

ZTA 21-11 SANDY SPRING/ASHTON RURAL VILLAGE OVERLAY ZONE - AMENDMENTS

Description

ZTA 21-11 would modify the text of the existing Sandy Spring/Ashton Rural Village Overlay Zone to be consistent with the recommendations made in the 2021 Ashton Rural Village Center Sector Plan.

ZTA 21-11

COMPLETED: 01-06-2022

MCPB

Item No. 4
1-13-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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Jason Sartori, Chief, CP&P, Jason.Sartori@montgomeryplanning.org, 301-495-2172



Summary

- In July 2021, the Ashton Rural Village Center (ARVC) Sector Plan was Adopted
- The ARVC plan recommended substantial changes to the Sandy Spring/Ashton Rural Village Overlay Zone (SSARVO)
- The Planning Board requested introduction of this ZTA in October 2021
- This ZTA is being reviewed concurrently with Sectional Map Amendment (SMA) H-144
- Staff recommends one minor adjustment to the introduced ZTA for clarity of allowed building heights

LEAD SPONSORS

Council President Alborno at the request of the Planning Board

INTRODUCTION DATE:

December 14, 2021

REVIEW BASIS:

Chapter 59

SECTION ONE

BACKGROUND

Rationale for Zoning Text Amendment 21-11

Zoning Text Amendment (ZTA) 21-11 was introduced by Council President Alborno on December 14, 2021, at the request of the Planning Board. This ZTA would make amendments to the Sandy Spring/Ashton Rural Village Overlay Zone (SSARVO) that were recommended as part of the Ashton Rural Village Center Sector Plan. That plan identified a number of sections of the existing overlay that were redundant or otherwise not necessary with the CRN Zone. The amended overlay also adds a couple of land use exceptions that are unique to the Ashton community.

SECTION TWO

ANALYSIS

ZTA 21-11 as introduced

ZTA 21-11 as introduced is nearly identical to the ZTA as it was recommended by the Planning Board. The only difference is a formatting change that council staff made to Section 4.9.15.D.2. The Planning Board draft had maintained and reset the subsection numbering and lettering, specifically shown on line 94 (renumbering subsection 2 as 1) and lines 103–107 (resetting subsection c as a). For consistency, council introduced the ZTA with the goal of removing the subsection numbering and lettering since the resulting text is just one statement rather than a series of statements. However, in doing so, the introduced ZTA (Attachment A) inadvertently deleted all of line 94 from the code, including the text “where a lot is in a Residential Zone.” This deleted line is important to the intent of the remaining text in this section which only applies to residentially zoned land. Staff recommends a revision to the introduced ZTA which still meets the council’s intent of removing the section numbers and letters, but also keeps the text of line 94. Below is Planning staff’s proposed revisions to this portion of the ZTA.

[D]C. Development Standards

- [1. Where a lot is in a Commercial/Residential or Employment zone:
 - a. The maximum height for all buildings is 24 feet, except that the Planning Board may allow additional height up to 30 feet in the site plan approval process, if the Planning Board finds that the additional height is compatible with the abutting uses and substantially conforms with the intent of the master plan.
 - b. The maximum density for commercial uses is 0.75 FAR, and is computed only on the area of the underlying Commercial/Residential or Employment zoned portion of the site.

- c. Where a minimum area is required for a conditional use, the minimum area may be waived where recommended as appropriate in the master plan.
 - d. In areas recommended in the master plan for mixed use development, development must substantially conform with the recommendations of the master plan. In the residential portions of the mixed-use areas, offstreet parking for commercial uses is allowed without a requirement for approval of a conditional use.
2. Where a lot is in a Residential zone:
- a. The density of development must not exceed the standards for the underlying zone under optional method Cluster Development.
 - b. The Planning Board may approve lot sizes as small as 900 square feet for a townhouse, 2,000 square feet for a duplex, and 3,000 square feet for any other building type, including a minimum of zero feet for side setbacks on one side, upon a showing that the resulting development will substantially conform with the recommendations of the master plan.
 - c.] Where a lot is in a Residential zone, [[T]]the maximum height for all buildings is 35 feet; however, if in the site plan approval process the Planning Board finds that additional building height is compatible with the abutting uses and the building height substantially conforms to the intent of the master plan, the maximum building height is 40 feet.

