



Committee: PHP

Committee Review: At a future date

Staff: Livhu Ndou, Legislative Attorney

Purpose: To introduce agenda item – no vote expected

Keywords: #CommercialVehicle #ParkingDesignStandards
#ResidentialParking

AGENDA ITEM #5A

June 20, 2023

Introduction

SUBJECT

Zoning Text Amendment (ZTA) 23-05, Vehicle Parking Design Standards – Commercial Vehicle Parking for Properties with a Residential Use

Lead Sponsor: Councilmember Alborno

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce ZTA – no vote expected

DESCRIPTION/ISSUE

ZTA 23-05, Vehicle Parking Design Standards – Commercial Vehicle Parking for Properties with a Residential Use, will expand the options for parking certain vehicles in the R-200, R-90, R-60, and R-40 zones.

SUMMARY OF KEY DISCUSSION POINTS

- The Zoning Ordinance currently allows only 1 light commercial vehicle and 1 recreational vehicle to be parked on any lot or parcel in the R-200, R-90, R-60, or R-40 zones.
- ZTA 23-05 will expand these options to allow, alternatively, 2 light commercial vehicles to be parked on any lot or parcel in the R-200, R-90, R-60, or R-40 zones.
- A light commercial vehicle is a motor vehicle or trailer used for carrying freight or merchandise, or used in the promotion of any commercial enterprise, that is less than 10,000 pounds gross vehicle weight, less than 21 feet long, and less than 8 feet high.
- A public hearing is tentatively scheduled for July 25, 2023.

This report contains:

ZTA 23-05

© 1

Alternative format requests for people with disabilities. If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA Compliance Manager can also be reached at 240-777-6197 (TTY 240-777-6196) or at adacompliance@montgomerycountymd.gov

Ordinance No.: _____

Zoning Text Amendment No.: 23-05

Concerning: Vehicle Parking Design
Standards – Commercial
Vehicle Parking for
Properties with a
Residential Use

Revised: 5/31/2023 Draft No.: 1

Introduced: June 20, 2023

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 Albornoz

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) amend the type and number of commercial vehicles that can be parked in certain residential zones; and
- (2) generally amend the requirements for commercial vehicle parking for properties with a residential use.

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

Division 6.2.	“Parking, Queuing, and Loading”
Section 6.2.5.	“Vehicle Parking Design Standards”

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 59-6.2 is amended as follows:**

2 **Division 6.2. Parking, Queuing, and Loading**

3 * * *

4 **Section 6.2.5. Vehicle Parking Design Standards**

5 * * *

6 **L. Commercial Vehicle Parking for Properties with a Residential Use**

7 * * *

8 **4. R-200, R-90, R-60, and R-40 Zones**

9 One light commercial vehicle and one recreational vehicle, or two light
10 commercial vehicles, may be parked on any lot or parcel in the R-200, R-90,
11 R-60, or R-40 zone; however, the recreational vehicle may only be used for
12 dwelling purposes for up to 3 days in any month.

13 * * *

14 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the
15 date of District Council adoption.