

Zoning Text Amendment No.: 20-03
Concerning: Townhouse Living -
Conditional Use
Standards

Draft No. & Date: 2 – 9/15/20
Introduced: September 29, 2020
Public Hearing:
Adopted:
Effective:

**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 Riemer

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- delete or revise the requirement for abutting bus service for townhouses as a conditional use;
- revise the requirement or dimensional standards for handicapped-accessible vehicular parking for townhouses as a conditional use;
- revise the distance standards from a Metro Station and recreational facilities; and
- generally revise the requirements for townhouses as a conditional use

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

ARTICLE 59-3. “Uses and Use Standards”
Division 3.3. “Residential Uses”
Section 3.3.1. “Household Living”

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. ARTICLE 59-3 is amended as follows:

Division 3.3. Residential Uses

Section 3.3.1. Household Living

* * *

D. Townhouse Living

1. Defined

Townhouse Living means 3 or more dwelling units in a townhouse building type.

2. Use Standards

* * *

b. Where Townhouse Living is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards:

i. All buildings and structures must meet or exceed the Level II Accessibility Standards established by Section 52-106 and detailed in Section 52-107.

[ii. Public bus service must be available on a road abutting the site.]

[iii]ii. A Metro Station must be located within a 2 [miles] mile radius of the site.

[iv]iii. Public recreation or park facilities must be located within [1,000 feet] a 1,500-foot radius of the site.

[v]iv. A grading plan must demonstrate that the post-construction site will have a slope less than 5%.

[vi]v. The minimum tract size is 2 acres.

[vii]vi. The density limitations and development standards of the TMD zone under optional method (Section

28 4.4.12.C) apply [in spite of] despite any other limitation
29 in this Chapter.

30 [viii]vii. Reducing the number of required parking spaces
31 through a parking waiver under Section 6.2.10 is
32 prohibited.

33 [ix]viii. A minimum of one parking space for [each
34 dwelling unit] every four dwelling units must satisfy the
35 dimensional standards for handicapped-accessible
36 vehicle parking and a minimum 8-foot-wide access aisle
37 as required by the State.

38 * * *

39 **Sec. 2. Effective date.** This ordinance becomes effective on the date of
40 Council adoption.

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42 This is a correct copy of Council action.

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45 Selena Mendy Singleton, Esq.
46 Clerk of the Council