



Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Legislative Attorney
Purpose: To introduce agenda item – no vote expected
Keywords: #FentonVillage(FV)OverlayZone #SitePlan

AGENDA ITEM #3A
October 17, 2023
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 23-06, Fenton Village (FV) Overlay Zone – Site Plan

Lead Sponsors: Council President Glass and Councilmember Stewart

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

ZTA 23-06 will remove the site plan requirement for certain projects in the Fenton Village (FV) Overlay Zone.

SUMMARY OF KEY DISCUSSION POINTS

- Under the current zoning ordinance, site plan approval is required for any development in the Fenton Village (FV) Overlay Zone.
- ZTA 23-06 will exempt minor developments from site plan approval. This exemption will include any addition, reconstruction, or exterior alteration that is one-story, up to a maximum of 15 feet, and/or that changes the gross floor area by less than 1,000 square feet. The minimum setbacks in the underlying zone will also need to be met.
- A public hearing is tentatively scheduled for November 28, 2023.

This report contains:

ZTA 23-06

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Ordinance No.: _____
Zoning Text Amendment No.: 23-06
Concerning: Fenton Village (FV)
Overlay Zone – Site Plan
Revised: 10/9/2023 Draft No.: 1
Introduced: October 17, 2023
Public Hearing: _____
Adopted: _____
Effective: _____

**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: Council President Glass and Councilmember Stewart

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) remove the site plan requirement for certain projects in the Fenton Village (FV) Overlay Zone; and
- (2) generally amend the development standards for the Fenton Village (FV) Overlay Zone.

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

Division 4.9. “Overlay Zones”
Section 4.9.9. “Fenton Village (FV) Overlay Zone”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining 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.
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:

