

Ordinance No.: 20-32  
Zoning Text Amendment No.: 26-02  
Concerning: Overlay Zones - Regional Shopping Center (RSC)  
Revised: 3/9/2026 Draft No.: 2  
Introduced: January 27, 2026  
Public Hearing: March 3, 2026  
Adopted: March 24, 2026  
Effective: April 13, 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**

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Lead Sponsors: Councilmember Friedson and Council President Fani-González

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

- (1) exempt the gross floor area residential cap on Household Living in certain zones; and
- (2) generally amend the use and standards for the regional shopping center overlay zone.

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

Division 4.9.           “Overlay Zones”  
Section 4.9.14.       “Regional Shopping Center (RSC) Overlay Zone”

**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:*



28 Residential zone with a minimum of 3 feet for each one foot of building  
29 height over 45 feet.

30 3. Residential development is not subject to ~~[[the limitation]] any~~  
31 limitations in ~~[[Section 3.3.1.E.2.a.i.]] Section 3.3.1 or Section 4.6.3.C~~  
32 that ~~[[restricts]] restrict Household Living uses to no more than 30% of~~  
33 the gross floor area on the subject site, provided a regional shopping  
34 center containing at least 600,000 square feet of gross ~~[[floor]] leasable~~  
35 area is maintained within each overlay zone.

36 \* \* \*

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

This is a correct copy of Council action.



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Sara R. Tenenbaum  
Clerk of the Council