



Committee: T&E
Committee Review: At a future date
Staff: Livhu Ndou, Legislative Attorney
Glenn Orlin, Senior Analyst
Purpose: To receive testimony – no vote expected
Keywords: #CompleteStreets

AGENDA ITEM #10, 11, 12
September 20, 2022
Public Hearing

SUBJECT

Bill 24-22, Streets and Roads
Lead Sponsor: Council President Albornoz at the Request of the County Executive

Zoning Text Amendment (ZTA) 22-10, Streets and Roads
Subdivision Regulation Amendment (SRA) 22-01, Streets and Roads
Lead Sponsor: Council President Albornoz at the Request of the Planning Board

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

The Transportation & Environment Committee review is tentatively scheduled for October 10, 2022.

DESCRIPTION/ISSUE

Bill 24-22, ZTA 22-10, and SRA 22-01 will make changes to several chapters of the County Code to implement the Complete Streets Design Guide.

SUMMARY OF KEY DISCUSSION POINTS

- The 2021 Complete Streets Design Guide provides policy and design guidance on the planning, design, and operation of county roadways, consistent with the County's Vision Zero goals. Here is a link to the Guide: <https://montgomeryplanning.org/wp-content/uploads/2022/03/Montgomery-County-CSDG-Approved-2021.pdf>. *Testimony on elements of the Guide is welcome at this hearing.*
- Bill 24-22 revises Chapter 49, Streets and Roads, to apply complete streets standards to the design and construction of roads and road improvements.
- ZTA 22-10 revises Chapter 59, the Zoning Ordinance, by replacing the existing road types referenced throughout with the new Complete Streets Design Guide road types.
- SRA 22-01 revises Chapter 50, Subdivision of Land, by updating the standards for intersection spacing, providing new guidance on protected intersections, and replacing all occurrences of existing street types with the new street typologies from the Complete Streets Design Guide.

This report contains:

Bill 24-22	© 1-64
ZTA 22-10	© 65-87
SRA 22-01	© 88-96

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Bill No. Bill 24-22
Concerning: Streets and Roads
Revised: 7/20/2022 Draft No. 1
Introduced: July 26, 2022
Expires: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

AN ACT to:

- (1) amend Chapter 49 to incorporate complete streets principles into the design and construction of roads; and,
- (2) generally amend Chapter 49 to modernize the street and road standards.

By amending

Montgomery County Code

Chapter 49, Streets and Roads

Sections 49-1, 49-2, 49-3, 49-4, 49-5, 49-6, 49-7, 49-9, 49-10, 49-11, 49-11A, 49-12, 49-14, 49-17, 49-19, 49-19A, 49-19B, 49-20, 49-21, 49-22, 49-23, 49-25, 49-26, 49-27, 49-28, 49-29, 49-30, 49-31, 49-32, 49-33, 49-34, 49-35, 49-36, 49-36A, 49-37, 49-38, 49-39, 49-40, 49-45, 49-50, 49-51, 49-53, 49-57, 49-62, 49-77 and 49-78

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

25 The County Executive[, on behalf of the County,] may contract with any
 26 person[,] who is [building a real estate development or subdivision] developing land
 27 in the County[,] to participate in the cost of any [street] road, including any sidewalk,
 28 bikeway, gutter, curb or drainage construction, landscaping, traffic control device,
 29 bikeshare station, electric vehicle charging station, or placement of utilities, conduits,
 30 or other amenities in a [street or] road dedicated to public use.

31 **Sec. 49-5. Right to drain dedicated roads without liability to abutting owners.**

32 If any road is dedicated to the use of the public by a private grant, the grant must
 33 include the right [at all times] to properly drain the road, including a grant to the County
 34 of any necessary easements, without liability of the County to any abutting owner for
 35 any resulting injury.

36 **Sec. 49-6. Roads used for 20 years may be declared public highways.**

37 [(a)] Whenever any road has been used by the public for 20 or more years,
 38 though the road may never have been condemned or granted as a public
 39 [highway] road and regardless of whether the road termini are public, the
 40 County Executive may by Executive order published in the County
 41 Register declare the road to be [a] public [highway].

42 [(b)] The public right-of-way of a road declared as a public highway under
 43 subsection (a) must include permanent maintenance easements which
 44 extend 10 feet beyond each pavement edge.]

45 **Sec. 49-7. Authority of special taxing districts to regulate streets and roads.**

46 [(a)] Any special taxing district which has the authority to pave and maintain
 47 streets and roads may adopt and amend reasonable regulations under
 48 Method (2) governing the construction, maintenance, improvement,

49 grading, and repairing of the roads and streets in the district, including
50 those dedicated for public use.

51 [(b) In adopting regulations, the special taxing district may, by resolution,
52 incorporate any similar County regulation.]

53 * * *

54 **Sec. 49-9. Removal of items that obstruct the vision of motorists on public**
55 **highways or interfere with the use of public rights-of-way.**

56 (a) Notice to owner of property. If the Director of Transportation finds that
57 any tree, bush, vine, undergrowth, or other obstruction, except a building
58 or similar structure affixed to the ground, on private property poses a
59 threat to public safety by obstructing the vision of operators of vehicles
60 traveling on any public [street,] road[, or highway,] interfering with the
61 public rights-of-way as a traffic hazard, limiting access by Fire and
62 Rescue Service vehicles, or restricting the use by pedestrians or bicyclists
63 of the public rights-of-way, the Director promptly must serve on the
64 owner, agent, lessee or any other person supervising the property a
65 written notice that:

66 * * *

67 **Sec. 49-10. Obstruction of public rights-of-way.**

68 Except as provided in Section 49-11, in the public right-of-way, a person must
69 not:

70 (a) place, maintain, use, permit, allow, or exercise control over, any object or
71 structure [in the public right-of-way];

72 [(b) allow any object or structure owned by the person to occupy, obstruct, or
73 encroach upon the public right-of-way;]

- 74 [(c)](b) perform any reconstruction or maintenance work; or
- 75 [(d)](c) allow the erection or placement of any structure, fence, post, rock, or
- 76 other object [in the public right-of-way], except:
- 77 (1) [mail boxes] mailboxes mounted on a support that will bend or
- 78 break away on impact by a vehicle;
- 79 (2) individual residential newspaper boxes mounted on a support that
- 80 will bend or break away on impact by a vehicle;
- 81 (3) street trees placed and maintained under Section 49-33(j);
- 82 (4) ground cover placed and maintained under Section 49-33(k);
- 83 (5) a temporary, removable obstruction or occupation of a right-of-
- 84 way installed under a permit issued under Section 49-11; or
- 85 (6) as otherwise permitted by law.

86 Any object placed in the public right-of-way under Section 49-10[(d)](c) must

87 not [unreasonably] impede use of a sidewalk or other right-of-way by pedestrians or

88 persons in wheelchairs, or impede or endanger automobiles or other vehicles.

89 **Sec. 49-11. Permit to obstruct public rights-of-way.**

90 (a) *Definitions.* In this [section] Section, the following terms have the

91 meanings indicated.

92 *Public* includes pedestrians, bicyclists, and transit users.

93 *Safe alternative path* means an alternate [walkway or shared use path]

94 sidewalk or sidepath that:

- 95 (A) is on the same side of the street as a temporary closure; and
- 96 (B) provides safe access and passage to pedestrians.

97 *Temporary closure* means a temporary obstruction, blockage, or
 98 occupation of a right-of-way under a permit issued by the Director of
 99 Permitting Services under this Section.

100 (b) [Notwithstanding Section 49-10, and subject] Subject to subsections (c)
 101 and (d) of this Section, the Director of Permitting Services may issue a
 102 permit to:

- 103 (1) reconstruct or repair a sidewalk, [shared use path] sidepath,
 104 driveway, curb, or other structure;
- 105 (2) repair, locate, or replace underground utilities or infrastructure
 106 under a sidewalk or [shared use path] sidepath;
- 107 (3) install a temporary, removable obstruction or occupation of a right-
 108 of-way;
- 109 (4) close a curb lane, sidewalk, or [shared use path] sidepath in
 110 conjunction with the construction or reconstruction of an abutting
 111 structure;
- 112 (5) install permanent, nonstandard structures in the right-of-way that
 113 were approved by the Planning Board, the City of Rockville, or the
 114 City of Gaithersburg in a site plan as a site element of streetscape.
 115 Streetscape [includes] means street furnishings[,] and fixtures [and
 116 elements in connection with] used by the public [use of] in the
 117 right-of-way but does not include [enclosed] structures [or vaults]
 118 or improvements for private use. The permit applicant must
 119 execute a declaration of covenants that runs with the land on which
 120 [the project associated with] the streetscape [is being developed]
 121 will be installed to perpetually maintain the permitted streetscape
 122 in a good and safe condition; return the right-of-way to its
 123 condition before the permitted streetscape was installed if the

124 nonstandard permitted streetscape is removed; and indemnify the
125 County from any cost or liability associated with the construction,
126 maintenance, use or removal of the nonstandard permitted
127 streetscape; or

128 (6) install a private, non-commercial structure that is accessory to a
129 residential use. The permittee must execute a maintenance and
130 liability agreement that is approved by the Director of the
131 Department of Permitting Services.

132 * * *

133 (d) *Time limits for temporary closures without safe alternative paths.* Except
134 as provided in subsections (e) and (f):

135 (1) a temporary closure to reconstruct or repair a sidewalk or [shared
136 use path] sidepath must not exceed 6 months without the provision
137 of a safe alternative path; and

138 (2) any other temporary closure must not exceed 15 days without
139 provision of a safe alternative path.

140 * * *

141 (f) *Short extensions for hardship.*

142 (1) The Director may grant one extension of a time period under
143 subsection (d), for no more than 15 days, on a showing [of
144 extreme] by the applicant of undue hardship involving significant
145 difficulty or expense.

146 (2) The Executive must adopt regulations under Method [(2)] (3) to
147 specify the standards a permittee must meet to demonstrate

148 [extreme] undue hardship involving significant difficulty or
149 expense.

150 * * *

151 **Sec. 49-11A. Permit to temporarily obstruct private roads.**

152 (a) A person must not close any portion of a private road that is an urban road
153 as defined in Section 49-32 without a permit from the Director of
154 Permitting Services.

155 (b) The Director of Permitting Services may issue a permit for the complete
156 or partial closure of a private road on a temporary basis if the closure does
157 not:

- 158 (1) violate Chapter 22;
- 159 (2) [unreasonably] interfere with use of the private road by persons
160 with disabilities;
- 161 (3) [unreasonably] impede or endanger the users of any building or
162 structure adjacent to or abutting the private road; or
- 163 (4) adversely impact the use of connecting public roads.

164 * * *

165 (d) The Director of Permitting Services may charge a fee, set by Method [3]
166 (3) regulation, for the permit application and may include conditions in
167 each permit that provide for the safety of any user of a building or
168 structure adjacent to or abutting the private road, including providing for
169 safe alternate access to and egress from any building or structure.

170 * * *

171 **Sec. 49-12. Exemptions from Sections 49-10 and 49-11.**

172 (a) Subject to paragraphs (1) and (2), Sections 49-10 and 49-11 do not apply
173 to, and no permit under those Sections is required of, any municipality,
174 special taxing district or government agency [authorized by law] to
175 construct streets, roads, sewers, or drainage facilities in the County over
176 which the entity has jurisdiction. However:

- 177 (1) Sections 49-10 and 49-11 apply to any road that is located in a
178 municipality and owned or maintained by the County; and
- 179 (2) if the County owns or maintains a right-of-way, Section 49-11
180 applies to any temporary closure of the right-of-way [in connection
181 with construction or reconstruction on abutting property owned by
182 the County].

183 [(b) Sections 49-10 and 49-11 do not apply to any vehicle operated by a fire
184 department, public utility, or first aid provider, while that vehicle is being
185 used to provide emergency services.]

186 * * *

187 **Sec. 49-14. Debris likely to injure persons, animals, or vehicles.**

188 A person must not place or leave in or on any public [highway or street] road,
189 any debris liable to cause injury or damage to any vehicle or personal property. Any
190 violation of this Section is a Class C violation.

191 * * *

192 **Sec. 49-17. Accumulation of snow and ice on property prohibited.**

193 (a) *Legislative [Findings] findings.*

- 194 (1) During significant winter storm events, Montgomery County’s
195 sidewalks often become impassable and covered in piles of snow
196 that are pushed aside from the road as a result of County and State
197 snowplows. The scope of the problem is prevalent on

198 Montgomery County’s busiest roads, where sidewalks are often
 199 within an arm’s reach of traffic.

200 (2) These blocked sidewalks often persist for days following the end
 201 of a snowstorm, creating a significant pedestrian safety hazard that
 202 often forces pedestrians to walk in a lawn with oncoming traffic.

203 (3) County law allocates the responsibility of property owners to clear
 204 snow on a public sidewalk fronting their property within 24 hours
 205 of the end of snowfall. However, such clearing rarely occurs due
 206 to a variety of reasons, including the difficulty of removing the
 207 large piles of compacted snow and ice created by plow trucks.

208 (4) The County, in its current operation, clears sidewalks in urban
 209 districts and approximately sixty (60) miles of sidewalks with no
 210 adjacent residential or commercial property owner outside of such
 211 areas.

212 (5) Snow-covered and icy sidewalks adversely affect essential
 213 workers and commuters, who often travel by foot or public
 214 transportation, and must walk along high-traffic roads to get to bus
 215 stops and retail stores.

216 (6) It is in the best interest of the County to adopt fair, reasonable and
 217 equitable legislation to address safety hazards and increase
 218 walkability access on sidewalks for pedestrians during winter
 219 storms.

220 (b) (1) *Definitions.* In this Section:

221 (A) *Commercial property* means real property that either:

222 (i) is not designed for or intended for human habitation;

223 or

224 (ii) contains a multi-family dwelling of four or more
 225 units.

226 (B) *Residential property* means real property containing either:

227 (i) a [single family] single-family dwelling; or

228 (ii) a [multifamily] multi-family dwelling of three or
 229 fewer units.

230 (C) *Department* means the Department of Transportation.

231 (D) [*Non-Buffered Sidewalk*] Non-buffered sidewalk means a
 232 sidewalk along a roadway that does not contain a grass strip
 233 or other physical separation between the sidewalk and the
 234 adjacent curb or road edge.

235 (E) *Orphan [Sidewalk]* sidewalk means a sidewalk either
 236 abutting a State or County road and be located:

237 (i) adjacent to a vacant lot;

238 (ii) an overpass with no adjacent commercial or
 239 residential property adjoined; or

240 (iii) behind a residential or commercial property that is
 241 not directly accessible from the owner’s property and
 242 is separated from the sidewalk by a fence, guardrail,
 243 or change in elevation grade.

