

**ATTACHMENT 1**

Zoning Text Amendment No: 03-04  
Concerning: Telephone office or communications center - CBD-1 zone  
Draft No. & Date: 1 – 2/13/03  
Introduced: February 25, 2003  
Public Hearing: April 8, 2003; 1:30 PM  
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: Councilmembers Denis and Praisner

---

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

- amending the definition of “telephone office or communications center” to clarify that certain equipment and improvements may be located outside of the building;
- increasing the allowable density for a telephone office or communications center in the CBD-1 zone to 2.3 FAR, and
- allowing a roof structure on telephone office or communications center in the CBD-1 zone to have a total area greater than 25 percent but not more than a certain percent of the roof area.

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

DIVISION 59-A-2	“DEFINITIONS AND INTERPRETATION”
Section 59-A-2.1	“Definitions”
DIVISION 59-C-6	“CENTRAL BUSINESS DISTRICT ZONES”
Section 59-C-6.22	“Land uses”
Section 59-C-6.23	“Development Standards”
Section 59-C-6.233	“Minimum Public Use Space (percent of net lot area)”
Section 59-C-6.234	“Maximum Density of Development, Optional Method, Nonresidential”
DIVISION 59-B-1	“EXEMPTIONS FROM HEIGHT CONTROLS”
Section 59-B-1.1	“Belfries, chimneys, etc.”

**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:*

**Sec. 1. Division 59-A-2 is amended as follows:**

**DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.**

**59-A-2.1. Definitions.**

\* \* \*

**Telephone office or communications center:** A building owned and wholly occupied by a telephone or communications company regulated by the public services commission containing primarily electromechanical or electronic switching equipment, including such accessory uses as testing, assignment and repair service, operator facilities and supervisors' offices; provided, that all electromechanical or electronic switching equipment [shall be] is completely enclosed within the building.

\* \* \*

**Sec. 2. Division 59-C-6 is amended as follows:**

**DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.**

\* \* \*

**59-C.6.22. Land uses.**

No use is allowed except as indicated in the following table:

\* \* \*

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
(c) Transportation, communication and utilities.												
* * *												
<u>Telephone office or communications center</u>						P						

**59-C-6.23. Development standards.**

The development standards applicable to the standard and optional methods of development, indicated by the letters "S" and "O" in each of the zones are set forth in this section.

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S <sup>9</sup>	O	S <sup>9</sup>	O	S <sup>9</sup>	O	S <sup>9</sup>	O	S <sup>9</sup>	O	S <sup>9</sup>	O
* * *												
<b>59-C-6.233. Minimum Public Use Space (percent of net lot area)</b>	10	20	10	20 <sup>16</sup>	10	20 <sup>**</sup>	10	20	10	20	10	20
* * *												
<b>59-C-6.234. Maximum Density of Development.</b>												
* * *												
(b) Optional method of development (see section 59-C-6.215(b)):												
* * *												
(2) Nonresidential, including transient lodging (FAR):		1				2*		4		6		

24

25

26 \* In the case of a telephone office or communications center that is existing as  
 27 of (ZTA effective date), a maximum density of 2.3 FAR is permitted.

28

29 \*\* In the case of a telephone office or communications center that is existing as  
 30 of (ZTA effective date), the Planning Board may authorize off-site public  
 31 use space if the applicant demonstrates, to the Planning Board’s satisfaction  
 32 that public use space cannot be provided on the site. Additional amenities  
 33 may be approved by the Planning Board, in lieu of strict adherence to the  
 34 optional method public use space requirement.

35

36 **Sec. 3. Division 59-B-1 is amended as follows:**  
 37 **DIVISION 59-B-1. EXEMPTIONS FROM HEIGHT CONTROLS.**  
 38 **59-B-1.1. Belfries, chimneys, etc.**

39 \* \* \*

40 No such roof structures, however, [shall] may have a total area greater than 25  
41 percent of the roof area except that a larger area may be approved for buildings  
42 approved by the Planning Board under the optional method of development  
43 procedures in the central business district zones[], and except that a roof structure  
44 on a telephone office or communications center located in the CBD-1 zone may  
45 have a total area greater than 25 percent but not more than 50 percent of the roof  
46 area;]] nor shall such structure be used for any purpose other than a use incidental  
47 to the main use of the building. Exempt space may not be used for retail, general  
48 and professional offices, or similar uses.

49

50 **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the  
51 date of Council adoption.

52

53 This is a correct copy of Council action.

54

55

56

57

---

58 Mary A. Edgar, CMC

59 Clerk of the Council

EXHIBIT 1

South and West Façade  
(From Wisconsin Avenue Looking North)  
Verizon Maryland, Inc.  
Bethesda Central Office  
CBD-1 Zone

BEFORE



AFTER

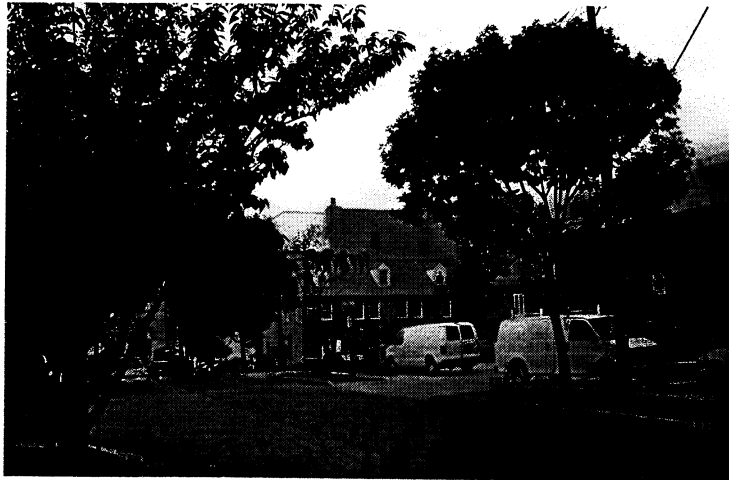


EXHIBIT 2

South and East Façade (From Stanford Street Looking West)

Verizon Maryland, Inc.  
Bethesda Central Office  
CBD-1 Zone

BEFORE



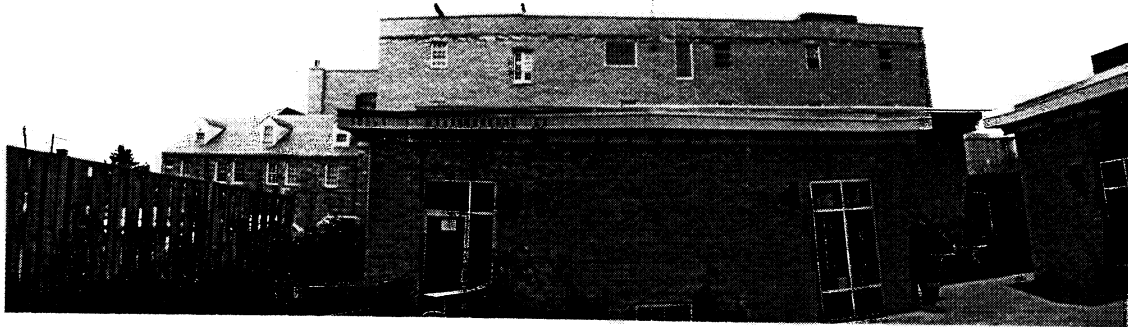
AFTER



EXHIBIT 3

East Façade  
(From the Writer's Center Courtyard in the Foreground, Looking West)  
Verizon Maryland, Inc.  
Bethesda Central Office  
CBD-1 Zone

BEFORE



AFTER