The rest of the ZTA is the same as the ZTA the Planning Board recommended for introduction. The original staff report discussing the purpose and changes recommended with the ZTA can be found in Attachment B, and Planning Board transmittal to the council can be found in Attachment C respectively.

Conclusion

Staff recommends adoption of ZTA 21-11 with the modifications identified above and recommends the Planning Board transmit comments as such to the District Council.

Attachments

- A – ZTA introduction Packet for ZTA 21-11
- B – Staff Report dated October 21, 2021 – Requested introduction of a ZTA to amend the SSARVO
- C – Board memo to Council dated November 8, 2021



Committee: PHED

Committee Review: At a future date

Staff: Livhu Ndou, Legislative Attorney

Purpose: To introduce agenda item – no vote expected

Keywords: #SandySpring #AshtonRuralVillage

#OverlayZone #SSARVO

AGENDA ITEM #15B

December 14, 2021

Introduction

SUBJECT

Zoning Text Amendment (ZTA) 21-11, Sandy Spring/Ashton Rural Village Overlay Zone – Amendments

Lead Sponsors: Council President Albornoz at the request of the Planning Board

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

N/A

DESCRIPTION/ISSUE

ZTA 21-11 amends the existing Sandy Spring Ashton Rural Village Overlay Zone (SSARVO) to make it consistent with the recommendations from the Ashton Village Center Sector Plan.

SUMMARY OF KEY DISCUSSION POINTS

- The SSARVO was established in 1998. Since then, the Zoning Ordinance was updated in 2014, the Sandy Spring Rural Village Plan was updated in 2015, and the Ashton Rural Village Sector Plan in 2021.
- The new Zoning Ordinance and the updated Master Plans rezoned the C zones to the CRN and CRT Zones, which offered many of the land use controls the overlay zone provided. The proposed amendments to the SSARVO would reduce those redundancies.
- The amended overlay zone will retain site plan requirements for all non-residential developments and allow certain existing non-conforming commercial uses to remain.
- ZTA 21-11 will be reviewed in conjunction with Sectional Map Amendment (SMA) H-144, Ashton Village Center Sector Plan.

This report contains:

ZTA 21-11	© 1-8
Planning Board transmittal	© 9
Planning Staff memorandum	© 10-20

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Zoning Text Amendment No.: 21-11
Concerning: Sandy Spring/Ashton
Rural Village Overlay
Zone - Amendments
Draft No. & Date: 1 – 12/7/2021
Introduced: December 14, 2021
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: Council President Alborno at the request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the language of the Sandy Spring/Ashton Rural Village Overlay Zone as recommended by the Ashton Rural Village Sector Plan.

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

Division 4.9.	“Overlay Zones”
Section 4.9.16.	“Sandy Spring/Ashton Rural Village (SSA) Overlay Zone”

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.*

OPINION

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 59-4 is amended as follows:**

2 **DIVISION 4.9 OVERLAY ZONES**

3 **Section 4.9.16 Sandy Spring/Ashton Rural Village (SSA) Overlay Zone**

4 **A. Purpose**

5 The purpose of the SSA Overlay Zone is to[:]

6 [1.] [P]reserve and enhance the rural village character of the Sandy
7 Spring and Ashton village centers [by ensuring an attractive and
8 traditional pattern of houses, commercial establishments, open
9 spaces and their relationship to roadways.] using detailed site
10 review and the continuation of community serving businesses
11 within the village centers.

12 [2. Encourage a compatible relationship between new or expanded
13 houses or businesses and traditional neighboring structures that
14 reflects the best of local village character, particularly in terms
15 of scale, siting, design features, and orientation on the site.]

16 **[B. Sewer**

17 Lots developed under the SSA Overlay zone must be connected to a
18 community water and sewerage system, unless it can be demonstrated at the
19 time of subdivision that limited number of lots on a private well and septic
20 facility within the development will provide a more beneficial subdivision
21 design because of environmental or compatibility reasons.]

