


**Introduction**

**MEMORANDUM**

June 8, 2012

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Introduction – Zoning Text Amendment 12-09,  
Planned Development (PD) Zones – Hotels

Zoning Text Amendment (ZTA) 12-09, sponsored by Councilmember Riemer, is scheduled for introduction on June 12, 2012. A public hearing on ZTA 12-09 will be scheduled for July 17, 2012 at 1:30 p.m.

This ZTA would allow hotels in PD zones if the density of the zone is 44 dwelling units per acre or greater. All PD zones require an approved development plan. That plan must show the location and use of all buildings. Under ZTA 12-09, a property owner with an approved development plan would need to amend their plan to build a hotel on site.

ZTA 12-09 would require a finding that the hotel would be compatible with the other uses proposed for the planned development and with other uses existing or proposed adjacent to or in the vicinity of the area covered by the proposed planned development.

This Packet Contains  
ZTA 12-09

© number  
1 – 2

Zoning Text Amendment No.: 12-09  
Concerning: Planned Development  
(PD) Zones - Hotels  
Draft No. & Date: 1- 6/5/12  
Introduced:  
Public Hearing:  
Adopted:  
Effective:  
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Councilmember Riemer

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- allow hotels in high density planned development zones; and
- generally amend the provision for commercial uses in PD zones.

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

DIVISION 59-C-7  
Section 59-C-7.13

“PLANNED UNIT DEVELOPMENT ZONES”  
“Uses permitted”

**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:*

1           **Sec. 1. DIVISION 59-C-7 is amended as follows:**

2           DIVISION 59-C-7. PLANNED UNIT DEVELOPMENT ZONES

3           \*    \*    \*

4           **Section 59-C-7.132. Commercial.**

5           \*    \*    \*

6           (b)   Commercial and industrial uses may be permitted in addition to the local  
7               commercial facilities permitted under paragraph (a) and a hotel under  
8               paragraph (d), [above, if any,] subject to the following conditions:

9               (1)   [That] that such uses are proposed by the appropriate master plan to  
10               be located within the area covered by the planned development  
11               zone[.]; and

12               (2)   [That] that such uses are so designed and located as to achieve the  
13               purposes of the planned development zone and to be compatible with  
14               other uses within and adjacent to the development.

15           (c)   A transitory use is allowed [in accordance with] under Section 59-A-6.13.

16           (d)   A hotel is permitted on property that is classified in a PD zone with a density  
17               of 44 dwelling units per acre or more. A hotel must satisfy the requirements  
18               of 59-C-7.15.

19  
20           **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the  
21           date of Council adoption.

22  
23           This is a correct copy of Council action.

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25           \_\_\_\_\_  
26           Linda M. Lauer, Clerk of the Council