

Ordinance No.: 20-30
Zoning Text Amendment No.: 26-04
Concerning: Mixed-Income Housing
Community – Eligibility
Revised: 3/10/2026 Draft No.: 2
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: Councilmembers Friedson and Sayles
Co-Sponsors: Councilmember Luedtke, Council President Fani-González, and Council Vice
President Balcombe and Councilmember Evans

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) amend the definition of a Mixed-Income Housing Community; and
- (2) generally amend the requirements for a Mixed-Income Housing Community.

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

Division 3.3. “Residential Uses”
Section 3.3.4. “Mixed-Income Housing Community”

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 4. the project receives an award of either 4% or 9% Low-Income
28 Housing Tax Credits (LIHTC) from the Maryland Department of
29 Housing and Community Development (DHCD).

30 **B. Exemptions**

31 1. A sketch plan and a site plan are not required for a Mixed-Income
32 Housing Community if the Planning Board approves [[a Mixed-
33 Income Housing Community]] an Expedited Approval plan under
34 Section [[7.3.5.A.2.c]] 7.3.5.

35 2. After a Mixed-Income Housing Community is approved, subsequent
36 additions or expansions of the Mixed-Income Housing Community
37 building or buildings, in any size or amount, will be processed under
38 Section [[7.3.7]] 7.3.5 as amendments. The plan, as amended, must
39 still qualify as a Mixed-Income Housing Community plan under
40 Section 3.3.4.A.

41 3. No off-street parking is required for a Mixed-Income Housing
42 Community that is located on property:

43 a. within a red policy area including contiguous properties
44 separated from a red policy area only by a public right-of-way;
45 or

46 b. within 1/2 mile of a planned or existing Bus Rapid Transit route
47 including the Corridor Connectors.

48 * * *

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

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council