22 **[C.]B. Land Uses**

23 [Where a lot is either partially or totally in a Commercial/Residential or
24 Employment zone:

25 1. Multi-Unit Living, as allowed in the underlying zone, must be in
26 a multi use building type.]If the underlying zone on the property
27 is CRN, the following uses may be continued, renovated,

repaired, or reconstructed on the same site or a contiguous property if they legally existed on [insert effective date], with the following Standards:

1. A Drive-Thru not associated with a restaurant under the limited use standards in Section 3.5.14.E.2.a.
 2. A Filling Station under the conditional use standards in Section 3.5.13.C.2 and the procedures of a conditional use under Section 7.3.1.
- [2. The following uses are prohibited:
- a. Adult Entertainment;
 - b. Animal Research Facility;
 - c. Car Wash;
 - d. Combination Retail;
 - e. Drive-Thru in connection with a Restaurant;
 - f. Dry Cleaning Facility (Up to 3,000 SF);
 - g. Filling Station, except that any lawful Filling Station use in existence as of the date of application of the Overlay zone is a conforming use, and may be altered, repaired, or replaced under the provisions of the zone in effect at the time the use was established;
 - h. Helipad, Heliport;
 - i. Helistop;
 - j. The following Light Manufacturing and Production use: newspaper, printing, and publishing;
 - k. Media Broadcast Tower;
 - l. Medical/Dental Laboratory;
 - m. Pipelines (Above Ground);

- n. Recreation and Entertainment Facility;
- o. Repair (Major);
- p. Repair (Minor);
- q. Research and Development;
- r. Retail/Service Establishment (50,000 SF and Over);
- s. The following Retail/Service Establishments: building materials and supplies; furniture store, carpet, or related furnishing sales or service; and pawnshop;
- t. Self-Storage;
- u. Shooting Range (Indoor);
- v. Storage Facility;
- w. Structured Parking;
- x. Surface Parking for Use Allowed in the Zone;
- y. Surface Parking for Commercial Uses in an Historic District; and
- z. Vehicle/Equipment Sales and Rental, except any automobile rental business in existence on October 13, 1998 may continue as a conforming use, and may be altered, repaired, or replaced under the provisions of the zone in effect at the time the use was established.]

[D.]C. Development Standards

- [1. Where a lot is in a Commercial/Residential or Employment zone:
 - a. The maximum height for all buildings is 24 feet, except that the Planning Board may allow additional height up to 30 feet in the site plan approval process, if the Planning Board finds that the additional height is compatible with the abutting uses and substantially conforms with the intent of the master plan.

- b. The maximum density for commercial uses is 0.75 FAR, and is computed only on the area of the underlying Commercial/Residential or Employment zoned portion of the site.
 - c. Where a minimum area is required for a conditional use, the minimum area may be waived where recommended as appropriate in the master plan.
 - d. In areas recommended in the master plan for mixed use development, development must substantially conform with the recommendations of the master plan. In the residential portions of the mixed-use areas, offstreet parking for commercial uses is allowed without a requirement for approval of a conditional use.
2. Where a lot is in a Residential zone:
- a. The density of development must not exceed the standards for the underlying zone under optional method Cluster Development.
 - b. The Planning Board may approve lot sizes as small as 900 square feet for a townhouse, 2,000 square feet for a duplex, and 3,000 square feet for any other building type, including a minimum of zero feet for side setbacks on one side, upon a showing that the resulting development will substantially conform with the recommendations of the master plan.
 - c.]The maximum height for all buildings is 35 feet; however, if in the site plan approval process the Planning Board finds that additional building height is compatible with the abutting uses and the building height substantially conforms to the intent of the master plan, the maximum building height is 40 feet.

[E.]D. Site Plan

1. Site plan approval under Section 7.3.4 is required for:
 - a. construction of a new building;
 - b. any addition or other exterior improvement to an existing building that increases the amount of gross floor area on a site; or
 - c. if required under Section 7.3.4.A.8.
2. Site plan approval is not required for development of dwelling units in a residential zone[a detached house] that proceeds under standard method development.
- [3. In addition to the site plan findings under Section 7.3.4.E, the Planning Board must find that all retail uses proposed in new or renovated buildings are directly accessible from a sidewalk, plaza, or other public space.]