244 (2) A person is responsible for removing snow and ice on any
 245 sidewalk, sidepath, other [walkway] areas intended for public
 246 pedestrian access, [shared use path,] or parking area on or adjacent
 247 to property that the person owns, leases, or manages, [including
 248 any walkway in the public right-of-way,] to provide a pathway
 249 wide enough for safe pedestrian and wheelchair use. For purposes

250 of this Section, commonly owned property between a single-
 251 family residential lot and a common [walkway] sidewalk or
 252 sidepath is considered part of the lot if the intervening common
 253 property includes a [walkway] sidewalk, sidepath, or driveway that
 254 serves only that lot.

255 (3) Except as provided in paragraph (5), each owner, tenant, or
 256 manager is jointly and severally responsible for clearing snow and
 257 ice from the property and complying with Section 31-26A(d).

258 (4) The requirements of this Section do not apply to:

259 (A) an unpaved [walkway] sidewalk;

260 (B) a private [walkway] sidewalk or parking area on the
 261 property of a single-family residence;

262 (C) a public [walkway] sidewalk or sidepath behind a single-
 263 family residence that is not directly accessible from the
 264 owner's property;

265 (D) a [walkway] sidewalk that:

266 (i) is at least 25 feet from vehicular traffic;

267 (ii) serves only pedestrian destinations that are also
 268 accessible by another [walkway] sidewalk that this
 269 Section requires to be cleared;

270 (iii) was not routinely cleared of snow and ice after
 271 August 1999; and

- 272 (iv) is not the primary route for pedestrian access to a
 273 winter recreational facility open to the public; or
- 274 (E) any non-buffered sidewalk or path as specified under
 275 Section 49-17(j), regardless if the private property is
 276 fronting or abutting the sidewalk.
- 277 (5) (A) An individual who lives in a multi-family residential
 278 property is not responsible for removing snow and ice from
 279 a common [walkway] sidewalk, sidepath, or parking area.
- 280 (B) A homeowners' association, as that term is used in State
 281 law, is not responsible for removing snow and ice from a
 282 [walkway] sidewalk or sidepath adjacent to a single-family
 283 residential lot, if the lot owner is responsible under
 284 paragraph (1) for removing snow and ice from that
 285 [walkway] sidewalk or sidepath.
- 286 (c) If ice or hardpacked snow is impossible or unreasonably difficult to
 287 remove, the person is responsible for applying sufficient sand, other
 288 abrasives, or salt to provide safe pedestrian use.
- 289 (d) The person is responsible for removing snow and ice within 24 hours after
 290 the end of the precipitation that caused the condition. If a snowplow
 291 redeposits snow or ice on a sidewalk, sidepath or other [walkway] area
 292 intended for pedestrian access after a person has complied with this
 293 Section, the person is not responsible for clearing the [walkway] area
 294 until 24 hours after the snowplow redeposited the snow or ice.

295 (e) The County Executive must designate a department to enforce this
296 Section and may designate other County employees or contractors to
297 enforce this Section.

298 (f) The Executive may order a different deadline or conditions for
299 removing snow and ice during or immediately after a severe or unusual
300 storm or other public-safety condition.

301 (g) In addition to any other remedy or penalty for a violation of this
302 Section, the County may clear the snow and ice and charge the
303 responsible property owner for the cost, which the County may collect
304 in the same manner as property taxes.

305 (h) *Violations.*

306 * * *

307 (i) *Sidewalk [Snow Removal Plan] snow removal plan.*

308 * * *

309 (j) *Sidewalk [Snow Removal] snow removal – Required.* The Executive
310 must implement a plan and require the Department to remove or cause
311 to be removed snow and ice accumulation from the last day of
312 precipitation within the following designated areas:

313 * * *

314 **Sec. 49-19. Conversion of overhead lines to underground locations.**

315 If the construction or improvement of any County road requires any person to
316 relocate any overhead electric, telephone, or other overhead line or related facility in
317 any County road right-of-way, the County Executive must, by regulation adopted
318 under [method] Method (3), require that any affected line must be installed
319 underground if the Executive finds that underground installation is desirable after
320 considering the following factors:

321 * * *

322 Any regulation to implement this Section must require the replacement of any
 323 street light removed during the [conversion of any line to an underground location]
 324 installation of underground facilities.

325 **Sec. 49-19A. [Energy-efficient street lights.**

326 (a) *Definitions.* In this Section, the following words have the meanings
 327 indicated:

328 *Director* means the Director of the Department of Transportation.

329 *Light-emitting diode* or *LED light* means a semiconductor device that
 330 produces visible light when an electrical current is passed through it.

331 (b) When any contract to maintain street lights owned by the County in effect
 332 on January 21, 2014, expires, any later maintenance contract must be with
 333 a company that commits to install LED lights or another energy-efficient
 334 technology that the Director finds is equivalent or superior to LED lights.

335 **Sec. 49-19B] Permit exemption for the Purple Line.**

336 (a) The State of Maryland, including its agencies and divisions, is exempt
 337 from any permitting requirement in Chapters 8 (“Buildings”), 17
 338 (“Electricity”), 22 (“Fire Safety Code”), and 49 (“Streets and Roads”) for
 339 the construction of:

- 340 (1) any portion of the Purple Line that is located within the public
- 341 right-of-way under a valid franchise agreement approved by the
- 342 County Council under Section 49-21; and

343 (2) any structure related to the Purple Line owned by the State of
 344 Maryland or its agencies or divisions, including any hiker/biker
 345 trail that will be owned or maintained by the County.

346 (b) However, the State of Maryland, and its agencies, divisions, and
 347 contractors, must obtain any permit required under Chapter 8, 17, 22, and
 348 49 for the construction or alteration of any structure owned by the County,
 349 except the hiker/biker trail, or by a private person or entity.

350 **ARTICLE 2. FRANCHISES.**

351 **Sec. 49-20. Franchises for use of street; procedure for granting; notice and**
 352 **hearing.**

353 The Council [must not grant any] may approve a franchise [in relation to] for
 354 the occupation of any [highway, avenue, street, lane, alley,] road or other right-of-way,
 355 either on, above, or below the surface[, until all requirements of this Article have been
 356 met] if the following requirements are met:

357 (a) *Application to be published.* The applicant must publish notice of each
 358 application for [any] a franchise once a week for 3 successive weeks in
 359 one or more newspapers of general circulation in the County, specifying:

- 360 (1) [the essential] a summary of terms of the proposed franchise;
- 361 (2) the compensation the County [will] may receive, [which may take
 362 the form of] including in-kind goods and services [as well as cash
 363 payments]; and
- 364 (3) the location, character, and extent of the use of the right-of-way.

365 (b) *Inquiry as to value.* [After the notice required by subsection (a) is
 366 published, the] The County Executive or a designee [must] may

367 investigate the value of the proposed franchise and the adequacy of the
 368 compensation proposed to be paid for it.

369 (c) *Hearing on objections.* If any taxpayer, or any property owner whose
 370 property [right] rights may be affected by the grant of the franchise, files
 371 an objection to the granting of the franchise in writing with the County
 372 Executive within 10 days after the last notice required by subsection (a)
 373 appears, the County Executive or a designee must hold a hearing within
 374 15 days after the objection is filed on the proposed franchise and any
 375 objections to it.

376 (d) *Recommendations of County Executive.* The County Executive must, [in
 377 each case,] after any hearings required by this Article, forward to the
 378 Council written recommendations concerning the proposed franchise,
 379 including the Executive’s findings as to the value of the proposed
 380 franchise, any response to objections which have been raised, and any
 381 other relevant issues.

382 * * *

383 **Sec. 49-21. Council action.**

384 (a) [If the Council finds that granting the franchise is expedient and proper,
 385 the] The Council may grant [such] a franchise for such compensation as
 386 it, after considering the recommendations of the County Executive, finds
 387 proper, for a period not longer than 25 years. If the franchise allows the
 388 location of a permanent structure with a useful life [substantially] longer
 389 than 25 years in the County right-of-way, the initial term of the franchise
 390 may exceed 25 years.

391 (b) [At the option of the Council, the approved] The franchise may allow the
392 [grantee] franchisee to renew the franchise, after [a fair revaluation,] the
393 County determines the value of the renewed franchise [including the
394 value, if any, derived from the franchise or renewals,] for one or more
395 terms that each do not cumulatively exceed [another] 25 years.

396 (c) Every grant of any franchise must provide, by forfeiture of the grant, for
397 compelling compliance with its terms [and to secure efficiency of public
398 service at reasonable rates] and the maintenance of the [property] right-
399 of-way in good condition, throughout the grant. [Each grant must also
400 specify:

401 (1) the mode of determining any valuation and revaluation under this
402 Article,

403 (2) the time limit to exercise the rights given, and

404 (3) the procedure for default for a lapse of the franchise.]

405 * * *

406 **Sec. 49-22. County [Council] to retain [municipal] control.**

407 When the Council grants a franchise under this Article, the [Council]
408 County must [not part with, but must expressly reserve, the right and duty at all times]
409 continue to exercise full [municipal] control [and regulation in respect to all matters
410 connected with the franchise not inconsistent with its terms] over the franchised right-
411 of-way.

412 **Sec. 49-23. Certain private rights not affected.**

413 Nothing in this Article is intended to affect any private right, [including the right
 414 of any adjacent property owner held by law in 1910,] except as necessary to comply
 415 with this Chapter.

416 **ARTICLE 3. ROAD DESIGN AND CONSTRUCTION CODE.**

417 **Sec. 49-25. Complete streets policy and standards.**

418 This Article is intended to guide the planning, design, and construction of
 419 transportation facilities in the public right-of-way. Each transportation facility in the
 420 County must be planned and designed to:

- 421 (a) maximize the choice, safety, convenience, and mobility of all users,
 422 regardless of age, ability, or mode of transportation,
- 423 (b) maintain or expand connectivity for users,
- 424 (c) respect and maintain the [particular character of] master plan
 425 recommendations for the community where it is located,
- 426 (d) ensure access, convenience, safety, and investment of resources are
 427 equitably applied,

428 ~~[(d)]~~(e) minimize stormwater runoff and otherwise preserve the natural
 429 environment, and

430 ~~[(e)]~~(f) facilitate, to the maximum extent possible, the future accommodation
 431 of improved transportation technology elements, such as intelligent
 432 signals, smart parking meters, electric vehicle charging, car- and bicycle-
 433 sharing, and way-finding systems.

434 To achieve these goals, each County road and street must be designed so that
 435 the safety and convenience of all intended users of the roadway system [– including

436 pedestrians, bicyclists, transit users, automobile drivers, commercial vehicles and
 437 freight haulers, and emergency service vehicles –] is accommodated. [Each road and
 438 street must facilitate multi-modal use and assure that all users can travel safely in the
 439 public right of way. A specified quantity of stormwater must be managed and treated
 440 on-site, in the road or street right-of-way, including through the use of vegetation-based
 441 infiltration techniques.] Complete streets function as a road transportation network
 442 that is safe and convenient for all intended users, regardless of mode. Stormwater
 443 management requirements, including vegetated and structural practices, may be met
 444 on-site and within the public right-of-way. [These context-sensitive] Complete streets
 445 policies must be employed in all phases of publicly or privately funded facility
 446 development, including planning, design, construction, reconstruction, and
 447 streetscaping. [Each transportation project must incorporate complete streets
 448 infrastructure sufficient to promote safe and convenient travel along and across the
 449 right-of-way for all users.]

450 The County Executive must adopt under Method (3) a Complete Streets Design
 451 regulation that provides guidance on the planning, design, and operation of roadways
 452 for all intended users.

453 This Article may be cited as the “Montgomery County Road Design and
 454 Construction Code.”

455 **Sec. 49-26. Definitions.**

456 In this Chapter, except where specified otherwise, the following words and
 457 phrases have the meanings indicated:

458 *Bikeway*[:] means any area expressly intended for bicycle travel, including
 459 associated curbs and gutters and any of the following:

- 460 [(a) *Shared use path*: A paved path that abuts, is contiguous with, and is a
 461 part of the right-of-way for a County road or street, that is typically 10
 462 feet wide but can vary between 8 feet and 14 feet wide, designated for
 463 bicycles and pedestrians, that is separated from motorized traffic by a
 464 curb, barrier, or landscape panel.
- 465 (b) *Shared use trail*: A paved or unpaved trail designated for bicycles and
 466 pedestrians, that is not part of the right-of-way for a County road or street
 467 because the trail does not abut and lie contiguous with the right of way
 468 for a County road or street.
- 469 (c) *Bike lane*: A portion of a roadway designated by striping, signing, or
 470 pavement markings for the preferential or exclusive use of bicycles, and
 471 on which through-travel by motor vehicles is not allowed.]
- 472 (a) *Bike lane means a portion of a roadway designated by striping, signing,*
 473 *or pavement markings for the preferential or exclusive use of bicycles,*
 474 *and on which travel by motor vehicles is not allowed.*
- 475 (b) *Off-street trail means paths located outside of the road right-of-way that*
 476 *provide two-way travel for people walking, bicycling and using other*
 477 *non-motorized modes. This facility was formerly referred to as a “shared*
 478 *use trail.”*
- 479 (c) *Separated bike lane, also known as a protected bike lane or cycle track*
 480 *means an exclusive bikeway that is physically separated from motor*
 481 *vehicles and distinct from the sidewalk. A separated bike lane may be in*
 482 *a one-way or two-way configuration.*

483 (d) *Shared use roadway*[:] means [A] a roadway open to both bicycle and
 484 motor vehicle travel and which is designated as a preferred route for
 485 bicycle use by warning or informational signs.

486 [(e) *Separated bike lane*, also known as a protected bike lane or cycle track:
 487 a bikeway that is physically separated from motor vehicles and pedestrian
 488 facilities. The separation may be vertical, such as a curb; horizontal, such
 489 as a landscape panel or parking lane; or a combination. A separated bike
 490 lane may be in a one-way or two-way configuration.

491 (f) *Buffered bike lane*: a bikeway separated from a motor vehicle travel lane
 492 with an area of striped pavement.]

493 (e) *Sidepath* means a paved path that is located parallel to and within the road
 494 right-of-way. Sidepaths provide two-way travel routes designated for
 495 walking, bicycling, jogging and skating. Sidepaths are separated from
 496 motorized traffic by a curb, barrier, or landscape panel. This facility was
 497 formerly referred to as a “shared use path”.

498 *Complete streets*[:] means streets that are planned, designed, and constructed to
 499 enable safe access for all intended users, including pedestrians, bicyclists, motorists,
 500 and transit riders of all ages and abilities, commercial vehicles, freight haulers, and
 501 emergency service vehicles.

502 *Complete streets infrastructure*[:] means any design feature that contributes to
 503 a safe, convenient, and comfortable travel experience, which may include such features
 504 as sidewalks; [shared use paths] sidepaths, bike lanes, and separated bike lanes; bike
 505 stations and bike storage facilities; narrow motor vehicle lanes and tight curb radii;
 506 street trees, planting strips, and other right-of-way landscaping; curbs and accessible
 507 curb ramps; curb extensions, crosswalks, and refuge islands; raised medians;

508 pedestrian and traffic signals, including countdown and accessible signals; signage;
 509 streetlighting; street furniture; bicycle parking facilities; stormwater management;
 510 public transportation stops and shelters; dedicated transit lanes; and traffic calming
 511 devices.

