



Committee: PHED
Committee Review: At a future date
Staff: Livhu Ndou, Legislative Attorney
Purpose: To introduce agenda item – no vote expected
Keywords: #CRN #MPDU

AGENDA ITEM #7B
July 26, 2022
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 22-08, Commercial/Residential Zones – MPDU

Lead Sponsor: Councilmember Friedson

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

N/A

DESCRIPTION/ISSUE

ZTA 22-08 will apply Section 4.5.2.C., Development with Moderately Priced Dwelling Units and Other Income-Restricted Housing, to the CRN zone.

SUMMARY OF KEY DISCUSSION POINTS

- ZTA 22-08 will clarify the Council's intent that the MPDU provisions apply in the CRN zone.
- ZTA 22-08 will require site plan approval for projects that develop under Section 4.5.2.C. in the CRN zone.
- A public hearing is tentatively scheduled for September 20, 2022.

This report contains:

ZTA 22-08

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Zoning Text Amendment No.: 22-08
Concerning: Commercial/Residential
Zones – MPDU
Draft No. & Date: 1 – 5/31/2022
Introduced: July 26, 2022
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 Friedson

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”

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 59-4.5 is amended as follows:**

2 **Division 4.5. Commercial/Residential Zones**

3 * * *

4 **Section 4.5.3. Standard Method Development**

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

7 **A. In General**

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

12 * * *

13 **B. Procedure for Approval**

14 1. Site plan approval may be required under Section 7.3.4.A.8.
15 2. An applicant may file a site plan application to modify the Build-to
16 Area, Building Orientation, and Transparency requirements under
17 Section 4.5.3.C.3.
18 3. In the CRN zone, site plan approval is required for applications that
19 develop under Section 4.5.2.C.

20 * * *

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

23