[F. Parking

1. The Planning Board may allow some on-street parking to fulfill the requirement for off-street parking to enhance compatibility, provide additional open space and reduce impervious coverage.
2. Properties in a Residential zone that are designated in the master plan as suitable for mixed use or nonresidential use may be used for off-street parking in connection with commercial uses.
3. The SSA Overlay zone encourages the parking of vehicles behind the front building line. In addition, to reduce access points and thereby enhance safety, abutting parking facilities may be required to provide internal connections. In exceptional circumstances, limited parking may be allowed between the front lot line and the front building line.]

* * *

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

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 8, 2021

TO: The Honorable Tom Hucker, President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

FROM: Montgomery County Planning Board

SUBJECT: Planning Board Recommendation to District Council for introduction of a Zoning Text Amendment to amend the existing Sandy Spring Ashton Rural Village Overlay Zone in the Zoning Ordinance (Chapter 59)

Dear Mr. Hucker:

The Montgomery County Planning Board of The Maryland–National Capital Park and Planning Commission met on November 4, 2021 and by a vote of 4:0 (Commissioner Rubin abstaining) requested the District Council introduce the attached draft Zoning Text Amendment (ZTA) to amend the existing Sandy Spring Ashton Rural Village Overlay Zone (SSARVO) consistent with the recommendations from the Ashton Village Center Sector Plan. This draft ZTA is being transmitted along with proposed Sectional Map Amendment H-144 which would implement the zoning recommendations of the Sector Plan.

The recommended ZTA would update and streamline the provisions of the SSARVO following the adoption of the Ashton Village Center Sector Plan. The overlay zone was first established following the 1998 Sandy Spring-Ashton Master Plan in 1998 and provided additional land use and urban design protections to the villages of Sandy Spring and Ashton, which were predominantly in the C-1 and C-2 zones.

Since 1998, the Zoning Ordinance was updated in 2014, and both villages have had Master Plan updates, with the Sandy Spring Rural Village Plan in 2015 and now the Ashton Rural Village Sector Plan in 2021. The new Zoning Ordinance and the updated Master Plans have rezoned the old C zones to the CRN and CRT Zones which offers many of the land use controls the overlay zone provided. The proposed amendments to the SSARVO would reduce those redundancies. The primary purpose of the amended overlay zone would be to retain site plan requirements for all non-residential developments, and to allow certain existing non-conforming commercial uses to remain.

The Board appreciates the Council's consideration of the attached draft ZTA to modify the Sandy Spring Ashton Rural Village Overlay Zone, and Planning Staff is able and willing to assist the Council as needed in the review of the proposed revisions.


Sincerely,

Casey Anderson
Chair

CA:BB:aj

Request to Introduce a Zoning Text Amendment, Amendments – Sandy Spring/Ashton Rural Village Overlay Zone

 Benjamin Berbert, Planner Coordinator, CP&P, Benjamin.Berbert@montgomeryplanning.org, 301.495.4644

 Jamey Pratt, Senior Planner, Upcounty Planning, Jamey.Pratt@montgomeryplanning.org 301.495.4588

 Jason Sartori, Chief, CP&P, Jason.Sartori@montgomeryplanning.org, 301.495.2172

Completed: 10/21/2021

Staff Recommendation

Approval to submit a request to have the District Council introduce a zoning text amendment (ZTA) to modify the Sandy Spring/Ashton Rural Village Overlay Zone (SSARVO) Section 4.9.15 to match the recommendations set forth in the recently adopted Ashton Village Center Sector Plan.

Summary

Staff recommends approval to transmit the proposed ZTA to the Montgomery County District Council requesting introduction. The proposed ZTA would amend the language of the SSARVO consistent with the recommendations set forth by the Ashton Village Center Sector Plan, including streamlining the provisions that are redundant with the CRN zoning recommended for much of the plan area. This ZTA is being taken in conjunction with Sectional Map Amendment (SMA) H-144, which recommends the new zoning for Ashton.

Background

The SSARVO was established as a result of the 1998 Sandy Spring-Ashton Master Plan, to provide greater protections for height, density, land uses and building form than the C-1 and C-2 zoning existing at that time could not offer. In 2015, the Sandy Spring Rural Village Plan recommended removal of the SSARVO from properties within the boundary of that plan because it found the new family of CR zones and included design guidelines could provide adequate protection of the rural character of the village. Ultimately Resolution 18-193 for SMA H-108 was adopted on June 23, 2015 removing Sandy Spring from the overlay zone. During development of the 2021 Ashton Village Center Sector Plan, staff concluded that while the CR zones provided a lot of protection, they were not perfect, and recommended the SSARVO be instead amended but retained for Ashton. The primary objectives the Ashton Plan seeks from the overlay zone is to allow two existing land uses (a fueling station and two drive-thrus) that are not associated with a restaurant, to remain, and to require a site plan review for all projects except for single family detached houses.

Analysis

In the following sections, staff will walk through the existing sections of the SSARVO, discussing what changes are recommended through the proposed ZTA (Attachment A)

A. Purpose

The purpose section of the overlay zone is shortened to only read:

The purpose of the SSA Overlay Zone is to preserve and enhance the rural village character of the Sandy Spring and Ashton village centers using detailed site review and the continuation of community serving businesses within the village centers.

The intent of the streamlined purpose statement is to better reflect what the overlay zone actually does, once the remaining sections are also edited or removed, including substantially paring down the sections on land uses and standards.

B. Sewer

The section on sewer is recommended for deletion. The properties within the SSARVO have access to sewer and will be required to utilize sewer upon redevelopment.

C. Land Uses

The land use section is greatly reduced in scope. The CRN zone has a very similar list of allowed and not allowed uses as the old overlay text which was analyzed and discussed during the development of the Ashton Plan. Therefore, the long list of prohibited uses is being removed. There are two existing uses which are not normally allowed in the CRN Zone which the overlay does wish to allow to remain, be renovated, repaired or reconstructed on the same or a contiguous property that were legally existing at the time the Ashton Plan was adopted following the required standards: Drive-Thru not associated with a restaurant and Filling Station.

D. Development Standards

Most of the development standards section of the SSARVO is also being removed as it pertained to commercial or mixed use developments that are now covered by the standards of the CRN zone.

The last section about residential building heights is remaining, primarily because there are portions of the overlay zone outside the boundary of the Ashton Plan on residentially zoned land which may still benefit from the height limit provisions.

E. Site Plan

The section requiring site plan review remains as it is a central recommendation of the Ashton Plan that all development, except for residential dwellings in a residential zone built as a standard method project, go through a site plan review.

F. Parking

The section on parking is removed because similar protections are offered through the CRN Zone and through the parking standards in Division 6.2 of the current Zoning Code.

Recommendation

Staff is recommending the changes to the SSARVO as discussed in this report and requests the Planning Board transmit the draft ZTA that is attached to the County Council.

ZTA Process

This proposed ZTA has not been introduced yet by the District Council and instead staff is recommending the Board request introduction of the attached ZTA. Once introduced, a change in the text of the zoning ordinance undergoes a review process that culminates in the County Council (sitting

Staff Report

Request to Introduce a Zoning Text Amendment, Amendments – Sandy Spring/Ashton Rural Village Overlay Zone

as the District Council) approving a ZTA. Section 59.7.2.4 (Zoning Text Amendment) of the Montgomery County Zoning Ordinance enables the Planning Board to request the District Council or an individual District Council member to sponsor a zoning text amendment. After introduction of the ZTA, the District Council then transmits the official ZTA to the Planning Director with notification of the District Council's public hearing date. The Planning Director must publish a report and recommendation at least seven days before the Planning Board officially reviews the introduced ZTA in a public meeting. The District Council must hold a public hearing within 60 days after introduction of the ZTA, unless extended. Upon approval, a ZTA takes effect 20 days after adoption, unless a different date is specified.