512 *Construction* and *constructed* include “reconstruction” and “reconstructed” but
 513 not “maintenance,” and include grading, installation of drainage structures, paving,
 514 curbs and gutters, curb returns, sidewalks and other areas intended for pedestrian
 515 access, bikeways, driveway entrances, guardrails, retaining walls, sodding, and
 516 planting.

517 *Curb extension*[:] means an area that extends the line of a curb into a parking
 518 lane, reducing the width of a street.

519 *Curbside Width*[:] means the area beyond each curb necessary for sidewalks,
 520 [shared use paths] sidepaths, street trees and other landscaping, streetlights, utilities,
 521 and other elements.

522 *Dedication plat*[:] means [Any] any plat conforming to law, duly recorded in
 523 the County land records, which has the legal effect of dedicating one or more rights-
 524 of-way to public use. If the plat was recorded after the Maryland-National Capital Park
 525 and Planning Commission was created, and the property is located in the
 526 Commission’s jurisdiction, the Commission must have approved the plat.

527 *Design standard*[:] means the standard adopted by regulation under this Article
 528 for each type of road, as defined in Section 49-31, except Freeways and Controlled
 529 Major Highways, which shows typical cross-sections and other dimensions to which
 530 the road must conform.

531 *Director*[:] means [The] the Director of Transportation or the Director of
 532 Permitting Services, as specified, and each Director’s designee.

533 *Drainage structure*[:] means [Any] any culvert, bridge, storm drain, storm
534 sewer, catch basin, canal, channel, inlet, ditch, or subsurface drain, and any other
535 structure or watercourse designed to convey surface or other waters.

536 *Dual road*[:] means [Any] any road in which the travel directions are separated
537 by a median.

538 *Forest conservation plan*[:] means [A] a plan for the retention, afforestation, or
539 reforestation of forest and trees approved under Chapter 22A.

540 *Ground cover*[:] means [Low] low-maintenance, non-invasive, leafy, grassy, or
541 woody vegetation that covers and holds soil.

542 *Maximum target speed*[:] means the maximum speed at which vehicles should
543 operate on a thoroughfare in a specific context, consistent with the level or multimodal
544 activity generated by adjacent land uses, to provide mobility for motor vehicles and a
545 safe environment for pedestrians and bicyclists.

546 [*Pedestrian walkway*: Any sidewalk, and any other land, way, or path
547 designated by appropriate signs for a pedestrian route.]

548 *Private road*[:] means [Any] any road [street, highway, avenue, lane, alley, or
549 viaduct,] or any segment of [any of them] a road, including any [pedestrian walkway]
550 sidewalk, sidepath, or other area intended for pedestrian access adjacent to the private
551 road that has not been deeded, dedicated or otherwise permanently appropriated to the
552 public for public use or County maintenance.

553 *Reconstruct* and *reconstruction* include any change in the width, alignment, or
554 design of a road or other structural features within or along a roadway [– that is, the
555 width of the pavement or the area between curbs –] but [do] does not include
556 resurfacing a road, bikeway, or sidewalk without any change in its width.

557 *Road*[:] means [Any] any road, street, highway, avenue, boulevard, lane, alley,
558 bridge, [shared use path] sidepath, sidewalk, viaduct, or any segment of any of them,
559 and any related storm drain and stormwater management facility.

560 *Rural area* means an area designated as the Rural East and Rural West policy
561 areas in the Growth and Infrastructure Policy.

562 *Sidewalk*[:] means any portion of the right-of-way for a County road [or street]
563 that is expressly intended [as a pedestrian walkway] for pedestrians, including
564 pedestrian ramps.

565 *Specimen tree*[:] means [Any] any tree with a diameter measured at 4.5 feet
566 above the ground of 30 inches or more, or any tree with 75% or more of the diameter
567 of the current champion tree of that species, as designated by the County Forest
568 Conservation District Board.

569 *Speed hump* means a parabolic or flat-top device used to create vertical
570 deflection along a roadway for traffic calming purposes. These may include wheel gaps
571 that allow target vehicles to pass through unaffected or flat-top devices may include
572 crosswalks.

573 *Street tree*[:] means [A] a tree that is listed in the design standards as acceptable
574 for planting in a public right-of-way. In a private road right-of-way or easement, a tree
575 listed as acceptable for planting in the Planning Board technical manual for forest
576 conservation.

577 *Subdivision*[:] means [The] the division or [partition] assemblage of a lot, tract
578 or parcel of land into [2] one or more lots, plots, sites, tracts, parcels, or other divisions
579 for immediate or future rental, sale, or building development. *Subdivision* includes a
580 resubdivision, but not a division or partition of land for agricultural purposes.

581 *Transitway*[:] means a right-of-way for use exclusively by public transit
 582 vehicles.

583 Urban area means areas depicted by Appendix E in the Master Plan of
 584 Highways and Transitways as amended, or by any replacement functional, master, or
 585 sector plan that defines urban areas or urban road code boundaries.

586 **Sec. 49-27. Applicability of Article.**

587 This Article applies to all roads in the County, except any:

- 588 (a) [State] state road;
- 589 (b) [Federal] federal road;[.]
- 590 (c) [Road] road located in any part under the jurisdiction of the Maryland-
 591 National Capital Park and Planning Commission;
- 592 (d) [Private] private road; or
- 593 (e) [Municipally] municipally owned and maintained road.

594 Nothing in this Article prevents the County from building, and assessing the cost
 595 of, any drainage structure, curb or gutter, sidewalk, [shared use path] sidepath, curb
 596 return, or sidewalk and driveway entrance, along a [State] state or [Federal] federal
 597 road.

598 **Sec. 49-28. Standards and specifications.**

- 599 (a) Except as otherwise provided in this Article, the construction of all roads
 600 must conform to the standards[, criteria] and specifications in this Article
 601 or any regulation adopted under this Article. As used in this Article,
 602 “standards” means County design standards including the regulation
 603 adopting the Complete streets design, and “specifications” means the

604 most recent [State] state standard specifications for road construction and
 605 materials. When no County standards or specifications are applicable, the
 606 County will apply the current guidance published by the American
 607 Association of State and Highway Transportation Officials (AASHTO)
 608 or National Association of City Transportation Officials (NACTO).

609 (b) The [Director of Transportation] Executive may set a fee by [method 2]
 610 Method (3) regulation for the review of any plan or document submitted
 611 under Chapter 50 or this Chapter. Each fee must be based on the costs of
 612 reviewing any plan or document and any staff participation in the
 613 subdivision process. The Department must provide a copy of each fee
 614 regulation to the Planning Board.

615 (c) The Department of Transportation must make available to the public, free
 616 or at a reasonable cost, an up-to-date copy of all applicable County road
 617 design standards and specifications.

618 **Sec. 49-29. Pedestrian [walkways] sidewalks, bikeways, and wheelchair traffic.**

619 (a) Bikeways and [walkways] sidewalks must be constructed when any
 620 County road is constructed, reconstructed, or relocated, except [any
 621 walkway]:

622 (1) any sidewalk or sidepath in front of a lot that is larger than 25,000
 623 square feet for a single-family detached dwelling in a rural zone;

624 (2) any sidewalk or sidepath on any roadway that is classified as
 625 [exceptional rustic, rustic, country arterial, or country road] rustic
 626 or exceptional rustic;

- 627 (3) any sidewalk or sidepath on a [tertiary residential] neighborhood
 628 street or neighborhood yield street serving fewer than 75 dwelling
 629 units if the Planning Board and Department of Transportation
 630 [finds] find that a sidewalk is not expected to be [unnecessary]
 631 necessary for pedestrian movement[, or];
- 632 (4) any sidewalk if the site is located in an environmentally sensitive
 633 area with limits on the amount of impervious surface allowed[.] ;
 634 or
- 635 (5) where the Department of Permitting Services finds that a bikeway
 636 or sidewalk is infeasible because it will not connect to any
 637 destination within the foreseeable future, or the facility qualifies
 638 for fee payments in lieu of construction under Section 49-40.

639 Each bikeway and [walkway] sidewalk must conform to approved capital
 640 improvements programs and be consistent with applicable area master
 641 plans and transportation plans adopted by the Planning Board.

- 642 (b) To promote the safety of bicycle and wheelchair travel throughout the
 643 County, the County Executive must adopt, by Method (3) regulation,
 644 standards and specifications to build and maintain ramps at curbed
 645 intersections and [storm water] stormwater gratings and other openings
 646 along roads and streets, in each case of a design and type that is not a
 647 hazard to bicycle and wheelchair traffic and is consistent with Americans
 648 with Disabilities Act best practices guidelines published by the United
 649 States Department of Justice. These ramps, gratings, and openings must
 650 be built and maintained as part of each project under subsection (a).

651 **Sec. 49-30. Traffic [Calming] calming.**

652 (a) The Director of Transportation must consider installing traffic calming
 653 and bicycle- and pedestrian-friendly design features [in] on any
 654 [residential] area connector, neighborhood connector, neighborhood
 655 street, or neighborhood yield street over 1,000 feet long, [minor arterial,
 656 business district street] downtown street, town center street, and industrial
 657 street. Traffic calming features include raised crosswalks and raised
 658 intersections, traffic [circle] circles, medians, pedestrian refuge islands,
 659 chokers, smaller centerline radii, parking cut-outs, chicanes, other forms
 660 of horizontal or vertical deflection, and special paving and streetscaping
 661 in central business districts or other commercial areas.

662 (b) [Speed humps that are 12 feet wide may be built on any principal
 663 secondary residential street, secondary residential street, tertiary
 664 residential street, or alley, but must be spaced at least 500 feet from any
 665 other hump and 200 feet from any intersection. Speed humps that are 22
 666 feet wide may be built on any primary residential street, but must be
 667 spaced at last 500 feet from any other hump and 200 feet from any
 668 intersection. Speed humps that are 22 feet wide may be built on a minor
 669 arterial, but must be spaced at least 750 feet from any other hump and
 670 300 feet from any intersection. Before speed humps are installed in any
 671 road, all other requirements specified in applicable regulations must be
 672 met.] Speed hump location and placement:

673 (1) speed humps that are 12 feet wide may be built on any
 674 neighborhood street, neighborhood yield street, or alley, but must
 675 be spaced at least 500 feet from any other hump and 200 feet from
 676 any intersection;

677 (2) speed humps that are 22 feet wide may be built on any downtown
 678 street, town center street, or shared street, but must be spaced at
 679 least 500 feet from any other hump and 200 feet from any
 680 intersection;

681 (3) speed humps that are 22 feet wide may be built on a downtown
 682 boulevard, town center boulevard, area connector, neighborhood
 683 connector, or industrial street, but must be spaced at least 750 feet
 684 from any other hump and 300 feet from any intersection; and

685 (4) before speed humps are installed in any road, all other
 686 requirements specified in applicable regulations must be met.

687 **Sec. 49-31. Classification of roads.**

688 [Each road, except those listed in subsections (m)-(n), must be classified as
 689 designated in the applicable master or sector plan. This Section defines the vehicular
 690 functions of each road classification.

691 (a) A Freeway is a road meant exclusively for through movement of vehicles
 692 at a high speed. Access must be limited to grade-separated interchanges.

693 (b) A Controlled Major Highway is a road meant exclusively for through
 694 movement of vehicles at a lower speed than a Freeway. Access must be
 695 limited to grade-separated interchanges or at-grade intersections with
 696 public roads.

697 (c) A Major Highway is a road meant nearly exclusively for through
 698 movement of vehicles at a moderate speed. Access must be primarily
 699 from grade-separated interchanges and at-grade intersections with public

700 roads, although driveway access is acceptable in urban and denser
 701 suburban settings.

702 (d) A Parkway is a road meant exclusively for through movement of vehicles
 703 at a moderate speed. Access must be limited to grade-separated
 704 interchanges and at-grade intersections. Any truck with more than 4
 705 wheels must not use a Parkway, except in an emergency or if the trust is
 706 engaged in Parkway maintenance.

707 (e) An Arterial is a road meant primarily for through movement of vehicles
 708 at a moderate speed, although some access to abutting property is
 709 expected.

710 (f) A Country Arterial is an Arterial, typically in the County’s agricultural
 711 reserve.

712 (g) A Minor Arterial is a 2-lane Arterial meant nearly equally for through
 713 movement of vehicles and access to abutting property.

714 (h) A Business District Street is a road meant for circulation in commercial
 715 and mixed-use zones.

716 (i) An Industrial Street is a road meant for circulation in industrial zones.

717 (j) A Primary Residential Street is a road meant primarily for circulation in
 718 residential zones, although some through traffic is expected.

719 (k) A Country Road is a road that has the function of a Primary Residential
 720 Street, typically in the County’s agricultural reserve.

721 (l) A Principal Secondary Residential Street is a Secondary Residential
 722 Street meant to carry somewhat more through traffic.

723 (m) A Secondary Residential Street is a road meant to provide access between
 724 a residential development with fewer than 200 dwelling units and one or
 725 more higher classification roads as defined in subsections (b) through (l).

726 (n) A Tertiary Residential Street is a road meant to provide direct access to a
 727 residential development with 75 or fewer dwelling units. A Tertiary
 728 Residential Street must not be built unless the Planning Board allows its
 729 use when the Board approves a preliminary subdivision plan or site plan.

730 (o) A Rustic Road or an Exceptional Rustic Road means a road classified as
 731 either under Article 8.

732 (p) An Alley is a right-of-way intended to provide secondary service access
 733 to the rear or side of lots or buildings and not intended for transporting
 734 through traffic. An alley may be used to provide primary vehicular access
 735 if the Planning Board and the Director of Transportation concur that the
 736 dimensions and specifications proposed in a project, preliminary
 737 subdivision, or site plan would provide adequate primary vehicular
 738 access.]

739 (a) In this Article and the regulations adopted under it:

740 (1) A downtown area consists of areas with the highest intensity of
 741 development. These areas are:

- 742 (A) Bethesda CBD;
- 743 (B) Friendship Heights CBD;
- 744 (C) Silver Spring CBD;
- 745 (D) Wheaton CBD;
- 746 (E) White Flint Sector Plan area; and
- 747 (F) White Flint 2 Sector Plan area.

