

Ordinance No: 15-87
Zoning Text Amendment No: 06-22
Concerning: Office, Real Estate – C-1 and
C-2 zones
Draft No. & Date: 1 – 6/27/06
Introduced: July 18, 2006
Public Hearing: 9/26/06; 1:30 PM
Adopted: October 10, 2006
Effective: October 30, 2006

**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 Praisner

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

- adding real estate office as a permitted use in the C-1 and C-2 zones; and
- generally amending the permitted uses in the C-1 and C-2 zones.

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

DIVISION 59-C-4 “COMMERCIAL ZONES”
Section 59-C-4.2 “Land uses”

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.*

OPINION

Zoning Text Amendment No. 06-22 was introduced on July 18, 2006 for the purpose of adding real estate office as a permitted use in the C-1 and C-2 zones; and generally amending the permitted uses in the C-1 and C-2

The Montgomery County Planning Board in its report to the Council recommended that the text amendment be approved with an amendment to limit the percentage of gross floor area that a real estate office could occupy in the C-1 zone on sites 5 acres or greater.

The County Council held a public hearing on September 26, 2006, to receive testimony concerning the proposed text amendment. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on September 28, 2006 to review the amendment. The Committee recommended approval of ZTA 06-22 with an amendment to limit a real estate office to 50 percent of the gross floor area without regard to the size of the site.

The District Council reviewed Zoning Text Amendment No. 06-22 at a worksession held on October 10, 2006, and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 06-22 will be approved as amended.

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-4 is amended as follows:

DIVISION 59-C-4. COMMERCIAL ZONES.

* * *

59-C-4.2. Land uses.

* * *

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
(e) Services:												
* * *												
Offices, real estate.					P*	P	P	P				
Pawnshop. ⁵³						P						
* * *												

* * *

* Provided that such uses must not occupy more than 50 percent of total gross floor area.

* * *

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

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council