



**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**

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Lead Sponsor: Councilmember Friedson

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**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:*

**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]FAR and maximum height for any property [is]are set by the zone shown on the zoning map, unless additional height and density is permitted under Section 4.5.2.C.

\* \* \*

**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.

\* \* \*

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