

Ordinance No.: 17-48
Zoning Text Amendment No.: 14-06
Concerning: Rural Village Overlay
 zones – site plan
 requirements – exceptions
Draft No. & Date: 2 – 5/15/14
Introduced: May 22, 2014
Public Hearing: July 8, 2014
Adopted: July 22, 2014
Effective: August 11, 2014

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Council President Rice and Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- exempt certain property from certain site plan requirements in Rural Village Overlay zones

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

Division 59-C-18. Overlay Zones.

Section 59-C-18.23. Rural village center overlay zone.

Section 59-C-18.233. Procedure for application and approval.

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.*

OPINION

Zoning Text Amendment (ZTA) No. 14-06 was introduced on May 22, 2014. The ZTA would eliminate the requirement for site plan approval for property in the Rural Village Overlay zone that is exempt for the platting requirement under Subdivision Regulation Amendment 14-01.

The Montgomery County Planning Board in its report to the Council recommended that the text amendment be approved.

The County Council held a public hearing on July 8, 2014 to receive testimony concerning the proposed text amendment. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on July 14, 2014 to review the amendment. The Committee, in order to reduce the burdens on small projects in the Rural Village, recommended approval as introduced.

The District Council reviewed Zoning Text Amendment No. 14-06 at a worksession held on July 22, 2014 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 14-06 will be approved as introduced.

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:

