



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MCPB
Item #9
09/14/06

DATE: September 7, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development Review *Reby*
 Carlton Gilbert, Zoning Supervisor *CWG*
FROM: Greg Russ, Zoning Coordinator *GR*
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To define a place of assembly; to allow temporary signs totaling 50 square feet at any place of assembly, and; to generally amend provisions related to signs for a place of assembly

TEXT AMENDMENT: No. 06-23
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: Council President Leventhal and Councilmembers Silverman and Knapp
INTRODUCED DATE: August 1, 2006
PLANNING BOARD REVIEW: September 14, 2006
PUBLIC HEARING: September 21, 2006; 7:30pm

STAFF RECOMMENDATION: APPROVAL

PURPOSE OF THE TEXT AMENDMENT

To define a place of assembly; to allow temporary signs totaling 50 square feet at any place of assembly, and; to generally amend provisions related to signs for a place of assembly

BACKGROUND/ANALYSIS

Currently a place of assembly is defined in the entrance sign provision for residential zones of Section 59-F-4.2 (3)(B) of the Zoning Ordinance as follows.

(B) Public Facilities and Places of Assembly Location Sign. Additional sign area is permitted for a permanent location sign for public facilities or places of assembly, such

as places of worship, schools, libraries, museums, and hospitals. The sign must be a ground sign or a wall sign located at an entrance to the building or driveway to identify the location of the building for users of the facility.

The proposed text amendment removes the definition from subsection “B”, establishes the definition of a place of assembly in Section 59-F-2, *Definitions*, and includes a public facility as a place of assembly for the purpose of sign regulations (consistent with the original provision in subsection ”B”). The proposed definition is as follows:

Place of assembly: *Any place of worship, school, library, museum, or hospital.*

Any other publicly owned facility is also a place of assembly.

Establishing a definition for a place of assembly (in the appropriate definitional section of the Zoning Ordinance) is consistent with existing zoning practice. The proposed modifications represent plain language clarifications to the entrance sign provision that currently recognizes the special needs of a place of assembly. Permanent sign area requirements in the residential zones are typically limited to two square feet per sign (limited to one sign) except for entrance signs for subdivisions and for places of assembly (including public facilities) where the requirement cannot exceed 40 square feet per sign (limited to two signs).

The second provision of the text amendment recognizes the special needs of a place of assembly for temporary signs, similarly as allowed for permanent signs. Currently, the total sign area for temporary signs must not exceed 10 square feet (no limit on the number of signs). The proposed text amendment would limit the total area for temporary signs for places of assembly to 50 square feet. The proposed provision would permit temporary signs for a period of less than 30 days and would assist in promoting special events to be located at the site. The following table depicts existing and proposed permanent and temporary signage requirements.

	Permanent Signs	Temporary Signs	Proposed-For Temporary Signs
Freestanding Signs	1 sign with area not to exceed 2 square feet.	No limit on the number of signs; total sign area not to exceed 10 square feet	Total sign area for a place of assembly must not exceed 50 square feet.
Entrance Signs	For subdivision/multi-family & place of assembly location signs: 2 signs per entrance, sign are not to exceed 40 square feet	Same as above	Same as above

RECOMMENDATION

The staff supports the proposed text amendment to define a place of assembly; to allow temporary signs totaling 50 square feet at any place of assembly, and; to generally amend provisions related to signs for a place of assembly. The proposed text amendment language is included as Attachment 1.

GR

Attachments

1. Proposed Text Amendment 06-23

ATTACHMENT 1

Zoning Text Amendment No: 06-23
Concerning: Signs- Place of Assembly
Draft No. & Date: 1 – 7/17/06
Introduced: August 1, 2006
Public Hearing: 9/21/06; 7:30 p.m.
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**

By: Council President Leventhal and Councilmembers Silverman and Knapp

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- defining a place of assembly;
- allowing temporary signs totaling 50 square feet at any place of assembly, and;
- generally amending provisions related to signs for a place of assembly.

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

ARTICLE 59-F	“SIGNS”
DIVISION 59-F-2	“Definitions”
DIVISION 59-F-4	“PERMANENT SIGN – DESIGN ELEMENTS AND LIMITATIONS”
Section 59-F-4.2.	“By zone”
DIVISION 59-F-6	“TEMPORARY SIGNS”
Section 59-F-6.2	“Requirements by Zone”

EXPLANATION: ***Boldface** indicates a heading or a defined term.*
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the 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. Article 59-F. is amended as follows:**

2 **ARTICLE 59-F. SIGNS.**

3 * * *

4 **DIVISION 59-F-2. DEFINITIONS.**

5 * * *

6 **Place of assembly:** Any place of worship, school, library, museum, or hospital.

7 Any other publicly owned facility is also a place of assembly.

8 * * *

9 **Sec. 2. Division 59-F-4 is amended as follows:**

10 **DIVISION 59-F-4. PERMANENT SIGN – DESIGN ELEMENTS AND**
11 **LIMITATIONS.**

12 * * *

13 **59-F-4.2. By zone.**

14 * * *

15 (a) **Residential Zone.**

16 * * *

17 (3) **Entrance Signs.**

18 * * *

19 (B) **[Public Facilities and] Place[s] of Assembly Location Sign.**

20 Additional sign area is permitted for a permanent location sign
21 for [public facilities or] any place[s] of assembly[, such as
22 places of worship, schools, libraries, museums, and hospitals].

23 The sign must be a ground sign or a wall sign located at an
24 entrance to the building or driveway to identify the location of
25 the building for a user[s] of the facility.

26 * * *

27 **Sec. 3. Division 59-F-6 is amended as follows:**

28 **DIVISION 59-F-6. TEMPORARY SIGNS.**

29 * * *

30 **59-F-6.2. Requirements by Zone.**

31 The following requirements apply in the zones specified:

32 (a) **Residential Zone.**

33 (1) The number of signs is not limited.

34 (2) Total sign area must not exceed 10 square feet. However, the total
35 sign area at any place of assembly must not exceed 50 square feet.

36 * * *

37 **Sec. 4. Effective date.** This ordinance takes effect 20 days after the date of
38 Council adoption.

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40 This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

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