

ATTACHMENT 1

Zoning Text Amendment No: 05-
Concerning: Building Materials & Supplies
in the R&D Zone
Draft No. & Date: 2- 02/9/05
Introduced:
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**

By:

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

- allowing a building materials and supplies store as a permitted use in the Research and Development (R&D) zone under certain circumstances and requiring site plan review for all development in the R&D 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-5.2 “Land uses”
ARTICLE 59-D “ZONING DISTRICTS—APPROVAL PROCEDURES “

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:

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

DIVISION 59-C-5 INDUSTRIAL ZONES.

* * *

59-C-5.2. Land uses.

* * *

	I-1	I-2	I-3	I-4	R&D ²⁸	LSC
(d) Commercial. * * * Building materials and supplies, wholesale and retail ^{20,(27)}	P	P		P	<u>P</u>	

(27) A building materials and supplies use operating in the R&D zone as of (the effective date of the zta) is a conforming use and may be modified, repaired, reconstructed or enlarged in accordance with the standards of the R&D zone.

(28) Subject to site plan review in accordance with Division 59-D-3.

* * *

Sec. 2. Article 59-D is amended as follows:

ARTICLE 59-D. ZONING DISTRICTS—APPROVAL PROCEDURES.

INTRODUCTION

* * *

The following table is provided for the convenience of the public, citing the appropriate sections of Article 59-C and indicating the type of plans required

23 in each zone. In the event of any conflict between this table and the
 24 provisions of Article 59-C, the latter must govern.

25

26 Plan Approvals Required

Zone	Section Number	Development Plan (Division 59-D-1)	Project Plan Optional Method (Division 59-D-2)	Site Plan (Division 59-D-3)	Diagrammatic Plan (Division 59-D-4)
* * *					
R&D				[O] <u>X</u>	
* * *					

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29 **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the
 30 date of Council adoption.

31

32 This is a correct copy of Council action.

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36 Elda M. Dodson, CMC

37 Acting Clerk of the Council

ATTACHMENT 2

Zoning Text Amendment No: 05-
Concerning: Streetscape Requirements
in the I-1 zone
Draft No. & Date: 3 – 02/9/05
Introduced:
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**

By:

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.*

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[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 street right-of-ways to improve pedestrian safety, access, and attractiveness.
11 The streetscape must achieve continuous sidewalks, street tree plantings,
12 lighting or other improvements. All streetscape improvements must be
13 consistent with the recommendations and guidelines of the relevant approved
14 master or sector plan and approved streetscape plans. However, these
15 requirements must not result in creating non-conforming uses.

16 [(b)](c) **Development above three stories.** In order to encourage planned
17 development of employment centers, to preserve open space within such
18 developments, and generally to enhance the environment of large
19 employment centers, the height limit in this zone may be increased to 10
20 stories or 120 feet; provided, that the applicable approved and adopted master
21 plan does not indicate that large employment centers are unsuitable for the
22 applicable site; and provided further that the following site development
23 standards and site plan review procedure shall be in effect. Development in
24 accordance with this subsection shall be subject to all of the requirements of
25 the I-1 zone except as specifically modified herein.

26 * * *

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

29

30 This is a correct copy of Council action.

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35 Elda M. Dodson, CMC

36 Acting Clerk of the Council