- 748 (2) A town center area consists of areas with moderate to high
 749 development intensity. These areas are:
- 750 (A) Burtonsville Town Center;
 751 (B) Clarksburg Town Center;
 752 (C) Damascus Town Center;
 753 (D) Germantown Town Center;
 754 (E) Kensington Town Center;
 755 (F) Olney Town Center; and
 756 (G) All other designated Urban areas that are not downtown
 757 areas.
- 758 (3) A country area is located within the designated Rural area.
- 759 (4) A suburban area is an area with predominantly residential zoning
 760 that is not already a downtown, town center, or country area.
- 761 (5) These areas may be created, eliminated or modified by functional
 762 plans, master plans, or sector plans.
- 763 (6) Roads are included in the area within which they are located.
 764 Roads bordering on two areas will be assigned to the area with the
 765 greater development intensity.
- 766 (b) Each road must be assigned a County classification and a federal
 767 classification. Federal classifications are assigned in accordance with the
 768 most recent edition of the Federal Highway Administration Highway
 769 Functional Classification typologies.
- 770 (c) County classifications are:
- 771 (1) A Freeway is a road meant exclusively for through movement of
 772 vehicles at a high speed. Access must be limited to grade-separated
 773 interchanges.

- 774 (2) A *Controlled Major Highway* is a road meant exclusively for
775 through movement of vehicles at a lower speed than a Freeway.
776 Access must be limited to grade-separated interchanges or at-grade
777 intersections with public roads.
- 778 (3) A *Parkway* is a road meant exclusively for through movement of
779 vehicles at a moderate speed. Access must be limited to grade-
780 separated interchanges and at-grade intersections. Any truck with
781 more than four wheels must not use a Parkway, except in an
782 emergency or if the truck is engaged in Parkway maintenance.
- 783 (4) A *Downtown Boulevard* is a road in a downtown area that serves
784 a high volume of vehicles, pedestrians, bicyclists, or transit users.
785 Access to abutting properties is allowed but not preferable. These
786 roads were previously classified as major highways and arterials.
- 787 (5) A *Downtown Street* is a road in a downtown area that serves a large
788 share of pedestrians, bicyclists, or transit users. This road type is
789 meant for circulation in commercial and mixed-use zones. Access
790 to abutting properties is expected. These roads were previously
791 classified as business streets.
- 792 (6) A *Boulevard* is a road that typically connects employment and
793 entertainment centers, civic, commercial, and institutional land
794 uses, and may also provide cross-country and regional
795 connections. Pedestrian, bicycle, and transit users are to be
796 accommodated. Some access to abutting properties is expected.
797 These roads were previously classified as major highways and
798 arterials.
- 799 (7) A *Town Center Boulevard* is a road in a town center area that
800 serves a moderate to high volume of vehicles, pedestrians,

801 bicyclists, or transit users. Access to abutting properties is allowed
 802 but generally not preferable. These roads were previously
 803 classified as major highways and arterials.

804 (8) A *Town Center Street* is a road in a town center area that serves a
 805 larger share of pedestrians, bicyclists, or transit users. This road
 806 type is meant for circulation in commercial and mixed-use zones.
 807 Access to abutting properties is expected. These roads were
 808 previously classified as business streets.

809 (9) An *Area Connector* is a two-lane street in a suburban area that
 810 typically connects employment and entertainment centers, civic,
 811 commercial, and institutional land uses, and may also provide
 812 limited regional connectivity and serve primary circulation in
 813 residential zones. These roads were previously classified as minor
 814 arterials.

815 (10) A *Neighborhood Connector* is a street in a suburban area providing
 816 primary circulation in residential zones and may also enable traffic
 817 to pass through a neighborhood. These streets were previously
 818 classified as primary residential streets.

819 (11) A *Neighborhood Street* is a street that provides internal circulation
 820 within suburban areas. Access to abutting properties is expected.
 821 These streets were previously classified as secondary and tertiary
 822 residential streets.

823 (12) A *Neighborhood Yield Street* is a *Neighborhood Street* that is
 824 designed as a bi-directional one-lane street.

825 (13) An *Industrial Street* is a road meant for circulation in areas
 826 consisting predominantly of industrial zones.

827 (14) A Country Connector is a road in a country area that was
 828 previously classified as major highways, arterials, or country
 829 arterials.

830 (15) A Country Road is a low intensity road in a country area.

831 (16) An Alley is a right-of-way intended to provide secondary access to
 832 the rear or side of lots or buildings and not intended for
 833 transporting through traffic. An alley may be used to provide
 834 primary vehicular access if the Planning Board and the Director of
 835 Transportation concur that the dimensions and specifications
 836 proposed in a project, preliminary subdivision, or site plan would
 837 provide adequate primary vehicular access. An Alley is a
 838 Residential Alley if serving only residential zones, or a
 839 Commercial Alley if serving any non-residential zones.

840 (17) A Rustic Road or an Exceptional Rustic Road means a road
 841 classified as such under Article 8.

842 (18) A Residential Shared Street or Commercial Shared Street is a
 843 street designed to create a shared traffic environment where
 844 pedestrians, bicyclists, and other non-motorized traffic may
 845 comfortably occupy the same space as motor vehicle traffic. These
 846 streets prioritize pedestrian and bicycle movement by slowing
 847 vehicular speeds and communicating clearly through design
 848 features that motorists must yield to all other users. A Shared Street
 849 is a Residential Shared Street if serving only residential zones, or
 850 a Commercial Shared Street is serving any non-residential zones.

851 (d) County classifications are assigned as follows until the roads are re-
 852 designated by functional plans, master plans, or sector plans. The number

853 of lanes is defined as the number of through lanes for motor vehicles and
 854 is tallied based on the number of planned lanes for that road, or the
 855 number of existing lanes if not specified by any functional plan, master
 856 plan, or sector plan.

857 (1) Freeways retain their classifications as Freeways.

858 (2) Controlled Major Highways retain their classifications as
 859 Controlled Major Highways.

860 (3) Parkways retain their classifications as Parkways.

861 (4) Major highways:

862 (A) Major highways located in a downtown area are classified
 863 as Downtown Boulevards.

864 (B) Major Highways located in a town center area are classified
 865 as Town Center Boulevards.

866 (C) Two-lane Major Highways located in a country area are
 867 classified as Country Connectors.

868 (D) Two-lane Major Highways located in a suburban area are
 869 classified as Area Connectors.

870 (E) All Major Highways not addressed by (A) through (D) are
 871 classified as Boulevards.

872 (5) Arterials:

873 (A) Arterials with four or more lanes located in a downtown area
 874 are classified as Downtown Boulevards.

875 (B) Arterials with fewer than four lanes located in a downtown
 876 area are classified as Downtown Streets.

877 (C) Arterials with more than two lanes located in a town center
 878 area are classified as Town Center Boulevards.

879 (D) Arterials with two lanes located in a town center area are
 880 classified as Town Center Streets.

881 (E) Arterials located within a country area are classified as
 882 Country Connectors.

883 (F) Two-lane Arterials located in a suburban area are classified
 884 as Area Connectors.

885 (G) All Arterials not addressed by (A) through (F) are classified
 886 as Boulevards.

887 (6) Minor Arterials:

888 (A) Minor Arterials with four or more lanes located in a
 889 downtown area are classified as Downtown Boulevards.

890 (B) Minor Arterials with fewer than four lanes located in a
 891 downtown area are classified as Downtown Streets.

892 (C) Minor Arterials with more than two lanes located in a town
 893 center area are classified as Town Center Boulevards.

894 (D) Minor Arterials with two lanes located in a town center area
 895 are classified as Town Center Streets.

896 (E) Minor Arterials located within a country area are classified
 897 as Country Connectors.

898 (F) All Minor Arterials not addressed by (A) through (E) are
 899 classified as Area Connectors.

900 (7) Business District Streets:

901 (A) Business District Streets with four or more lanes located in
 902 a downtown area are classified as Downtown Boulevards.

903 (B) Business District Streets with fewer than four lanes located
 904 in a downtown area are classified as Downtown Streets.

- 905 (C) Business District Streets with more than two lanes that are
 906 not located in a downtown area are classified as Town
 907 Center Boulevards.
- 908 (D) Business District Streets with two lanes that are not located
 909 in a downtown area are classified as Town Center Streets.
- 910 (8) Industrial Streets retain their classification as Industrial Streets.
- 911 (9) Primary Residential Streets:
- 912 (A) Primary Residential Streets located in a country area are
 913 classified as Country Connectors.
- 914 (B) Primary Residential Streets not located in a country area are
 915 classified as Neighborhood Connectors.
- 916 (10) Secondary Residential Streets are classified as Neighborhood
 917 Streets.
- 918 (11) Tertiary Residential Streets are classified as Neighborhood Streets.
- 919 (12) Country Arterials are classified as Country Connectors.
- 920 (13) Country Roads retain their classifications as Country Roads.
- 921 (14) Shared Streets with entirely residential zoning along its frontage
 922 are classified as a Residential Shared Street.
- 923 (15) Shared Streets with any non-residential zoning along its frontage
 924 are classified as a Commercial Shared Street.
- 925 (16) Alleys retain their classifications as Alleys.
- 926 (17) Rustic Roads retain their classifications as Rustic Roads.
- 927 (18) Exceptional Rustic Roads retain their classifications as
 928 Exceptional Rustic Roads.
- 929 (19) Transitions along continuous roadways:
- 930 (A) If a Downtown road type changes classification to or from
 931 a non-Downtown road type: the Downtown classification

932 will extend to the next master planned cross-street, not to
933 exceed 500 feet beyond the limits of the downtown area.

934 (B) If a Town Center road type changes classification to or from
935 a non-Downtown and non-Town Center road type: the
936 Town Center classification will extend to the next master
937 planned cross-street, not to exceed 500 feet beyond the
938 limits of the town center area.

939 (C) If a Downtown Boulevard, Town Center Boulevard, or
940 Boulevard change classification to or from any other type:
941 the Downtown Boulevard, Town Center Boulevard, or
942 Boulevard classification will extend to the next master
943 planned cross-street, not to exceed 500 feet beyond the
944 initial transition point.

945 (D) The transition areas noted in (A) through (C) are not
946 additive; if the roadway meets multiple transition criteria the
947 transition area will remain to the next master planned cross-
948 street, not to exceed 500 feet from the nearest of either the
949 limits of the downtown or town center area, or the initial
950 transition point.

951 (20) If the Department of Transportation determines that the criteria
952 under (d)(1) through (d)(19) are not suitable for a particular road,
953 the Department may determine that a more context-sensitive
954 classification or transition length applies in lieu of the default
955 classifications.

956 **Sec. 49-32. Design standards for types of roads.**

957 * * *

958 [(c) In this Article and the standards adopted under it:

959 (1) an ‘urban’ road is a road segment in or abutting a Metro Station
 960 Policy Area, Town Center Policy Area, or other urban area
 961 expressly identified in a Council resolution;

962 (2) a ‘rural’ road is a road segment located in a rural policy area as
 963 defined in the County Growth Policy; and

964 (3) a ‘suburban’ road is a road segment located elsewhere in the
 965 County.]

966 [(d)](c) The minimum right-of-way for a road may be specified in the most
 967 recent applicable functional plan, master plan, or sector plan for the area
 968 where the road is located. Minimum rights-of-way include continuous
 969 features along a typical section, and account for parking, drainage and
 970 stormwater management, spot conditions such as auxiliary lanes or transit
 971 stations, or infrastructure at intersections such as signal equipment and
 972 protected intersections. If a minimum right-of-way for a particular road
 973 is not specified [n] in a functional plan, master plan, or sector plan, the
 974 minimum right-of-way must be:

- 975 [(1) 80 feet for a Business District Street or Industrial Street;
- 976 (2) 100 feet for a Primary Residential Street with a median;
- 977 (3) 70 feet for a Primary Residential Street without a median;
- 978 (4) 60 feet for a Principal Secondary Residential Street or Secondary
 979 Residential Street;
- 980 (5) 50 feet for a standard Tertiary Residential Street;
- 981 (6) 27 feet, 4 inches for a reduced-width Tertiary Residential Street
 982 with two-way traffic;

- 983 (7) 21 feet, 4 inches for a reduced-width Tertiary Residential Street
- 984 with one-way traffic; and
- 985 (8) 20 feet for an Alley.]
- 986 (1) 80 feet for a Downtown Street;
- 987 (2) 80 feet for a Town Center Street;
- 988 (3) 70 feet for an Area Connector;
- 989 (4) 70 feet for a Neighborhood Connector;
- 990 (5) 60 feet for a Neighborhood Street;
- 991 (6) 50 feet for a Neighborhood Yield Street;
- 992 (7) 80 feet for an Industrial Street;
- 993 (8) 74 feet for a Country Connector;
- 994 (9) 70 feet for a Country Road;
- 995 (10) 20 feet for an Alley serving any non-residential zoning;
- 996 (11) 16 feet for an Alley serving only residential zoning;
- 997 (12) 40 feet for a Commercial Shared Street;
- 998 (13) 40 feet for a Residential Shared Street.

999 ~~[(e)]~~(d) Grass shoulders must be load bearing at any specific location designated
 1000 by the Director of Permitting Services after consulting the Fire Chief and
 1001 Director of Transportation.

1002 ~~[(f)]~~(e) Unless otherwise specified in this Article, each grading, drainage
 1003 structure, paving, shoulder, landscaping, and traffic control must be
 1004 installed as provided in the latest applicable County design standards,
 1005 storm drain criteria, and specification. Unless extenuating circumstances
 1006 would result in a safety hazard, when a road is resurfaced the road must
 1007 also be restriped to meet any applicable lane width standard and may
 1008 include bike lanes where appropriate.

1009 [(g) Each through travel or turning lane on an urban road must be no wider
 1010 than 10 feet, except that a single travel lane adjacent to a parking lane
 1011 must be no wider than 11 feet and a through travel or turning lane abutting
 1012 an outside curb must be no wider than 11 feet, including the gutter pan.
 1013 Each parking lane on an urban road must be no wider than 8 feet,
 1014 including the gutter pan. The standards in this subsection do not apply if,
 1015 for a road improvement required as a result of approving a subdivision or
 1016 site plan, the Executive or the Executive’s designee concludes that
 1017 applying a specific standard at a specific site would significantly impair
 1018 public safety.]

1019 [(h)](f) The curb radius at the corner of each intersection of two [urban] roads
 1020 in Downtown or Town Center areas must not exceed 15 feet. The curb
 1021 radius at the corner of intersections where all intersecting streets are Area
 1022 Connectors, Neighborhood Connectors, Neighborhood Streets, or
 1023 Neighborhood Yield Streets must not exceed 10 feet. Exceptions to these
 1024 requirements may be allowed as follows [except where]:

1025 [(1) there is only one receiving lane;]

1026 [(2)](1) there is a curb extension [is located]; [or]

1027 (2) a default 25-foot radius is required where at least one street is an
 1028 Industrial Street;

1029 (3) a larger radius is needed to serve the design vehicle and control
 1030 vehicle with consideration of the allowable encroachment defined
 1031 by the Complete Streets Design regulation; or

1032 [(3)](4) [for] a road improvement required [as a result of approving] by
 1033 a subdivision or site plan [, the Executive or the Executive’s

1034 designee concludes that applying this standard at a specific site]
 1035 would significantly impair public safety.

1036 [(i)](g) Each pedestrian refuge must be at least 6 feet wide. A pedestrian refuge
 1037 must be located at each intersection approach along [on] a divided
 1038 highway with 6 or more through travel lanes.

