

Zoning Text Amendment No.: 21-05
Concerning: Rural Village Center
(RVC) Overlay Zone –
Vehicle Repair
Draft No. & Date: 1 – 6/10/2021
Introduced: July 27, 2021
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**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 Glass

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow vehicle repair and service in certain RVC zones

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. “Rural Village Center (RVC) 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:

1 **Sec. 1. DIVISION 59-4 is amended as follows:**

2 **Division 4.9. Overlay Zones**

3 * * *

4 **Section 4.9.14. Rural Village Center (RVC) Overlay Zone**

5 * * *

6 **B. Land Uses**

7 1. Where a lot is either partially or totally in a Commercial/Residential
8 zone:

9 a. Dry Cleaning Facility (up to 3,000 SF) is allowed only as a
10 conditional use under Section 7.3.1.

11 b. If the underlying zone on the property is CRN, a Filling Station
12 is allowed as a conditional use under Section 7.3.1 and the
13 following standards:

14 i. A car wash is prohibited;

15 ii. The maximum height for pump canopies is 35 feet; and

16 iii. Any structure approved for the use must not exceed the
17 scale and bulk of existing commercial structures in the
18 village.

19 c. Multi-Unit Living, as allowed in the underlying zone, must be
20 in a multi-use building type.

21 d. The following uses are prohibited:

22 i. Animal Boarding and Care;

23 ii. Drive-Thru in connection with a Restaurant;

24 iii. Helipad, Heliport;

25 iv. Helistop;

26 v. The following Light Manufacturing and Production:
27 newspaper, printing and publishing;

- 28 vi. Recreation and Entertainment Facility;
- 29 vii. Repair (Minor) and Repair (Major), except where the
- 30 underlying zone on the property is CRN. Where the
- 31 underlying zone on the property is CRN, Repair (Minor)
- 32 and Repair (Major) are allowed as a conditional use
- 33 under Section 7.3.1;
- 34 viii. The following Retail/Service Establishments: appliance
- 35 store; appliance repair shop; and building materials and
- 36 supplies;
- 37 ix. Shooting Range (Indoor); and
- 38 x. Vehicle/Equipment Sales and Rental, except any
- 39 automobile rental business in existence on October 13,
- 40 1998 may continue as a conforming use, and may be
- 41 altered, repaired, or replaced under provisions of the zone
- 42 in effect at the time the use was established.
- 43 2. Where a lot is in a Residential zone:
- 44 a. The lot may provide septic capacity for an adjacent commercial
- 45 use, or adjacent residential property, if the use substantially
- 46 conforms with the recommendations of the applicable master
- 47 plan.
- 48 b. The following uses are prohibited:
- 49 i. Day Care Center (13-30 Persons);
- 50 ii. Day Care Center (Over 30 Persons);
- 51 iii. Golf Course, Country Club;
- 52 iv. Hospital; and
- 53 v. Residential Care Facility (Over 16 Persons).

54 * * *

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

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58 This is a correct copy of Council action.

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61 Selena M. Singleton, Esq.

62 Clerk of the Council