Conclusion

Staff recommends the Planning Board transmit for introduction the proposed ZTA to the District Council, amending the SSARVO as recommended in the 2021 Ashton Village Center Sector Plan.

Attachment:

A – Proposed ZTA – Sandy Spring/Ashton Rural Village Overlay Zone amendments.

Attachment A

Zoning Text Amendment No.: 21-##

Concerning: Sandy Spring/Ashton
Rural Village Overlay
Zone - Amendments

Draft No. & Date: 10/##/2021

Introduced:

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: Council President at the request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- Amend the language of the Sandy Spring/Ashton Rural Village Overlay Zone as recommended by the Ashton Rural Village Sector Plan.

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

Division 4.9. “Overlay Zones”

Section 4.9.16. “Sandy Spring/Ashton Rural Village (SSA) Overlay Zone”

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.*

OPINION

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. ARTICLE 59-4 is amended as follows:

DIVISION 4.9 OVERLAY ZONES

Section 4.9.16 Sandy Spring/Ashton Rural Village (SSA) Overlay Zone

A. Purpose

The purpose of the SSA Overlay Zone is to[:]

[1.] [P]preserve and enhance the rural village character of the Sandy Spring and Ashton village centers [by ensuring an attractive and traditional pattern of houses, commercial establishments, open spaces and their relationship to roadways.] using detailed site review and the continuation of community serving businesses within the village centers.

[2. Encourage a compatible relationship between new or expanded houses or businesses and traditional neighboring structures that reflects the best of local village character, particularly in terms of scale, siting, design features, and orientation on the site.]

[B. Sewer

Lots developed under the SSA Overlay zone must be connected to a community water and sewerage system, unless it can be demonstrated at the time of subdivision that limited number of lots on a private well and septic facility within the development will provide a more beneficial subdivision design because of environmental or compatibility reasons.]

[C.]B. Land Uses

[Where a lot is either partially or totally in a Commercial/Residential or Employment zone:]

[1. Multi-Unit Living, as allowed in the underlying zone, must be in a multi use building type.] If the underlying zone on the property is CRN, the following uses

may be continued, renovated, repaired, or reconstructed on the same site or a contiguous property if they legally existed on ##/##/####, with the following Standards:

1. A Drive-Thru not associated with a restaurant under the limited use standards in Section 3.5.14.E.2.a.

2. A Filling Station under the conditional use standards in Section 3.5.13.C.2 and the procedures of a conditional use under Section 7.3.1.

[2. The following uses are prohibited:

- a. Adult Entertainment;
- b. Animal Research Facility;
- c. Car Wash;
- d. Combination Retail;
- e. Drive-Thru in connection with a Restaurant;
- f. Dry Cleaning Facility (Up to 3,000 SF);
- g. Filling Station, except that any lawful Filling Station use in existence as of the date of application of the Overlay zone is a conforming use, and may be altered, repaired, or replaced under the provisions of the zone in effect at the time the use was established;
- h. Helipad, Heliport;
- i. Helistop;
- j. The following Light Manufacturing and Production use: newspaper, printing, and publishing;
- k. Media Broadcast Tower;
- l. Medical/Dental Laboratory;
- m. Pipelines (Above Ground);
- n. Recreation and Entertainment Facility;

- o. Repair (Major);
- p. Repair (Minor);
- q. Research and Development;
- r. Retail/Service Establishment (50,000 SF and Over);
- s. The following Retail/Service Establishments: building materials and supplies; furniture store, carpet, or related furnishing sales or service; and pawnshop;
- t. Self-Storage;
- u. Shooting Range (Indoor);
- v. Storage Facility;
- w. Structured Parking;
- x. Surface Parking for Use Allowed in the Zone;
- y. Surface Parking for Commercial Uses in an Historic District; and
- z. Vehicle/Equipment Sales and Rental, except any automobile rental business in existence on October 13, 1998 may continue as a conforming use, and may be altered, repaired, or replaced under the provisions of the zone in effect at the time the use was established.]