1039 [(j)](h) Unless otherwise specified in a functional plan, master plan, sector plan,
 1040 or the approved capital improvements program, the maximum target
 1041 speed for a road [in an urban area is 25 mph.] must be:

- 1042 (1) 25 mph for a Downtown Boulevard;
- 1043 (2) 20 mph for a Downtown Street;
- 1044 (3) 35 mph for a Boulevard, except 25 MPH if in an Urban Area;
- 1045 (4) 30 mph for a Town Center Boulevard, except 25 MPH if in an
 1046 Urban Area;
- 1047 (5) 25 mph for a Town Center Street;
- 1048 (6) 25 mph for an Area Connector;
- 1049 (7) 25 mph for a Neighborhood Connector;
- 1050 (8) 20 mph for a Neighborhood Street;
- 1051 (9) 20 mph for a Neighborhood Yield Street;
- 1052 (10) 25 mph for an Industrial Street;
- 1053 (11) 40 mph for a Country Connector;
- 1054 (12) between 20 to 35 mph for a Country Road;
- 1055 (13) between 45 to 55 mph for a Major Highway;

1056 (14) case-by-case determinations for Alleys, Shared Streets, Rustic
1057 Roads, and Exceptional Rustic Roads;

1058 **Sec. 49-33. Road construction and reconstruction requirements.**

1059 * * *

1060 [(c) Cul-de-sacs or turnarounds are required if the paving of a road ends other
1061 than at a paved road intersection. Each turnaround or cul-de-sac must be
1062 graded, paved, and include appropriate drainage structures and temporary
1063 curbs, if the Department of Permitting Services so requires.]

1064 [(d)](c) If a preliminary drainage study indicates that a minimum right-of-way
1065 or storm drain easement width required in this Article is inadequate to
1066 properly drain a particular road, the Department of Permitting Services
1067 may require any additional right-of-way or storm drain easement
1068 necessary for proper drainage. The Department must notify the permittee
1069 of any added right-of-way before a dedication plat is approved by the
1070 Planning Board (or equivalent body in any municipality with land use
1071 authority) and recorded in the County land records, and must notify the
1072 permittee of any added easement when it approves a right-of-way permit.

1073 (1) If a lot or lots front on a public road, the permittee must provide
1074 sufficient drainage easements to allow for the safe conveyance of
1075 stormwater from the public right-of-way to either an approved
1076 outfall or an approved public structure.

1077 [(e)](d) (1) If a lot or lots front on a public road, the permittee must [install]
1078 construct sidewalks, master-planned bikeways, ramps, curbs, and gutters,
1079 except [any sidewalk]:

- 1080 (A) any sidewalk or sidepath in front of a lot that is larger than
 1081 25,000 square feet for a single-family detached dwelling in
 1082 a rural [zone] area;
- 1083 (B) any sidewalk or sidepath on any roadway that is classified
 1084 as [exceptional rustic, rustic, country arterial, or country
 1085 road] rustic or exceptional rustic;
- 1086 (C) any sidewalk or sidepath on a [tertiary residential]
 1087 neighborhood street or neighborhood yield street serving
 1088 fewer than 75 dwelling units [, or in an environmentally
 1089 sensitive area with limits on the amount of impervious
 1090 surface allowed,] if [in either case] the Planning Board and
 1091 Department of Transportation [finds] find that a sidewalk is
 1092 not expected to be [unnecessary] necessary for pedestrian
 1093 movement; [or]
- 1094 (D) any sidewalk if the site is located in an environmentally
 1095 sensitive area with limits on the amount of impervious
 1096 surface allowed if the Department of Transportation find
 1097 that a sidewalk is not expected to be necessary for pedestrian
 1098 movement; or
- 1099 [(D)](E) any sidewalk or sidepath on a [secondary or tertiary
 1100 residential] neighborhood street, neighborhood yield street,
 1101 or service drive where the Department of Permitting
 1102 Services finds that a sidewalk or sidepath is infeasible, will
 1103 not connect [potentially] to other sidewalk segments within
 1104 the foreseeable future, or qualifies for fee payments in lieu
 1105 of construction under Section 49-40.

- 1106 (2) However, the Planning Board may require the applicant to install
 1107 sidewalks, bikeways, ramps, curbs, and gutters if the Board finds,
 1108 as a condition of approval of a preliminary subdivision plan or site
 1109 plan, that sidewalks, [bikeway connections] bikeways, ramps,
 1110 curbs, and gutters at that location are necessary to allow access:
 1111 (A) to [a] an existing or planned sidewalk or bikeway;
 1112 (B) to a bus or other public transit stop;
 1113 (C) to an amenity or public facility that will be used by
 1114 occupants of the site or subdivision; or
 1115 (D) by persons with disabilities.

1116 Before the Planning Board approves any requirement under this
 1117 paragraph, the Board must give the Departments of Permitting
 1118 Services and Transportation a reasonable opportunity to comment
 1119 on the proposed requirement.

1120 [(f)](e) The construction of half roads or any road of less than the width required
 1121 by this Article is prohibited except as permitted in Section 49-40.
 1122 [However, construction] Construction of such portions of roads is
 1123 permitted if the dedicated portion of the road established by a dedication
 1124 plat and recorded in the County land records before August 15, 1950 is
 1125 wide enough to permit the grading and construction of paving [18] 20 feet
 1126 wide with curbs, gutters, and sidewalks required for the type of road.

1127 [(g)](f) A road must not be constructed unless it connects with an existing public
 1128 road at one end. A road must not be constructed short of an intersection
 1129 unless it connects with an existing public road or the dedication of the
 1130 right-of-way ends short of an intersection. If any road construction ends
 1131 at or goes through an intersection, the intersection must be completed. If
 1132 a road ends at other than an intersection or a point of connection with an

1133 existing road, [turnarounds or cul-de-sacs] a turnaround such as a cul-de-
 1134 sac must be provided. Each turnaround must be graded, paved, and
 1135 include appropriate drainage structures and temporary curbs if required
 1136 by the Department of Permitting Services.

1137 [(h)](g) If drainage structures are required for any particular class of road, the
 1138 Planning Board must require the applicant to install or construct drainage
 1139 structures that the Board finds are necessary or appropriate, after
 1140 reviewing a preliminary drainage study approved by the Department of
 1141 Transportation, in accordance with applicable design standards and
 1142 specifications.

1143 [(i)](h) Driveway entrances to individual lots must be required if the Planning
 1144 Board finds that off-street parking facilities are necessary and practicable.

1145 [(j)](i) *Street trees.*

1146 (1) On public road rights-of-way, street trees must be planted in
 1147 accordance with design standards of the Department of
 1148 Transportation. On private road rights-of-way and easements,
 1149 street trees must be planted in accordance with the technical
 1150 manual adopted by the Planning Board under Chapter 22A.

1151 (2) The Department of Permitting Services, the Department of
 1152 Transportation, and the staff of the Planning Board should
 1153 coordinate the specific location and species of street tree plantings
 1154 to promote compatibility of the plantings with road function and
 1155 safety, signage, maintenance, appropriate visual buffering,
 1156 utilities, other public or private improvements, and aesthetic
 1157 considerations related to streetscape design.

1158 [(k)](j) *Ground cover.*

- 1159 (1) A property owner may plant and maintain ground cover in a public
 1160 right-of-way adjacent to the owner’s property if the owner:
 1161 (A) complies with [guidelines issued under paragraph (3)]
 1162 County regulations;
 1163 (B) maintains the ground cover to prevent any obstruction of the
 1164 public right-of-way prohibited under Section 49-10; and
 1165 (C) holds the County harmless for any damage to the ground
 1166 cover, and any damage or injury caused by the ground
 1167 cover.

1168 However, ground cover in a public right-of-way adjacent to the
 1169 owner’s property must not be planted where it will reduce public
 1170 safety or impede travel.

- 1171 (2) In this subsection, property owner or owner includes each person
 1172 with a legal interest in the property and any successor to that
 1173 person’s interest.

1174 [(3) The Director of Transportation, after consulting the Directors of
 1175 Environmental Protection and Permitting Services, must issue
 1176 guidelines that allow and encourage a property owner to place and
 1177 maintain ground cover in the public right-of-way adjacent to the
 1178 owner’s property. The guidelines must encourage use of ground
 1179 cover that is environmentally sensitive and promotes conservation
 1180 of natural resources and more sustainable landscaping, including
 1181 plant species that:

- 1182 (A) require reduced or no mowing, fertilizing, or other
 1183 maintenance;
 1184 (B) are drought tolerant and require little watering at any time;
 1185 (C) do not inhibit growth of nearby trees; and

1186 (D) include non-turf grasses.]

1187 (3) The County Executive must adopt Method (3) regulations that
1188 define the design and maintenance standards applicable to this
1189 Section.

1190 (4) Except as provided in paragraph (1), this subsection does not
1191 impair the County’s right to enter, maintain, occupy, or otherwise
1192 control any public right- of-way for any purpose.

1193 [(1)](k) *Curbs and gutters.*

1194 * * *

1195 **Sec. 49-34. Construction by County.**

1196 (a) The County must not construct any road unless:

1197 (1) the County has previously acquired the right-of-way for the road,
1198 or the right-of-way has been dedicated to public use by appropriate
1199 recording in the County land records; and

1200 (2) the cost of the road will be charged against the benefitted property
1201 in according with Sections 49-51 to 49-62 and subsection [(b)] (c)
1202 of this Section.

1203 * * *

1204 (e) The County Executive may authorize the construction of [shared use
1205 paths] sidepaths or sidewalks to serve general community needs.
1206 Whenever a sidewalk or [shared use path] sidepath is built in a right-of-
1207 way where there is no pavement or other road construction, building the
1208 sidewalk or [shared use path] sidepath does not mean that the County is

1209 responsible for maintaining any part of the right-of-way except the
 1210 sidewalk or [shared use path] sidepath.

1211 **Sec. 49-35. Right-of-way permit.**

- 1212 (a) (1) A [person must not construct any road, sidewalk, shared use path,
 1213 curb and gutter, driveway, or drainage structure; begin any such
 1214 construction (including clearing, grading, and tree cutting); or
 1215 perform any tree work on any roadside tree (including removing a
 1216 stump on a County right-of-way), without a permit] permit is
 1217 required from the Director of Permitting Services for any work
 1218 within the public right-of-way. Any permit issued for roadside tree
 1219 work must comply with Section 49-36A. In this Article, “roadside
 1220 tree” means any plant that has a woody stem or trunk which grows
 1221 all, or in part, in the right-of-way of any County public road.
- 1222 (2) In this Section and Sections 49-36, 49-36A, and 49-37, unless
 1223 otherwise specified, Director refers to the Director of Permitting
 1224 Services and Department refers to the Department of Permitting
 1225 Services.
- 1226 (3) [A person must apply for a permit on] Permit applicants must use
 1227 forms prescribed by the Director, submit detailed plans and
 1228 specifications, and include locations and record plats approved by
 1229 the Department and the Planning Board.
- 1230 (4) If the proposed activity requires a sediment control permit, the
 1231 Department must issue the permit before any activity occurs under
 1232 a permit issued under this subsection. The State Highway
 1233 Administration must approve any action under its jurisdiction
 1234 before the Director may approve the permit.

- 1235 (5) As a requirement to issue a permit under this Section, the Director
 1236 may require the applicant to designate and bond a haul route for
 1237 construction materials, as described in Section 49-8.
- 1238 (b) The Director must collect a fee, set by Method 3 regulation, for each
 1239 right-of-way permit application. However, the Director must not collect
 1240 a fee for any permit to:
- 1241 (1) remove or prune a tree that endangers a person or property;
 1242 (2) remove a stump in the right-of-way; [or]
 1243 (3) plant a tree; or
 1244 [(3)](4) install a sign identifying a geographic area in the right-of-way if:
- 1245 (A) the primary applicant is an unincorporated or non-profit
 1246 civic or homeowners' organization that is either:
- 1247 (i) listed on the Planning Board's most recent list of
 1248 civic and homeowners associations; or
 1249 (ii) exempt from federal income taxes and shows that its
 1250 annual revenue during its most recent fiscal year did
 1251 not exceed an amount set by a regulation;
- 1252 (B) in a homeowners' association, maintenance responsibility
 1253 of all common areas has been transferred from the
 1254 developer; and
 1255 (C) the proposed sign would be smaller than a maximum size
 1256 set by regulation.
- 1257 (c) Before an applicant begins any road, sidewalk, sidepath, bikeway, curb
 1258 and gutter, driveway, retaining wall, steps, or drainage project, on a road
 1259 or within the boundaries of a dedication to public use, the applicant for a
 1260 permit to undertake any such project must pay to the County an inspection

1261 and engineering fee set by the County Executive by [method] Method (3)
1262 regulation.

1263 (d) If any such project is solely a grading project, the applicant must pay an
1264 inspection and engineering fee to the County if Department staff does the
1265 engineering work on the project and an inspection fee if the applicant
1266 submits the engineering work.

1267 (e) Any violation of this Section is a Class A violation.

1268 (f) The Director must refund half the fees required by this Section to the
1269 applicant if a permit is rejected or withdrawn before construction begins.
1270 If an applicant proposes to undertake a project using materials, standards,
1271 or specifications superior to those required under this Article, the fees
1272 charged must be computed on the estimated cost of the project as if it met
1273 those requirements.

1274 (g) A person, including any utility corporation, must not cut [a road] within
1275 the right-of-way to install, replace, or maintain or connect any
1276 underground gas, electric power, or telephone line, or any other
1277 underground infrastructure, without a permit from the Director. The
1278 Director must supervise all backfilling and repaving of utility trenches to
1279 assure that the permittee complies with all applicable specifications. The
1280 permittee must restore the right-of-way to its prior condition.

1281 * * *

1282 **Sec. 49-36. Permit conditions and procedures.**

1283 Each permit issued under Section 49-35 must be subject to the following
1284 conditions[, which the permit must specify]:

1285 * * *

1286 **Sec. 49-36A. Roadside tree work.**

1287 * * *

1288 (b) *Applicability; exceptions.*

1289 (1) A person [(including a government agency)] may receive a right-
1290 of-way permit to perform tree work on a roadside tree if the person:

1291 * * *

1292 **Sec. 49-37. Street and road bonds.**

1293 * * *

1294 (d) (1) If the Director finds a violation of an applicable law or regulation,
1295 or a default in the performance of any term or condition of the
1296 permit or accepted security, the Director must give written notice
1297 of the violation or default to the principal and to the surety of the
1298 accepted security. The notice must specify the work to be done,
1299 the estimated cost of the work, and the period of time the Director
1300 finds reasonably necessary to complete the work.

