

Zoning Text Amendment No: 06-21
Concerning: Building coverage - RE-1
Cluster
Draft No. & Date: 1 – 5/8/2006
Introduced: June 27, 2006
Public Hearing: 8/1/06; 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: Councilmember Leventhal

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

- amending the maximum building coverage for lots under 25,000 square feet using the cluster option in the RE-1 zone ; and
- generally amending building coverage requirements for clustered lots in residential zones.

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

DIVISION 59-C-1 “RESIDENTIAL ZONES, ONE-FAMILY”
Section 59-C-1.5 “Cluster Development”

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-1 is amended as follows:**

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

3 * * *

4 **Sec. 59-C-1.5 Cluster Development.**

5 * * *

	RE-2C	RE-1	R-200	R-150	R-90	R-60	RMH 200
59-C-1.535. Regulations governing One- Family Detached and One-Family Semi-Detached Dwelling Units.							
<u>Maximum percentage of net lot area that may be covered by buildings, including accessory buildings.</u>	<u>25</u>	<u>15*</u>	<u>25</u>	<u>25</u>	<u>30</u>	<u>35</u>	<u>25</u>
* * *							

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7 * However, lots less than 25,000 square feet may cover 3,750 square
8 feet.

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10 **Sec. 2. Effective date.** This ordinance takes effect 20 days after the
11 date of Council adoption.

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13 This is a correct copy of Council action.

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18 Linda M. Lauer, Clerk of the Council