



Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Legislative Attorney
Purpose: To introduce agenda item – no vote expected
Keywords: #CommercialVehicle #ParkingDesignStandards
#ResidentialParking

AGENDA ITEM #5A
June 20, 2023
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 23-05, Vehicle Parking Design Standards – Commercial Vehicle Parking for Properties with a Residential Use

Lead Sponsor: Councilmember Albornoz

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce ZTA – no vote expected

DESCRIPTION/ISSUE

ZTA 23-05, Vehicle Parking Design Standards – Commercial Vehicle Parking for Properties with a Residential Use, will expand the options for parking certain vehicles in the R-200, R-90, R-60, and R-40 zones.

SUMMARY OF KEY DISCUSSION POINTS

- The Zoning Ordinance currently allows only 1 light commercial vehicle and 1 recreational vehicle to be parked on any lot or parcel in the R-200, R-90, R-60, or R-40 zones.
- ZTA 23-05 will expand these options to allow, alternatively, 2 light commercial vehicles to be parked on any lot or parcel in the R-200, R-90, R-60, or R-40 zones.
- A light commercial vehicle is a motor vehicle or trailer used for carrying freight or merchandise, or used in the promotion of any commercial enterprise, that is less than 10,000 pounds gross vehicle weight, less than 21 feet long, and less than 8 feet high.
- A public hearing is tentatively scheduled for July 25, 2023.

This report contains:

ZTA 23-05

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Ordinance No.: _____
Zoning Text Amendment No.: 23-05
Concerning: Vehicle Parking Design
Standards – Commercial
Vehicle Parking for
Properties with a
Residential Use
Revised: 5/31/2023 Draft No.: 1
Introduced: June 20, 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 Sponsor: Councilmember Albornoz

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) amend the type and number of commercial vehicles that can be parked in certain residential zones; and
- (2) generally amend the requirements for commercial vehicle parking for properties with a residential use.

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 6.2.5.	“Vehicle Parking Design Standards”

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:

