Zoning Text Amendment No: 04-08
Concerning: Security Pavilions –
Residential and Agricultural Zones
Draft No. & Date: 1 – 6/15/04
Introduced: June 15, 2004
Public Hearing: July 20, 2004; 1:30 PM
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

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By: District Council at the request of the County Executive

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AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- permitting a security pavilion in the RE-2, RE-1, R-200, and the agricultural
  zones.

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

DIVISION 59-A-2   "DEFINITIONS AND INTERPRETATION"
Section 59-A-2.1   "Definitions"
DIVISION 59-A-6   "USES PERMITTED IN MORE THAN ONE CLASS OF ZONE"
Add a new section:
Section 59-A-6.17   "Security Pavilion"
DIVISION 59-C-1   "RESIDENTIAL ZONES, ONE-FAMILY"
Section 59-C-1.31   "Land uses"
DIVISION 59-C-9   "AGRICULTURAL ZONES"
Section 59-C-9.3   "Land uses"

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| *EXPLANATION:* **Boldface** *indicates a heading or a defined term.* |
| _Underlining_ *indicates text that is added to existing laws* |
| *by the original text amendment.* |
| *[Single boldface brackets] indicate text that is deleted from* |
| *existing law by the original text amendment.* |
| _Double underlining_ *indicates text that is added to the text* |
| *amendment by amendment.* |
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ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1   **Sec. 1. Division 59-A-2 is amended as follows:**

2   **DIVISION 59-A-2   DEFINITIONS AND INTERPRETATION.**

3   **59-A-2.   Definitions.**

4   *   *   *

5   **Security pavilion:** A single-room building designed and arranged for housing

6   security personnel and surveillance equipment that complies with Section 59-A-

7   6.17. A security pavilion may not be designed or used as a dwelling unit and may

8   not be used for the storage of goods, materials or automobiles.

9   *   *   *

10   **Sec. 2. Division 59-A-6 is amended as follows:**

11   **DIVISION 59-A-6.   USES PERMITTED IN MORE THAN ONE CLASS**

12   **OF ZONE.**

13   *   *   *

14   **59-A-6.17.   Security pavilion.**

15   A security pavilion is permitted in the RE-2, RE-1, R-200 and the Agricultural

16   zones if it:

17   (a)   is located on a lot or parcel within a minimum lot size of 2 acres;

18   (b)   does not exceed 196 square feet of total floor area, with maximum linear

19   dimensions that do not exceed 14 feet per side;

20   (c)   does not exceed 12 feet in height;

21   (d)   is set back a minimum distance or 30 feet from the front lot line and 15 feet

22   from any side lot line; and

23   (e)   is placed within 5 feet of the main driveway that provides access to the main

24   dwelling located on the same lot.

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25 **Sec. 3. Division 59-C-1 is amended as follows:**

26 **DIVISION 59-C-1.   RESIDENTIAL ZONES, ONE-FAMILY.**

27 *   *   *

28 **59-C-1.31. Land uses.**

29 *   *   *

	RE-2	RE-2C	RE-1	R-200	R-150	R-90	R-60	R-40	R-4 plex	RMH 200
(g) Miscellaneous.										
* * *										
Security pavilion.	P*		P*	P*						

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31 * In accordance with Section 59-A-6.17

32 **Sec. 4. Division 59-C-9 is amended as follows:**

33 **DIVISION 59-C-9.   AGRICULTURAL ZONES.**

34 *   *   *

35 **59-C-9.3   Land uses.**

	Rural	RC	LDRC	RDT	RS	RNC
(j) Miscellaneous:						
* * *						
Security pavilion.	P**	P**	P**	P**	P**	P**
* * *						

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37 ** In accordance with Section 59-A-6.17.

38 **Sec. 5. Effective date.** This ordinance becomes effective 20 days after the

39 date of Council adoption.

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41 This is a correct copy of Council action.

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45 Mary A. Edgar, CMC

46 Clerk of the Council