



**Committee:** PHED

**Committee Review:** At a future date

**Staff:** Livhu Ndou, Legislative Attorney

**Purpose:** To receive testimony – no vote expected

**Keywords:** #AutoSales #LightVehicleSalesandRental  
#Indoor

AGENDA ITEM #11

July 26, 2022

**Public Hearing**

## SUBJECT

Zoning Text Amendment (ZTA) 22-04, Commercial Uses – Light Vehicle Sales and Rental (Indoor)

Lead Sponsors: Councilmembers Navarro, Riemer, and Glass

## EXPECTED ATTENDEES

Members of the public

## COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

N/A; to receive testimony

## DESCRIPTION/ISSUE

ZTA 22-04 will allow Light Vehicle Sales and Rental (Indoor) in the Neighborhood Retail (NR) zone.

## SUMMARY OF KEY DISCUSSION POINTS

- ZTA 22-04 will allow Light Vehicle Sales and Rental (Indoor) in the Neighborhood Retail (NR) zone as a limited use.
- Light Vehicle Sales and Rental (Indoor) in the Neighborhood Retail (NR) zone would be subject to the limited use provisions of Section 3.5.12.B.2.a.
- A Planning, Housing, and Economic Development Committee Worksession is tentatively scheduled for September 12, 2022

### This report contains:

ZTA 22-04

© 1

Map of NR zones

© 6

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Ordinance No.:  
Zoning Text Amendment No.: 22-04  
Concerning: Commercial Uses - Light  
Vehicle Sales and Rental  
(Indoor)  
Draft No. & Date: 1 – 4/25/2022  
Introduced: June 14, 2022  
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**

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Lead Sponsor: Councilmembers Navarro, Riemer, Glass

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- allow Light Vehicle Sales and Rental (Indoor) in the Neighborhood Retail (NR) zone; and
- generally amend the provisions for Light Vehicle Sales and Rental (Indoor).

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

Division 3.1	“Use Table”
Section 3.1.6.	“Use Table”

**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. DIVISION 59-3.1 is amended as follows:**

**Division 3.1. Use Table**

\* \* \*

**Section 3.1.6. Use Table**

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

**Key:** P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed

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USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential				Residential												Commercial / Residential			Employment				Industrial		
							Residential Detached							Residential Townhouse			Residential Multi-Unit											
		AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH
* * *																												
COMMERCIAL																												
* * *																												
VEHICLE/EQUIPMENT SALES AND RENTAL	3.5.12																											
Heavy Vehicle Sales and Rental	3.5.12.A																				L					P	P	
Light Vehicle Sales and Rental (Indoor)	3.5.12.B																		L	P	P	L		L	P	P		
Light Vehicle Sales and Rental (Outdoor)	3.5.12.C																		L	P	L	C		L	P	P		
* * *																												

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

