

**Clerks Note:** Lines 15 and 16 have been updated to reflect the inclusion of the Planning, Housing, and Parks Committee amendment consolidating sections E through H into one approval process for an Expedited Approval Plan.

**CORRECTED COPY**

Ordinance No.: 20-18  
Subdivision Regulation  
Amendment No.: 25-01  
Concerning: Administrative  
Subdivision – Expedited  
Approval Plan  
Revised: 4/3/2025 Draft No.: 2  
Introduced: February 4, 2025  
Public Hearing: March 11, 2025  
Adopted: April 8, 2025  
Effective: April 28, 2025

**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: Councilmembers Friedson and Fani-González  
Co-Sponsors: Councilmember Luedtke, Council President Stewart,  
Councilmembers Balcombe and Sayles

**AN AMENDMENT to:**

- (1) create an administrative subdivision process for a Commercial to Residential Reconstruction expedited approval plan;
- (2) and generally amend the subdivision provisions.

By amending

Montgomery County Code  
Chapter 50. “Subdivision of Land”  
Division 50.6. “Administrative Subdivision Plan”  
Section 50.6.1. “Applicability”

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by introduced Subdivision Regulation Amendment.</i>
[Single boldface brackets]	<i>Deleted from existing law by introduced Subdivision Regulation Amendment.</i>
<u>Double underlining</u>	<i>Added to the Subdivision Regulation Amendment by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the Subdivision Regulation Amendment by amendment.</i>
* * *	<i>Existing law unaffected by Subdivision Regulation Amendment.</i>

## 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. Chapter 50 is amended as follows:**

\* \* \*

**Division 50.6. Administrative Subdivision Plan**

\* \* \*

**Section 6.1. Applicability**

The subdivider may file an administrative subdivision plan application under the following circumstances. Administrative subdivision plans may only be used to create lots, as expressly described below.

\* \* \*

E. *Subdivision application for property [[to be used as Signature Business Headquarters under Section 3.5.8.D]] approved under an Expedited Approval Plan under Section 7.3.5. of the Zoning Ordinance. A lot or lots created for [[a Signature Business Headquarters]] an Expedited Approval Plan may be approved if:*

1. the Planning Board approves [[a Signature Business Headquarters plan]] an Expedited Approval Plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;
2. any required road dedications, or covenants for future dedications, and associated public utility easements are shown on the record plat;
3. forest conservation plan approval, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat; and
4. when located in a special protection area, all special protection area requirements are satisfied before approval of the plat.

26 [[F. *Subdivision application for property to be used as Biohealth Priority Campus*  
27 *under Section 3.5.8.E of the Zoning Ordinance. A lot created for a Biohealth*  
28 *Priority Campus may be approved if:]]*

- 29 [[1. the Planning Board approves a Biohealth Priority Campus plan under  
30 Section 59-7.3.6, including a finding of adequate public facilities under  
31 the standards of Section 50-4.3.J, before approval of the plat;  
32 2. any required road dedications, or covenants for future dedications, and  
33 associated public utility easements are shown on the record plat;  
34 3. forest conservation plan approval, stormwater management, and  
35 environmental protection requirements, if applicable, are satisfied  
36 before approval of the plat; and  
37 4. when located in a special protection area, all applicable special  
38 protection area requirements and guidelines are satisfied before  
39 approval of the plat.]]

40 [[G. *Subdivision application for property to be used as a Mixed-Income Housing*  
41 *Community under Section 3.3.4 of the Zoning Ordinance. A lot created for a*  
42 *Mixed-Income Housing Community may be approved if:]]*

- 43 [[1. the Planning Board approves a Mixed-Income Housing Community  
44 plan under Section 59-7.3.7, including a finding of adequate public  
45 facilities under the standards of Section 50-4.3.J, before approval of the  
46 plat;  
47 2. any required road dedications, or covenants for future dedications, and  
48 associated public utility easements are shown on the record plat;  
49 3. forest conservation plan approval, stormwater management, and  
50 environmental protection requirements, if applicable, are satisfied  
51 before approval of the plat; and

4. when located in a special protection area, all applicable special protection area requirements and guidelines are satisfied before approval of the plat.]]

[[H. Subdivision application for property to be used as Commercial to Residential Reconstruction under Section 3.3.2 of the Zoning Ordinance. A lot created for a Commercial to Residential Reconstruction may be approved if:]]

- [[1. the Planning Board approves a Commercial to Residential Reconstruction plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;
2. any required road dedications, or covenants for future dedications, and associated public utility easements are shown on the record plat;
3. forest conservation plan approval, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat; and
4. when located in a special protection area, all applicable special protection area requirements and guidelines are satisfied before approval of the plat.]]

\* \* \*

**Sec. 2. Short title.** This zoning text amendment may be cited as part of the “More Housing N.O.W. (New Options for Workers)” package.

*Approved:*



April 21, 2025

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Marc Elrich, County Executive

Date

*This is a correct copy of Council action.*



April 21, 2025

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Sara R. Tenenbaum  
Clerk of the Council

Date