[D.] C. Development Standards

[1. Where a lot is in a Commercial/Residential or Employment zone:

- a. The maximum height for all buildings is 24 feet, except that the Planning Board may allow additional height up to 30 feet in the site plan approval process, if the Planning Board finds that the additional height is compatible with the abutting uses and substantially conforms with the intent of the master plan.

- b. The maximum density for commercial uses is 0.75 FAR, and is computed only on the area of the underlying Commercial/Residential or Employment zoned portion of the site.
- c. Where a minimum area is required for a conditional use, the minimum area may be waived where recommended as appropriate in the master plan.
- d. In areas recommended in the master plan for mixed use development, development must substantially conform with the recommendations of the master plan. In the residential portions of the mixed-use areas, offstreet parking for commercial uses is allowed without a requirement for approval of a conditional use.]

[2.] 1. Where a lot is in a Residential zone:

- [a. The density of development must not exceed the standards for the underlying zone under optional method Cluster Development.
- b. The Planning Board may approve lot sizes as small as 900 square feet for a townhouse, 2,000 square feet for a duplex, and 3,000 square feet for any other building type, including a minimum of zero feet for side setbacks on one side, upon a showing that the resulting development will substantially conform with the recommendations of the master plan.]
- [c.]a. The maximum height for all buildings is 35 feet; however, if in the site plan approval process the Planning Board finds that additional building height is compatible with the abutting uses and the building height substantially conforms to the intent of the master plan, the maximum building height is 40 feet.

[E.] D. Site Plan

1. Site plan approval under Section 7.3.4 is required for:
 - a. construction of a new building;
 - b. any addition or other exterior improvement to an existing building that increases the amount of gross floor area on a site; or
 - c. if required under Section 7.3.4.A.8.
2. Site plan approval is not required for development of dwelling units in a residential zone [a detached house] that proceeds under standard method development.
- [3. In addition to the site plan findings under Section 7.3.4.E, the Planning Board must find that all retail uses proposed in new or renovated buildings are directly accessible from a sidewalk, plaza, or other public space.]

[F. Parking

1. The Planning Board may allow some on-street parking to fulfill the requirement for off-street parking to enhance compatibility, provide additional open space and reduce impervious coverage.
2. Properties in a Residential zone that are designated in the master plan as suitable for mixed use or nonresidential use may be used for off-street parking in connection with commercial uses.
3. The SSA Overlay zone encourages the parking of vehicles behind the front building line. In addition, to reduce access points and thereby enhance safety, abutting parking facilities may be required to provide internal connections. In exceptional circumstances, limited parking may be allowed between the front lot line and the front building line.]

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

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council

MCPB
Item No. 11
Date: 10/28/2021

Request to Introduce a Zoning Text Amendment, Amendments – Sandy Spring/Ashton Rural Village Overlay Zone

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Completed: 10/21/2021

Staff Recommendation

Approval to submit a request to have the District Council introduce a zoning text amendment (ZTA) to modify the Sandy Spring/Ashton Rural Village Overlay Zone (SSARVO) Section 4.9.15 to match the recommendations set forth in the recently adopted Ashton Village Center Sector Plan.

Summary

Staff recommends approval to transmit the proposed ZTA to the Montgomery County District Council requesting introduction. The proposed ZTA would amend the language of the SSARVO consistent with the recommendations set forth by the Ashton Village Center Sector Plan, including streamlining the provisions that are redundant with the CRN zoning recommended for much of the plan area. This ZTA is being taken in conjunction with Sectional Map Amendment (SMA) H-144, which recommends the new zoning for Ashton.

Background

The SSARVO was established as a result of the 1998 Sandy Spring-Ashton Master Plan, to provide greater protections for height, density, land uses and building form than the C-1 and C-2 zoning existing at that time could not offer. In 2015, the Sandy Spring Rural Village Plan recommended removal of the SSARVO from properties within the boundary of that plan because it found the new family of CR zones and included design guidelines could provide adequate protection of the rural character of the village. Ultimately Resolution 18-193 for SMA H-108 was adopted on June 23, 2015 removing Sandy Spring from the overlay zone. During development of the 2021 Ashton Village Center Sector Plan, staff concluded that while the CR zones provided a lot of protection, they were not perfect, and recommended the SSARVO be instead amended but retained for Ashton. The primary objectives the Ashton Plan seeks from the overlay zone is to allow two existing land uses (a fueling station and two drive-thrus) that are not associated with a restaurant, to remain, and to require a site plan review for all projects except for single family detached houses.

