

Zoning Text Amendment No: 05-05
Concerning: Streetscape Requirements
in the I-1 zone
Draft No. & Date: 5 – 03/23/05
Introduced: April 5, 2005
Public Hearing: May 10, 2005; 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**

By: District Council at the request of the Planning Board

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

- establishing streetscape requirements in the I-1 zone.

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

DIVISION 59-C-5 “INDUSTRIAL ZONES”
Section 59-C-5.4 “Special regulations.”
Section 59-C-5.41 “Special regulations-I-1 zone.

”

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.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

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

1 **Sec. 1. Division 59-C-5 is amended as follows:**

2 **DIVISION 59-C-5 INDUSTRIAL ZONES.**

3 * * *

4 **59-C-5.41. Special regulations-I-1 zone.**

5
6 (a) **Off-street parking.** The off-street parking required by [a]Article 59-E [shall]
7 must be provided on land which is in the I-1 zone unless provided through a
8 joint use agreement.

9 (b) **Streetscape.** Streetscape improvements must be provided within or adjacent
10 to a street right-of-way to improve safety, access, and attractiveness. The
11 streetscape must include continuous sidewalks, street tree plantings, lighting,
12 or other improvements. All streetscape improvements must be consistent with
13 the guidelines of the applicable approved and adopted master or sector plan.
14 Any development existing as of (ZTA Effective Date) must be brought into
15 compliance with the streetscape guidelines if any cumulative proposed
16 modifications expand the total floor area of all structures or buildings by more
17 than 25 percent or 7,500 square feet, whichever is less. Streetscape
18 improvements must be identified at the time of preliminary plan or site plan
19 review. If a preliminary plan or site plan review is not required, streetscape
20 improvements must be submitted to the Director and Planning Board, or its
21 designee, for compliance with the applicable master or sector plan guidelines
22 before a building permit may be issued issued.

23 [(b)](c) **Development above three stories.** In order to encourage planned
24 development of employment centers, to preserve open space within such
25 developments, and generally to enhance the environment of large
26 employment centers, the height limit in this zone may be increased to 10

27 stories or 120 feet; provided, that the applicable approved and adopted master
28 plan does not indicate that large employment centers are unsuitable for the
29 applicable site; and provided further that the following site development
30 standards and site plan review procedure shall be in effect. Development in
31 accordance with this subsection shall be subject to all of the requirements of
32 the I-1 zone except as specifically modified herein.

33 * * *

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

36
37 This is a correct copy of Council action.

38
39
40
41 _____
42 Elda M. Dodson, CMC
43 Acting Clerk of the Council