



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
Map of NR zones

© 1

© 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**

Lead Sponsor: Councilmembers Navarro, Riemer, Glass

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:

1 **Sec. 1. DIVISION 59-3.1 is amended as follows:**

2 **Division 3.1. Use Table**

3 * * *

4 **Section 3.1.6. Use Table**

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

7

8 **Key:** P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use

9 Not Allowed

10

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		
* * *																														

11

12 * * *

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

