development of a Biohealth Priority Campus should proceed
 32 under the standards of Chapter 50 and the underlying zone,
 33 including any overlay zones, except as modified by
 34 Section 3.5.8.E. and in conformance with the hearing and
 35 review schedule in Sections [[7.3.6.C]] 7.3.5.C, and [[7.3.6.D]]
 36 7.3.5.D.
- 37 c. After a Biohealth Priority Campus Plan is approved, subsequent
 38 additions or expansions of the Biohealth Priority Campus, in
 39 any size or amount, will be processed under Section [[7.3.6]]
 40 7.3.5.J as amendments.

41 **3. Use Standards**

- 42 a. Residential FAR limits on the subject property may be
 43 reallocated to commercial FAR if the total FAR does not
 44 exceed the maximum total mapped FAR of the property and the
 45 building height does not exceed the maximum mapped height,
 46 including any increases in each allowed by this Chapter.
- 47 b. A mechanical penthouse, and the roof structures listed in
 48 Section 4.1.7.C.3, may occupy a maximum of 50% of the roof
 49 area of any individual building.
- 50 c. The subject property may utilize FAR averaging under
 51 Sections 4.5.2.B. and 4.6.2.B.

52 * * *

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

This is a correct copy of Council action.

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

Sara R. Tenenbaum
Clerk of the Council