Ordinance No.:	20-06
Zoning Text Am	endment No.: 23-06
Concerning: Fer	nton Village (FV)
Ov	erlay Zone – Site Plan
Revised: <u>12/06/2023</u> Draft No.: <u>2</u>	
Introduced:	October 17, 2023
Public Hearing:	November 28, 2023
Adopted:	December 12, 2023
Effective:	January 1, 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 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.
	<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 59-4.9 is amended as follows:
2	Division 4.9. Overlay Zones
3	* * *
4	Section 4.9.9. Fenton Village (FV) Overlay Zone
5	* * *
6	C. Site Plan
7	Site plan approval under Section 7.3.4 is required for any development in the FV
8	Overlay zone, except for any addition, reconstruction, or exterior alteration that is
9	one-story, up to a maximum of 15 feet, and that changes the gross floor area by
10	less than 1,000 square feet and meets the minimum setbacks in the underlying
11	zone.
12	* * *
13	Sec. 2. Effective date. This ordinance becomes effective 20 days after the
14	date of District Council adoption.

This is a correct copy of Council action.

Sara R. Tenenbaum Clerk of the Council