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MCCF comments to County Council - ZTA 11-08, to Allow Commercial Kitchens as Permitted Accessory to Certain Service Uses in R-60 and R-90 Residential Zones

While the Civic Federation has not formally adopted a position on ZTA 11-08, there are issues we urge the Council to consider in reviewing the legislation.

ZTA 11-08 would allow for-profit food preparation operations in residential areas as a permitted use. But it does not set standards for off-street parking or loading areas, hours of operation, frequency of use, or number of employees, like those that exist for home occupations. We believe other commercial operations located in service uses in residential neighborhoods require approval of a Special Exception (e.g.; a for-profit child daycare center that rents space in a church but is not a program of the church). The SE process gives neighbors a chance to comment on the location, layout, and proposed use of the facility, and impact on traffic, in the context of the surrounding neighborhood. This ZTA does not set standards or provide a process with an opportunity for public comment, and we hope Council members will address this. Thank you.