1301 (2) If a cash bond has been posted, the Director must give notice of
1302 default to the principal; and if compliance is not [acheived]
1303 achieved within the time specified, the Director may, without delay
1304 and without further notice or proceedings, use the cash deposited,
1305 or any portion of the deposit, to cause the required work to be
1306 performed by contract or otherwise in the Director’s discretion.
1307 After any default in the performance of any term or condition of
1308 the permit or accepted security, the County, the surety, and any

1309 person employed or engaged on their behalf may enter the site to
1310 complete the required work.

1311 * * *

1312 **Sec. 49-38. Acceptance of roads.**

1313 * * *

1314 (b) Any action by the County to accept a road must be in writing and fully
1315 identify the portion accepted. Any accepted road must conform to [the
1316 standards and specifications of] this Chapter and all other applicable laws
1317 in force at the time of acceptance.

1318 * * *

1319 **Sec. 49-39. Pre-acceptance review by County.**

1320 * * *

1321 (b) After completion and final inspection of a road, the County must either
1322 accept the road, if the Director of Permitting Services finds that its
1323 construction has met all requirements of this Article, and release the bond,
1324 or the Director must reject the road by written notice to the permittee and
1325 surety, where an acceptable security was posted, specifying the reasons
1326 for rejection by reference to the particular requirement which has been
1327 violated, and allow a specified reasonable time for the permittee or surety
1328 to comply with all applicable [requiements] requirements.

1329 * * *

1330 **Sec. 49-40. Waivers of requirements of Article.**

1331 (a) The Director of Permitting Services may waive any requirement of this
 1332 Article for sidewalks, bikeways, rights-of-way widths, grade percentages,
 1333 full-width grading, and the construction of both roadways of a dual road,
 1334 or any combination of them, as allowed in this Section, for any road
 1335 constructed by the County or a permittee.

1336 (b) The Director must apply the following standards for granting or denying
 1337 waivers:

1338 (1) *Sidewalks and Sidepaths.*

1339 (A) *Waiver authority.* The Director may waive any
 1340 requirement, subject to (B), to install sidewalks or sidepaths
 1341 if:

1342 (i) the lots abutting the right-of-way are unimproved;
 1343 (ii) the street was lawfully graded before August 15,
 1344 1950, and the terrain is so steep and uneven that
 1345 grading for sidewalks or sidepaths cannot be done
 1346 except at excessive cost, or

1347 (iii) houses or buildings abutting the right-of-way which
 1348 were constructed before August 15, 1950, are so
 1349 situated, and the property upon which those houses
 1350 or buildings are located is so graded, that the
 1351 construction of sidewalks or sidepaths is undesirable.

1352 (B) *Waivers not allowed.* [Notwithstanding the preceding
 1353 subparagraph, the] The Director [may] must deny a waiver
 1354 if:

1355 (i) the street involved is [a Primary Residential Street]
 1356 an Area Connector, Neighborhood Connector,
 1357 Industrial Street, [Business District Street, Minor

1358 Arterial or Arterial, Major Highway] Downtown
1359 Street, Town Center Street, Downtown Boulevard,
1360 Town Center Boulevard, Boulevard, or Controlled
1361 Major Highway; or

1362 (ii) the required sidewalks or bikeways are necessary or
1363 desirable to provide safe access for pedestrians and/or
1364 bicyclists.

1365 (C) *Waiver and fee payment.* As an alternative to building a
1366 sidewalk or bikeway on an existing or proposed street, the
1367 Director may allow an applicant to pay a fee if the applicant
1368 shows that building a sidewalk or bikeway as required
1369 would cause extreme hardship. The sidewalk or bikeway
1370 that would be waived must not connect to another existing
1371 or proposed sidewalk, [shared use path] bikeway, bus stop,
1372 school, or other public [faciity] facility. The fee must equal
1373 the full cost to build the sidewalk or bikeway, including the
1374 design and supervision costs. This fee must be paid, any
1375 necessary right-of-way must be dedicated, and any
1376 necessary perpetual easement must be recorded before the
1377 Director issues any road construction permit for the
1378 proposed public street. The revenue from these fees must be
1379 assigned to a capital account for sidewalk or bikeway
1380 construction and may be spent as appropriated by the
1381 County Council.

1382 * * *

1383 (4) *Full-width grading.* The Director may waive or reduce any
1384 requirement for full-width grading if:

1385 * * *

1386 (C) for a [Secondary Residential or Tertiary Residential]
1387 Neighborhood Street or Neighborhood Yield Street, the
1388 applicant proposes to extend an existing paved road which
1389 ends short of an intersection, the right-of-way containing the
1390 existing paved road is not graded to its full width and the
1391 waiver does not apply beyond the intersection.

1392 * * *

1393 **ARTICLE 4. ACQUISITION OF LAND.**

1394 **Sec. 49-45. Authority to acquire land for transportation purposes.**

1395 The County may buy land which is needed in connection with:

1396 (a) the opening of any new road, [shared use path] bikeway, or
1397 sidewalk,

1398 * * *

1399 **Sec. 49-50. Optional method of condemnation of land for streets or roads.**

1400 As authorized by Section 40A of Article III of the Maryland Constitution, the
1401 County may acquire any land or interest in land required for a right-of-way for
1402 a County road or street by using the following procedure:

1403 * * *

1404 (b) (1) Promptly after being appointed, the broker or appraiser must
1405 estimate the fair market value of the property or interest and submit
1406 a written report to the County.

1407 (2) The County then may be petition, naming the owner and all
1408 persons of record whose interest in the property would be taken,
1409 pay to the Circuit Court the amount estimated by the broker or
1410 appraiser to be the fair market value of the property, and record a
1411 copy of the resolution of taking in the County land records. A copy
1412 of the resolution must be attached to the petition and filed with the
1413 Circuit Court. A copy of the petition and resolution must be
1414 [served on] sent to each person named in the petition.

1415 * * *

1416 **ARTICLE 5. COUNTY ROADS – AUTHORITY AND FUNDING.**

1417 **Sec. 49-51. [Definitions] Reserved.**

1418 [As used in this Article:

1419 *Construction* means construction or reconstruction (but not maintenance), and
1420 includes grading, installation of drainage structures, and paving.

1421 *Road*: includes any road, street, highway, avenue, lane, alley, bridge, shared use
1422 path, sidewalk, viaduct, and any related storm drain and stormwater management
1423 facility.]

1424 * * *

1425 **Sec. 49-53. Public hearing; notice.**

1426 * * *

1427 (e) The Director need not hold a hearing under subsection (d) before a
1428 sidewalk or [shared use path] sidepath is constructed if:

1429 * * *

1430 **Sec. 49-57. Roads partly in unincorporated area and partly in city or town.**

1431 (a) *Building roads.*

1432 (1) If a road, bridge, storm drain, sidewalk, [shared use path] sidepath,
1433 transitway, or other transportation facility is located partly in the
1434 unincorporated area of the [county] County and partly in a
1435 municipality or special taxing district that is authorized by law to
1436 build or maintain that part of the facility that is located in the
1437 municipality, either the County or the municipality or special
1438 taxing district may improve the entire facility according to
1439 applicable County laws or any law or regulation that applies in the
1440 municipality or special taxing district, respectively, as if the facility
1441 were completely located in the unincorporated area of the [county]
1442 County or in the municipality or special taxing district.

1443 * * *

1444 (3) The County may build or improve a road, bridge, storm drain,
1445 sidewalk, [shared use path] sidepath, bikeway, transitway, or other
1446 transportation facility which it is authorized by law to construct
1447 and maintain, including when the facility is located partly or
1448 entirely in a municipality or special taxing district. Before taking
1449 any action under this paragraph, the Executive must consult each
1450 affected municipality.

* * *

ARTICLE 6. ABANDONMENT AND CLOSING OF RIGHTS-OF-WAY.

Sec. 49-62. Abandonment authority; scope of Article; procedures.

(a) *Authority.* The County Council, by adopting a resolution, may close to public use or abandon the County’s right to use any right-of-way. As used in this Article, *right-of-way* means any road, [street, alley, crosswalk, pedestrian walkway, shared use path] sidewalk, bikeway, crosswalk, water main, sanitary sewer, storm sewer, or storm drainage right-of-way used at any time by the public, including use by pedestrians and bicyclists. This Article applies to all rights-of-way except as provided in subsection (j) and State road rights-of-way, and may apply to a State road right-of-way if the appropriate State agency expressly consents. Before the Council adopts a resolution under this Article, the procedures in this Article must be followed.

* * *

(h) *Agencies.* The government agencies and other parties from which the Executive must solicit a response are:

- (1) the Department of Transportation;
- (2) the Department of Permitting Services;
- ~~[(2)]~~(3) the Maryland-National Capital Park and Planning Commission;
- ~~[(3)]~~(4) the Washington Suburban Sanitary Commission, if any part of the right-of-way is located in the Washington Suburban Sanitary District;

1474 [(4)](5) each public utility authorized by the Public Service Commission
1475 to operate in the area and which has any overhead or underground
1476 facilities in the vicinity;

1477 [(5)](6) the governing body of each incorporated municipality or special
1478 taxing district in which any of the right-of-way is located;

1479 [(6)](7) [The] the Police Department;

1480 [(7)](8) the County Fire and Rescue Service; and

1481 [(8)](9) [Any] any grantee of a franchise under Article 2, if the franchise
1482 authorizes the grantee to install or use any facility in, over, or under
1483 the affected right-of-way.

1484 (i) *Temporary closure.* This Article does not apply to any temporary closure
1485 required by a construction traffic control plan if the closure does not last
1486 longer than 12 months. If special circumstances require that a temporary
1487 closure last longer than 12 months, the Director of Transportation must
1488 apply to the Council for approval to extend the closure [for a specified
1489 period that does not exceed 24 months]. The Council, by resolution, may
1490 approve an extended temporary closure under this subsection without
1491 following the procedures in this Article.

1492 * * *

1493 **ARTICLE 8. RUSTIC ROADS PROGRAM.**

1494 * * *

1495 **Sec. 49-77. Definitions.**

1496 In this Article, the following terms have the meanings indicated:

1497 *Committee* means the Rustic Roads Advisory Committee.

1498 *Exceptional rustic road* means an existing public road or road segment which is
1499 so classified under Section 49-78.

1500 [*Master Plan of Highways* means the Master Plan of Highways Within
1501 Montgomery County, an amendment to the General Plan for the Physical
1502 Development of the Maryland-Washington Regional District.]

1503 *Public utility* means any private company or public agency that is regulated as
1504 a public utility under state law, or otherwise provides water, sewer, electric, gas,
1505 telephone, or cable service (as defined in Chapter 8A) in the County.

1506 *Rustic road* means an existing public road or road segment which is so classified
1507 under Section 49-78.

1508 **Sec. 49-78. Rustic road classification and reclassification.**

1509 (a) *Classification.* The County Council may classify, reclassify, or revoke
1510 the classification of an existing public road or road segment as a rustic
1511 road or an exceptional rustic road by approving an amendment to the
1512 [Master Plan of Highways] functional plan and the relevant area [Master
1513 Plan] master plan.

1514 * * *

1515

Approved:

Gabe Albornoz, President, County Council

Date

Approved:

Marc Elrich, County Executive

Date

This is a correct copy of Council action.

Judy K. Rupp, Clerk of the Council

Date

Zoning Text Amendment No.: 22-10
Concerning: Streets and Roads
Draft No. & Date: 1 – 7/19/2022
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: Council President at the Request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- replace any reference to road or street types with the updated typology from Chapter 49;
- define Residential Streets; and
- generally amend provisions related to streets and roads.

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

DIVISION 1.4	“DEFINED TERMS”
Section 1.4.2	“Specific Terms and Phrases Defined
DIVISION 2.2	“ZONING MAP”
Section 2.2.4	“Zoning and Development within Rights-of-Way
DIVISION 3.2	“AGRICULTURAL USES
Section 3.3.2	“Agricultural Processing”
Section 3.2.4	“Equestrian Facility”
Section 3.2.7	“Nursery”
Section 3.2.8	“Slaughterhouse”
Section 3.2.10	“Accessory Agricultural Uses”
Section 3.2.11	“Temporary Agricultural Uses
DIVISION 3.4	“CIVIC AND INSTUTIONAL USES”
Section 3.4.2	“Charitable, Philanthropic Institutions”
Section 3.4.5	“Educational Institutions (Private)”
DIVISION 3.5	“COMMERCIAL USES”
Section 3.5.6	“Lodging”
Section 3.5.7	“Medical and Dental”
Section 3.5.8	“Office and Professional”

Section 3.5.9	“Parking”
Section 3.5.10	“Recreation and Entertainment”
Section 3.5.12	“Vehicle/Equipment Sales and Rental”
Section 3.5.13	“Vehicle Service”
DIVISION 4.6	“EMPLOYMENT ZONES”
Section 4.6.3	“Standard Method Development”
DIVISION 4.9	“OVERLAY ZONES”
Section 4.9.3	“Burtonsville Employment Area (BEA) Overlay Zone
DIVISION 6.2	“PARKING, QUEUING, AND LOADING”
Section 6.2.5	“Vehicle Parking Design Standards
DIVISION 6.6	“OUTDOOR DISPLAY AND STORAGE”
Section 6.6.3	“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:

Sec. 1. DIVISION 59-1.4 is amended as follows:

Division 1.4. Defined Terms

* * *

Section 1.4.2. Specific Terms and Phrases Defined

* * *

N.

* * *

Nonresidential Street: A right-of-way with a [business district street or higher] classification of Downtown Boulevard, Downtown Street, Town Center Boulevard, Town Center Street, Boulevard, Major Highway, Area Connector, and Industrial Street under Chapter 49.

* * *

R.

* * *

Residential Street: A right-of-way with a classification of Neighborhood Connector, Neighborhood Street, or Neighborhood Yield Street under Chapter 49.

* * *

Road[, Arterial]: A right-of-way with a classification of Freeway, Parkway, Controlled Major Highway, Boulevard, Town Center Boulevard, Downtown Boulevard, Town Center Street, Downtown Street, Industrial, Connector, Country Connector, Country, Rustic, Neighborhood Street, Neighborhood Yield Street or Alley[See]under Chapter 49.

[Road, Business: See Chapter 49.]

[Road, Primary Residential: See Chapter 49.]

* * *

Sec. 2. DIVISION 59-2.2 is amended as follows:

Division 2.2. Zoning Map

28 * * *

29 **Section 2.2.4. Zoning and Development within Rights-of-Way**

30 * * *

31 **D. Development within Planned Rights-of Ways**

32 1. In areas where the Commission has adopted a M[m]aster P[p]lan of
33 H[h]ighways and Transitways showing a proposed new highway or
34 street or a proposed relocation or widening of an existing highway or
35 street, or a proposed rapid transit route or facility, no building or part
36 of a building is permitted to be erected within the planned acquisition
37 line of such proposed highway or street, or rapid transit line or
38 facility.

39 * * *

40 **Sec. 3. DIVISION 59-3.2 is amended as follows:**

41 **Division 3.2. Agricultural Uses**

42 * * *

43 **Section 3.2.2. Agricultural Processing**

44 * * *

45 **B. Use Standards**

46 Where Agricultural Processing is allowed as a conditional use, it may be permitted
47 by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following
48 standards:

- 49 1. The minimum lot area is 10 acres.
- 50 2. The minimum setback for an Agricultural Processing structure from
51 any lot line is 75 feet.
- 52 3. The lot must front on and have access to a road built to [primary
53 residential]Neighborhood Connector[road] or higher standards
54 unless processing materials are produced on-site.

55 4. If the subject lot abuts property in the AR zone, screening under
 56 Division 6.5 is not required.

57 * * *

58 **Section 3.2.4. Equestrian Facility**

59 * * *

60 **B. Use Standards**

61 1. Where an Equestrian Facility is allowed as a limited use, it must
 62 satisfy the following standards:

63 * * *

64 g. Equestrian events are restricted as follows:

Site Requirements	Hours of Operation		Number of Participants and Spectators			
	Su-Th	Fr-Sa	Event	Informal Event	Minor Event	Major Event
			0-25	26-50	51-150	151-300
Up to 17.9 acres	6am-9pm	6am-10pm	Unlimited on any day	None	None	None
18 - 24.9 acres	6am-9pm	6am-10pm	Unlimited on any day	Unlimited on Sat, Sun and holidays; maximum of 6 weekdays per month	None	None
25 - 74.9 acres	6am-9pm	6am-10pm	Unlimited on any day	Unlimited on Sat, Sun and holidays; maximum of 6 weekdays per month	Maximum of 7 per year	None
75+ acres and direct access to a roadway with [an arterial] <u>an Area Connector</u> or higher classification	6am-9pm	6am-10pm	Unlimited on any day	Unlimited on Sat, Sun and holidays; maximum of 6 weekdays per month	Maximum of 7 per year	Maximum of 3 per year lasting up to 3 consecutive days each

65

66 **Section 3.2.7. Nursery**

67 * * *

68 **A. Nursery (Retail)**

69 * * *

- 70 2. Use Standards
- 71 a. Where Nursery (Retail) is allowed as a limited use, any Nursery
- 72 (Retail) over 5,000 square feet of gross floor area, may be a
- 73 maximum of 50% of the mapped FAR.
- 74 b. Where a Nursery (Retail) is allowed as a conditional use, it may
- 75 be permitted by the Hearing Examiner under Section 7.3.1,
- 76 Conditional Use, and the following standards:
- 77 i. The minimum lot area is 2 acres.
- 78 ii. The minimum building setback from any lot line is 50
- 79 feet; the minimum outdoor storage setback is 25 feet.
- 80 iii. The lot must front on and have access to a road built to
- 81 [primary residential]Neighborhood Connector or higher
- 82 standards. In the AR, R, and RC zones, this standard is
- 83 not required if the Hearing Examiner finds that:
- 84 (a) Road access will be safe and adequate for the
- 85 anticipated traffic to be generated; and
- 86 (b) The use at this location will not be an intrusion
- 87 into an established residential neighborhood.

88 * * *

89 **Section 3.2.8. Slaughterhouse**

90 * * *

91 **B. Use Standards**

92 Where a Slaughterhouse is allowed as a conditional use, it may be permitted by the

93 Hearing Examiner under Section 7.3.1, Conditional Use, and the following

94 standards:

- 95 1. The minimum lot area is 20 acres.
- 96 2. The minimum setback from any lot line is 75 feet.

- 97 3. If the subject lot abuts property in the AR zone, screening under
98 Division 6.5 is not required.
- 99 4. The lot must front on and have direct access to a road built to [primary
100 residential]Neighborhood Connector or higher standards.

101 * * *

102 **Section 3.2.10. Accessory Agricultural Uses**

103 * * *

104 **B. Farm Alcohol Production**

105 * * *

106 **2. Use Standards**

- 107 a. Where Farm Alcohol Production is allowed as a limited use, it
108 must satisfy the following standards:

109 * * *

- 110 xvi. In the RE-1 and RE-2 zones, for breweries, distilleries,
111 and wineries:

112 (a) the minimum site area is 25 acres;

113 (b) the site must be located in an area classified as
114 sewer category 6 in the Ten Year Comprehensive
115 Water Supply and Sewerage Systems Plan; and

116 (c) access must be directly from a roadway classified
117 in the approved Master Plan of Highways and
118 Transitways as a [primary residential]
119 Neighborhood Connector or higher roadway.

120 * * *

121 **Section 3.2.11. Temporary Agricultural Uses**

122 * * *

123 **B. Seasonal Outdoor Sales**

124 * * *

125 **2. Use Standards**

126 Where Seasonal Outdoor Sales is allowed as a limited use, it must
127 satisfy the following standards:

128 * * *

129 e. In the Agricultural, Rural Residential, Residential, LSC, and
130 EOF zones:

131 i. The property must be vacant or used for nonresidential
132 purposes.

133 ii. Except where Seasonal Outdoor Sales occur on the site of
134 a Religious Assembly use, the site must front on and
135 have access to a road built to [primary
136 residential]Neighborhood Connector or higher standards.

137 * * *

138 **Sec. 4. DIVISION 59-3.4 is amended as follows:**

139 **Division 3.4. Civic and Institutional Uses**

140 * * *

141 **Section 3.4.2. Charitable, Philanthropic Institution**

142 * * *

143 **B. Use Standards**

144 * * *

145 2. Where a Charitable, Philanthropic Institution is allowed as a
146 conditional use, it may be permitted by the Hearing Examiner under
147 Section 7.3.1, Conditional Use, and the following standards:

148 * * *

149 c. In the AR, R, RC, and RNC:

150 * * *

151 ii. The site fronts on and has direct access to a public road
152 built to [arterial]Area Connector or higher road
153 standards. Frontage on and access to an [arterial]Area
154 Connector or higher standard is not required where the
155 Hearing Examiner finds that road access by a [primary
156 residential or secondary residential road]Neighborhood
157 Connector, Neighborhood Street or Neighborhood Yield
158 Street will be safe and adequate for the anticipated traffic
159 to be generated.

160 * * *

161 g. In the RE-2, RE-2C, RE-1, R-200, R-90, and R-60 zones:
162 i. The site fronts on and has direct access to a road built to
163 [primary residential road]Neighborhood Connector or
164 higher standards. Access to a corner lot may be from [an
165 abutting primary street, constructed to]a [primary
166 residential standards]Neighborhood Connector street, if
167 the Hearing Examiner finds this access to be appropriate
168 and not detrimental to existing residential uses on that
169 [primary residential]Neighborhood Connector street.

170 * * *

171 **Section 3.4.5. Educational Institution (Private)**

172 * * *

173 **C. Use Standards**

174 * * *

175 2. Where an Educational Institution (Private) is allowed as a conditional
176 use, it may be permitted by the Hearing Examiner under Section 7.3.1,
177 Conditional Use, and the following standards:

178 * * *

179 d. The number of pupils per acre allowed to occupy the premises
180 at any one time must be specified by the Hearing Examiner
181 considering the following factors:

182 i. traffic patterns, including:

183 (a) impact of increased traffic on residential streets;

184 (b) proximity to transit services, [arterial roads]Area
185 Connectors, Town Center Streets, Downtown
186 Streets, Boulevards, and Controlled major
187 highways; and

188 (c) provision of measures for Transportation Demand
189 Management in Chapter 42 (Section 42A-21).

190 * * *

191 **Sec. 5. DIVISION 59-3.5 is amended as follows:**

192 **Division 3.5. Commercial Uses**

193 * * *

194 **Section 3.5.6. Lodging**

195 * * *

196 **B. Bed and Breakfast**

197 * * *

198 **2. Use Standards**

199 * * *

200 b. Where a Bed and Breakfast is allowed as a conditional use, it
201 may be permitted by the Hearing Examiner under all limited
202 use standards, Section 7.3.1, Conditional Use, and the following
203 standards:

204 i. The Hearing Examiner may deny a petition for a Bed and
205 Breakfast with frontage on and access to a road built to
206 less than [primary residential]Neighborhood Connector
207 standards if it finds that road access will be unsafe and
208 inadequate for the anticipated traffic to be generated or
209 the level of traffic would have an adverse impact on
210 neighboring residences.

211 * * *

212 **Section 3.5.7. Medical and Dental**

213 **A. Clinic (Up to 4 Medical Practitioners)**

214 * * *

215 **2. Use Standards**

216 * * *

217 b. Where a Clinic (Up to 4 Medical Practitioners) is allowed as a
218 conditional use, it may be permitted by the Hearing Examiner
219 under Section 7.3.1, Conditional Use, and the following
220 standards:

- 221 i. The minimum lot width at the front lot line is 100 feet.
- 222 ii. The minimum setback from a lot that is vacant or
223 residentially improved is 40 feet. The minimum setback
224 from all other abutting lots is 20 feet.
- 225 iii. The site must front on and have direct access to a
226 [business district]Town Center Street or Downtown
227 street or higher classification; however, access to a corner
228 lot may be from an abutting street built to [primary
229 residential]Neighborhood Connector standards, if the
230 Hearing Examiner finds the access to be appropriate and

231 not detrimental to existing residential uses on the
232 [primary residential]Neighborhood Connector street.

233 * * *

234 **Section 3.5.8. Office and Professional**

235 * * *

236 **B. Office**

237 * * *

238 **2. Use Standards**

239 * * *

240 b. Where an Office is allowed as a conditional use, it may be
241 permitted by the Hearing Examiner under Section 7.3.1,
242 Conditional Use, and the following standards:

243 i. In the R-200, R-90, and R-60 zones:

244 * * *

245 (g) In the R-60 zone, the site must be:

246 (1) designated as suitable for an Office or
247 nonresident professional office in a master
248 plan; and

249 (2) located along a highway with an existing
250 right-of-way with a minimum width of 90
251 feet or along a portion of [an arterial road]a
252 Boulevard, Downtown Boulevard, Town
253 Center Boulevard, Area Connector,
254 Downtown Street, or Town Center Street
255 designated as a boundary of a Central
256 Business District area.

257 * * *

258 **Section 3.5.9. Parking**

259 * * *

260 **C. Surface Parking for Use Allowed in the Zone**

261 * * *

262 **2. Use Standards**

263 * * *

- 264 b. Where a sketch plan is not required:
- 265 i. the parking layout must accommodate the landscaping required
- 266 under Section 6.2.9; and
- 267 ii. in the CRT, CR, LSC, and EOF zones:
- 268 (a) the surface parking must be providing parking for a use
- 269 on an abutting lot or be a municipal public parking lot;
- 270 and
- 271 (b) for properties on a [business district street]Downtown
- 272 Street or Town Center Street, site plan approval is
- 273 required under Section 7.3.4. The Planning Board must
- 274 find that the surface parking supports commercial or
- 275 residential uses that substantially conform with the
- 276 recommendations of the applicable master plan.

277

278 **Section 3.5.10. Recreation and Entertainment**

279 * * *

280 **D. Golf Course, Country Club**

281 * * *

282 **2. Use Standards**

283 Where a Golf Course, Country Club is allowed as a conditional use, it may
284 be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use,
285 and the following standards:

- 286 a. The maximum coverage is no more than 3%.
- 287 b. The minimum setback for a principal building is 50 feet.
- 288 c. In a Residential zone, the minimum frontage is 200 feet on a
289 road of [arterial]Area Connector or higher classification.

290 * * *

291 **G. Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000**
292 **Persons)**

293 * * *

294 **2. Use Standard**

295 Where a Recreation and Entertainment Facility, Outdoor (Capacity up to
296 1,000 Persons) is allowed as a conditional use, it may be permitted by the
297 Hearing Examiner under Section 7.3.1, Conditional Use and the following
298 standards:

- 299 a. In the RE-2C zone:
 - 300 i. Only a group picnic, catering and recreation facility is allowed.
 - 301 ii. The site must be a minimum of 80 acres.
 - 302 iii. The maximum building height is 50 feet.
 - 303 iv. Any structure or building must be set back from any lot line a
304 minimum of 50 feet.
 - 305 v. The site must have direct access to a public road that is built to
306 [primary residential]Neighborhood Collector or higher
307 standards.

308 * * *

- 309 b. In the R-200 zone:

- 310 i. Only an outdoor catering facility is allowed. An enclosed food
- 311 preparation building is allowed but all catering parties must be
- 312 held under pavilions, or in the open, and may include various
- 313 recreational activities.
- 314 ii. The site must be a minimum of 80 acres.
- 315 iii. The maximum building height is 20 feet.
- 316 iv. Any structure, building, or parking area must be setback from
- 317 any lot line a minimum of 100 feet.
- 318 v. The site must have direct access to a public road that is built to
- 319 [primary residential]Neighborhood Collector or higher
- 320 standards.

321 * * *

322 **H. Recreation and Entertainment Facility, Major (Capacity over 1,000**
323 **Persons)**

324 * * *

325 **2. Use Standards**

326 Where a Recreation and Entertainment Facility, Major (Capacity over 1,000
327 Persons) is allowed as a conditional use, it may be permitted by the Hearing
328 Examiner under Section 7.3.1, Conditional Use, and the following standards:

- 329 a. In the RE-2C zone:
 - 330 i. Only a group picnic, catering and recreation facility is
 - 331 allowed.
 - 332 ii. The site must be a minimum of 80 acres.
 - 333 iii. The maximum building height is 50 feet.
 - 334 iv. Any structure or building must be set back from any lot
 - 335 line a minimum of 50 feet.

- v. The site must have direct access to a public road that is built to [primary residential]Neighborhood Connector or higher standards.

* * *

Section 3.5.12. Vehicle/Equipment Sales and Rental

* * *

B. Light Vehicle Sales and Rental (Indoor)

* * *

2. Use Standards

- a. Where Light Vehicle Sales and Rental (Indoor) is allowed as a limited use, and the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, it must satisfy the following standards:

- i. Access to the site from a street with a residential classification is prohibited.

* * *

- b. In the EOF zone, the tract on which a Light Vehicle Sales and Rental (Indoor) use is allowed must also be:

- i. less than 10 acres in size;
- ii. located at least 3,000 feet from a Metrorail Station;
- iii. abutting land that is not zoned in a rural residential or residential classification with any residential use located on the abutting land; and
- iv. abutting 2 or more rights-of-way; at least one of the abutting rights-of-way must be classified as a freeway and one other abutting right-of-way must be classified [at

363 least]as an [arterial]Area Connector or higher
364 classification roadway.

365 * * *

366 **C. Light Vehicle Sales and Rental (Outdoor)**

367 * * *

368 **2. Use Standards**

369 a. Where Light Vehicle Sales and Rental (Outdoor) is allowed as a
370 limited use, and the subject lot abuts or confronts a property
371 zoned Agricultural, Rural Residential, or Residential Detached
372 that is vacant or improved with an agricultural or residential
373 use, it must satisfy the following standards:

374 i. Access to the site from a street with a residential
375 classification is prohibited.

