Ordinance No.: 20-11

Zoning Text Amendment No.: <u>23-10</u> Concerning: Parking, Queuing, and

<u>Loading</u> – Calculation of

Required Parking

 Revised: 3/5/2024 Draft No.: 3

 Introduced: November 28, 2023

 Public Hearing: January 16, 2024

 Adopted: March 5, 2024

Effective: March 25, 2024

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

Lead Sponsors: Then Council Vice-President Friedson, Councilmember Mink, and then Council President Glass

Co-Sponsors: Councilmembers Luedtke, Albornoz, Jawando, Fani-González, Sayles, Council President Stewart, Councilmembers Balcombe, and Katz

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) reduce the parking requirement near transit; and
- (2) generally amend the parking requirements.

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

Division 6.2. "Parking, Queuing, and Loading" Section 6.2.3. "Calculation of Required Parking"

EXPLANATION: Boldface indicates a Heading or a defined term.

<u>Underlining</u> indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

<u>Double underlining</u> 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 59-6.2 is amended as follows: | | |
|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|--|
| 2 | Division 6.2. Parking, Queuing, and Loading | | |
| 3 | | * * * | |
| 4 | Section 6.2.3. Calculation of Required Parking | | |
| 5 | The minimum number of vehicle and bicycle parking spaces required in all zones | | |
| 6 | is the sum of the number of spaces required for each applicable land use in the | | |
| 7 | tables in Section 6.2.4.B and Section 6.2.4.C, unless the total number is reduced | | |
| 8 | under Section 6.2.3.I. | | |
| 9 | | * * * | |
| 10 | I. Adju | stments to Vehicle Parking | |
| 11 | 1. | In General | |
| 12 | | * * * | |
| 13 | | b. Adjustments under Section 6.2.3.I to the minimum number of | |
| 14 | | required parking spaces must not result in a reduction below | |
| 15 | | 50% of the baseline parking minimum or shared parking model | |
| 16 | | minimum except for adjustments allowed under Section | |
| 17 | | <u>6.2.3.I.8</u> . | |
| 18 | | * * * | |
| 19 | <u>8.</u> | Parking Minimums Near Transit | |
| 20 | | <u>a.</u> Residential uses are exempt from the baseline parking | |
| 21 | | minimums in the parking table under Section 6.2.4.B. if located | |
| 22 | | the following distance from transit: | |
| 23 | | [[a]] \underline{i} . within $\frac{1}{2}$ mile of a Metro station; | |
| 24 | | [[b]] <u>ii</u> . <u>within ½ mile of a Purple Line station; or</u> | |
| 25 | | [[c]]iii. within ½ mile of an existing Bus Rapid Transit | |
| 26 | | station or a Bus Rapid Transit station that has been | |

| 27 | | funded for construction in the 6-year CIP at the |
|----|-------------|--------------------------------------------------------------------|
| 28 | | time of application. |
| 29 | <u>b.</u> | If no parking spaces are being provided under Section |
| 30 | | 6.2.3.I.8.a, then residential uses under Section 6.2.3.I.8.a. must |
| 31 | | provide handicapped spaces that meet the design requirements |
| 32 | | of handicapped parking spaces under State law. One |
| 33 | | handicapped parking space is required for every 25 dwelling |
| 34 | | units. This handicapped parking space requirement can be |
| 35 | | satisfied if the applicant demonstrates the requisite number of |
| 36 | | handicapped parking spaces are available within 1,000 feet of |
| 37 | | an accessible entrance to the residential use. |
| 38 | | * * * |
| 39 | Sec. 2. Eff | ective date. This ordinance becomes effective 20 days after the |

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

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This is a correct copy of Council action.

Sara R. Tenenbaum

Clerk of the Council