AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- clarify the applicability of the moderately-priced dwelling unit provisions to the CRN zone; and
- generally amend the provisions for Commercial/Residential development.

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

Division 4.5. “Commercial/Residential Zones”
Section 4.5.3. “Standard Method Development”
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. DIVISION 59-4.5 is amended as follows:

Division 4.5. Commercial/Residential Zones

* * *

Section 4.5.3. Standard Method Development

The CRN, CRT, and CR [zone] zones allow standard method development under the following limitations and requirements.

A. In General

1. In the CRN zone, the maximum total, nonresidential, and residential FARs and maximum height for any property are set by the zone shown on the zoning map, unless additional height and density is permitted under Section 4.5.2.C.

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B. Procedure for Approval

1. Site plan approval may be required under Section 7.3.4.A.8.

2. An applicant may file a site plan application to modify the Build-to Area, Building Orientation, and Transparency requirements under Section 4.5.3.C.3.

3. In the CRN zone, site plan approval is required for applications that develop under Section 4.5.2.C.

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Sec. 2. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.
This is a correct copy of Council action.

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Judy Rupp
Clerk of the Council