376 * * *

377 b. In the EOF zone, the tract on which a Light Vehicle Sales and
378 Rental (Outdoor) use is allowed must also be:

- 379 i. less than 10 acres in size;
380 ii. located at least 3,000 feet from a Metrorail Station;
381 iii. abutting land that is not zoned in a rural residential or
382 residential classification with any residential use located
383 on the abutting land; and
384 iv. abutting 2 or more rights-of-way; at least one of the
385 abutting rights-of-way must be classified as a freeway
386 and one other abutting right-of-way must be classified [at
387 least]as an [arterial]Area Connector or higher
388 classification roadway.

389 * * *

390 **Section 3.5.13. Vehicle Service**

391 * * *

392 **E. Repair (Major)**

393 **2. Use Standards**

- 394 b. In the EOF zone, the tract on which a Repair (Major) use is
 395 allowed must also be:
- 396 i. less than 10 acres in size; and
 - 397 ii. located at least 3,000 feet from a Metrorail Station;
 - 398 iii. abutting land that is not zoned in a rural residential or
 399 residential classification with any residential use located
 400 on the abutting land; and
 - 401 iv. abutting 2 or more rights-of-way; at least one of the
 402 abutting rights-of-way must be classified as a freeway
 403 and one other abutting right-of-way must be classified [at
 404 least]as an [arterial]an Area Connector or higher
 405 classification roadway.

406 * * *

407 **Sec. 6. DIVISION 59-4.6 is amended as follows:**

408 **Division 4.6. Employment Zones**

409 * * *

410 **Section 4.6.3. Standard Method Development**

411 * * *

412 **D. LSC Zone, Standard Method Development Standards**

413

1. Site	Detached House	Duplex - Side	Duplex - Over	Townhouse	Apartment	Multi Use	General
* * *							
Specification for Parking Setbacks for Surface Parking Lots and Build-to Area							

a. Parking Setbacks for Surface Parking Lots and Build-to Area requirements only apply when the development fronts on a [business district street]Downtown Street or Town Center Street or a build-to line is recommended in the applicable master plan. The Planning Board may modify the Parking Setbacks for Surface Parking Lots and Build-to Area requirements during site plan review under Section 7.3.4. In approving a site plan submitted under Section 4.6.3.B.2, the Planning Board must find that the plan: (1) deviates from the Parking Setbacks for Surface Parking Lots and Build-to Area requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

* * *

Specification for Building Orientation and Transparency

a. Building Orientation and Transparency requirements only apply when the development fronts on a [business district street]Downtown Street or Town Center Street or a build-to line is recommended in the applicable master plan. The Planning Board may modify the Building Orientation and Transparency requirements during site plan review under Section 7.3.4. In approving a site plan submitted under Section 4.6.3.B.2, the Planning Board must find that the plan: (1) deviates from the Building Orientation and Transparency requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

414

415 **E. EOF Zone, Standard Method Development Standards**

416

1. Site	Detached House	Duplex - Side	Duplex - Over	Townhouse	Apartment	Multi Use	General
---------	----------------	---------------	---------------	-----------	-----------	-----------	---------

* * *

Specification for Parking Setbacks for Surface Parking Lots and Build-to Area

a. Parking Setbacks for Surface Parking Lots and Build-to Area requirements only apply when the development fronts on a [business district street]Downtown Street or Town Center Street or a build-to line is recommended in the applicable master plan. The Planning Board may modify the Parking Setbacks for Surface Parking Lots and Build-to Area requirements during site plan review under Section 7.3.4. In approving a site plan submitted under Section 4.6.3.B.2, the Planning Board must find that the plan: (1) deviates from the Parking Setbacks for Surface Parking Lots and Build-to Area requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

* * *

Specification for Building Orientation and Transparency

a. Building Orientation and Transparency requirements only apply when the development fronts on a [business district street]Downtown Street or Town Center Street or a build-to line is recommended in the applicable master plan. The Planning Board may modify the Building Orientation and Transparency requirements during site plan review under Section 7.3.4. In approving a site plan submitted under Section 4.6.3.B.2, the Planning Board must find that the plan: (1) deviates from the Building Orientation and Transparency requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

417

418 * * *

419 **Sec. 7. DIVISION 59-4.9 is amended as follows:**

420 **Division 4.9. Overlay Zones**

421 * * *

422 **Section 4.9.3. Burtonsville Employment Area (BEA) Overlay Zone**

423 * * *

424 **C. Development Standards**

425 1. When property in the Overlay zone abuts a property that is not located
426 in the BEA Overlay zone, all buildings in the Overlay zone must be
427 set back as follows:

428 a. 100 feet from any Residential zone developed with or proposed
429 for residential uses in a master plan, or from a Boulevard or a
430 Controlled major highway separating the Overlay zone from
431 such residential uses;

432 b. 50 feet from a railroad or utility right-of-way that separates the
433 employment area from a Residential zone;

434 c. 50 feet from a limited-access freeway or parkway;

435 d. 50 feet from property recommended in a master plan for a
436 nonresidential public use including, but not limited to such uses
437 as a public park, stormwater management facility, maintenance
438 facility, or similar use;

439 e. 25 feet from an [arterial]Area Connector or higher classification
440 road that separates the employment area from a
441 Commercial/Residential or Employment zone;

442 * * *

443 **Sec. 8. DIVISION 59-6.2 is amended as follows:**

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

445 * * *

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

447 * * *

448 **M. Surface Parking in R-200, R-90, R-60, and R-40 Zones**

449 * * *

450 3. A surfaced parking area may exceed the size limits in
451 Section 6.2.5.M.2 if:

452 a. the surfaced parking area existed before October 26, 2010 and
453 is not increased in size;

454 b. the property has primary access from a [primary residential
455 street, minor arterial road]Neighborhood Connector Street,
456 major highway, [arterial]Area Connector, Downtown
457 Boulevard, Town Center Boulevard, boulevard, or any state
458 road, and is equal to or less than 50% of the area between the
459 lot line and the front or side street building line;

460 * * *

461 **Sec. 9. DIVISION 59-6.6 is amended as follows:**

462 **Division 6.6. Outdoor Display and Storage**

463 * * *

464 **Section 6.6.3. Design Standards**

465 * * *

466 **B. Outdoor Storage**

467 * * *

468 2. General Outdoor Storage

469 * * *

470 b. Standards

471 General outdoor storage is permitted and must:

- 472 i. in the Industrial zones, include screening of inventory
- 473 and equipment under Section 6.5.3, unless the use abuts
- 474 or confronts property in an Industrial zone; and
- 475 ii. in all other zones:
- 476 (a) have an approved plan illustrating the extent of the
- 477 permitted area for general outdoor storage;
- 478 (b) be located on property that fronts on and has direct
- 479 access to a road built to [primary]neighborhood
- 480 connector street or higher standards;

481 * * *

482 **Sec. 10. Effective date.** This ordinance becomes effective 20 days after the

483 date of Council adoption.

484

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council

DRAFT

Subdivision Regulation Amendment
No.: 22-01
Concerning: Streets and Roads
Draft No. & Date: 1 – 7/19/2022
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: Council President Alborno at the Request of the County Executive

AN AMENDMENT to the Montgomery County Subdivision Ordinance to:

- replace any reference to road or street types with new typology that implements the Complete Streets Design Guide and matches the updates to Chapter 49 in Bill 24-22;
- modifies the design standards of certain road types including intersection spacing and horizontal alignment, based on the Complete Streets Design Guide; and
- generally amend provisions relating to streets and roads.

By amending the following sections of the Montgomery County Subdivision Ordinance, Chapter 50 of the Montgomery County Code:

DIVISION 50.4	“PRELIMINARY PLAN”
Section 50.4.3	“Technical Review”

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 50.4 is amended as follows:**

2 * * *

3 **Section 4.3. Technical Review**

4 * * *

5 E. *Roads.*

6 1. *Plan requirements.*

- 7 a. *Master plan roads.* Preliminary plans must include roads shown on any
8 adopted Master Plan of Highways and Transitways, in satisfaction of
9 the Road Design and Construction Code. Where applicable, an
10 approved plan must include recommendations of the State Highway
11 Administration for construction and access to State roads. Where
12 private roads are specifically recommended by a master plan, the roads
13 must be provided to the standards for private roads under this Section.

14 * * *

15 2. *Design standards.*

16 * * *

17 f. *Intersection.*

- 18 i. Roads must be laid out to intersect as nearly as possible at right
19 angles. The Board must not approve a proposed intersection of
20 new roads at an angle of less than 70 degrees.
- 21 ii. The distance between proposed road intersections, excluding
22 alleys and driveways, must be spaced as shown in the table
23 below, as measured from the centerline of the intersections.
24 When the Board finds that a greater or lesser distance is
25 appropriate, the Board may specify a greater or lesser distance
26 than otherwise required after considering the recommendation of
27 the transportation agency responsible for maintaining the road.

28 On streets with operating speeds of 30 mph or higher, protected
 29 crossings include HAWK signals, all-way stop controlled
 30 intersections, or grade-separated crossings. Protected crossing
 31 spacing targets are shown in the table below, as measured from
 32 the centerline of the intersections. Engineering judgement is
 33 needed to determine the ultimate placement and spacing
 34 between signals, with a focus on sight lines, road safety, location
 35 of trip generators, bus stops, and prevalent crossing patterns.
 36 Where ranges are provided, the lower end of the range is
 37 recommended in commercial areas, on BRT corridors, and near
 38 schools (or similar destinations).

<i>Road Classification</i>	<i>Locale</i>	<i>Distance Between Intersections (FT)</i>	<i><u>Maximum Protected Crossing Spacing Targets (FT)</u></i>
[Tertiary Residential]	[All]	[150]	
[Secondary Residential] <u>Neighborhood Street and Neighborhood Yield Street</u>	[Urban] <u>All</u>	200	<u>N/A</u>
	[Suburban]	[200]	
	[Rural]	[200]	
[Primary and Principal Secondary] <u>Connectors, Neighborhood and Area</u>	[Urban] <u>Downtown and Town Center</u>	300	<u>600</u>
	Suburban	<u>400 – 600</u>	<u>600 – 1,200</u>
	[Rural] <u>Country</u>	<u>400 – 800</u>	<u>600 – 1,200</u>
[Business District and] Industrial	[Urban] <u>All</u>	[300*] <u>400</u>	<u>800</u>
	[Suburban]	[400*]	
	[Rural]	[400*]	
Country Road	<u>All</u>	400	<u>1,300 – 2,700</u>
Country [Arterial] <u>Connector</u>	<u>All</u>	800	<u>1,300 – 2,700</u>
[Minor Arterial]	[Urban]	[300]	
	[Suburban]	[500]	
	[Rural]	[800]	

[Arterial]	[Urban]	[300*]	
	[Suburban]	[600*]	
	[Rural]	[800*]	
<u>Downtown Boulevard</u>	<u>All</u>	<u>400</u>	<u>400</u>
<u>Town Center Boulevard</u>	<u>All</u>	<u>600</u>	<u>600</u>
<u>Boulevard</u>	<u>All</u>	<u>800</u>	<u>800 – 1,000</u>
<u>Downtown Street</u>	<u>All</u>	<u>400</u>	<u>400</u>
<u>Town Center Street</u>	<u>All</u>	<u>400</u>	<u>400</u>
[Major Highway]	[Urban]	[300*]	
	[Suburban]	[800*]	
	[Rural]	[1000*]	
Controlled Major Highway	[Urban] <u>All</u>	[300] <u>1,000</u> *	<u>1,300</u>
	[Suburban]	[1000*]	
	[Rural]	[1000*]	
Parkway	[Urban] <u>All</u>	[300] <u>800</u> *	<u>800</u>
	[Suburban]	[600*]	
	[Rural]	[800*]	

40

41

*NOTE: Median breaks on divided roadways must be no closer than 600 feet except in Downtown Areas.

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* * *

44

g. *Horizontal alignment.* In all public and private [primary, secondary and tertiary] residential streets and culs-de-sac, the alignment must be designed so that all deflections in horizontal alignment are accomplished through segments of circular curves properly incorporated into the design. The minimum permitted centerline radii must be:

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i. [Primary roads] Neighborhood Connectors 300 feet

51

ii. [Secondary roads] Neighborhood Streets and Neighborhood Yield Streets more than 500 feet in length 150 feet

52

53

iii. [Tertiary roads] Neighborhood Streets and Neighborhood Yield Streets less than 500 feet in length 100 feet

54

55 The Board must specify greater radii when safety requires. A tangent at
56 least 100 feet long must be used between two reverse curves, except in
57 a [secondary or tertiary residential street] Neighborhood Street or a
58 Neighborhood Yield Street. The Board may specify a lesser radius
59 when the Department of Transportation has previously issued a design
60 exception for a similar design.

61 * * *

62 4. *Additional standards for private roads.*

63 * * *

64 d. *Road classifications.* When the Department of Transportation
65 determines that the proposed road is not needed to maintain
66 area circulation, provide continuous corridors to serve the general
67 public and quasi-public needs such as communication, utility, and
68 future potential transportation or other systemic needs that serve the
69 public on a long-term basis, and is not needed to be part of the network
70 modeled for area capacity, consideration will be given to making the
71 following roads private:

72 i. Only roads classified as either [Business District] Downtown
73 Street, Town Center Street, Industrial, [Secondary, Tertiary]
74 Neighborhood Street, Neighborhood Yield Street, or Alley may
75 be considered by the Board to be private. All other road
76 classifications must be public unless specifically permitted to be
77 a private road by a master plan.

78 ii. Private roads with improvements above or below the pavement
79 are only allowed in projects that require site plan review and
80 approval.

- 81 iii. Private roads should not be permitted if they will create a
82 segmented road ownership pattern, unless approved by the
83 Planning Board.
- 84 iv. Private roads must not be permitted if they will negatively affect
85 development of other properties.
- 86 v. Except where a Master Plan indicates that a [Business District]
87 Downtown Street or Town Center Street [street] could be
88 private, a [Business District road] Downtown Street or Town
89 Center Street may be a private road only when it is not required
90 to provide an adequate traffic level of service. A private
91 [Business District] Downtown Street or Town Center Street
92 [street] may be approved only when the proposed road is either
93 not a connector between two higher classification roads or a
94 road that is not planned to extend beyond the boundary of the
95 preliminary plan.
- 96 vi. An industrial road may be a private road only when the road is
97 part of roads internal to the industrial site and the road is not a
98 connector between higher classified roads.
- 99 vii. A [secondary road] Neighborhood Street or a Neighborhood
100 Yield Street may be a private road only when it
- 101 (a) connects to no more than one higher classification road
102 and the road does not need to be extended onto adjacent
103 property to facilitate a future subdivision of land[.]; and,
104 (b) when it has a cul-de-sac less than 500 feet in length.
- 105 [viii. A tertiary road, when a cul-de-sac, must be less than 500 feet in
106 length.]

107 * * *

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

110

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council