Analysis

In the following sections, staff will walk through the existing sections of the SSARVO, discussing what changes are recommended through the proposed ZTA (Attachment A)

A. Purpose

The purpose section of the overlay zone is shortened to only read:

The purpose of the SSA Overlay Zone is to preserve and enhance the rural village character of the Sandy Spring and Ashton village centers using detailed site review and the continuation of community serving businesses within the village centers.

The intent of the streamlined purpose statement is to better reflect what the overlay zone actually does, once the remaining sections are also edited or removed, including substantially paring down the sections on land uses and standards.

B. Sewer

The section on sewer is recommended for deletion. The properties within the SSARVO have access to sewer and will be required to utilize sewer upon redevelopment.

C. Land Uses

The land use section is greatly reduced in scope. The CRN zone has a very similar list of allowed and not allowed uses as the old overlay text which was analyzed and discussed during the development of the Ashton Plan. Therefore, the long list of prohibited uses is being removed. There are two existing uses which are not normally allowed in the CRN Zone which the overlay does wish to allow to remain, be renovated, repaired or reconstructed on the same or a contiguous property that were legally existing at the time the Ashton Plan was adopted following the required standards: Drive-Thru not associated with a restaurant and Filling Station.

D. Development Standards

Most of the development standards section of the SSARVO is also being removed as it pertained to commercial or mixed use developments that are now covered by the standards of the CRN zone. The last section about residential building heights is remaining, primarily because there are portions of the overlay zone outside the boundary of the Ashton Plan on residentially zoned land which may still benefit from the height limit provisions.

E. Site Plan

The section requiring site plan review remains as it is a central recommendation of the Ashton Plan that all development, except for residential dwellings in a residential zone built as a standard method project, go through a site plan review.

F. Parking

The section on parking is removed because similar protections are offered through the CRN Zone and through the parking standards in Division 6.2 of the current Zoning Code.

Recommendation

Staff is recommending the changes to the SSARVO as discussed in this report and requests the Planning Board transmit the draft ZTA that is attached to the County Council.

ZTA Process

This proposed ZTA has not been introduced yet by the District Council and instead staff is recommending the Board request introduction of the attached ZTA. Once introduced, a change in the text of the zoning ordinance undergoes a review process that culminates in the County Council (sitting as the District Council) approving a ZTA. Section 59.7.2.4 (Zoning Text Amendment) of the Montgomery

Staff Report

Request to Introduce a Zoning Text Amendment, Amendments – Sandy Spring/Ashton Rural Village Overlay Zone

County Zoning Ordinance enables the Planning Board to request the District Council or an individual District Council member to sponsor a zoning text amendment. After introduction of the ZTA, the District Council then transmits the official ZTA to the Planning Director with notification of the District Council's public hearing date. The Planning Director must publish a report and recommendation at least seven days before the Planning Board officially reviews the introduced ZTA in a public meeting. The District Council must hold a public hearing within 60 days after introduction of the ZTA, unless extended. Upon approval, a ZTA takes effect 20 days after adoption, unless a different date is specified.

Conclusion

Staff recommends the Planning Board transmit for introduction the proposed ZTA to the District Council, amending the SSARVO as recommended in the 2021 Ashton Village Center Sector Plan.

Attachment:

A – Proposed ZTA – Sandy Spring/Ashton Rural Village Overlay Zone amendments.



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 8, 2021

TO: The Honorable Tom Hacker, President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

FROM: Montgomery County Planning Board

SUBJECT: Planning Board Recommendation to District Council for introduction of a Zoning Text Amendment to amend the existing Sandy Spring Ashton Rural Village Overlay Zone in the Zoning Ordinance (Chapter 59)

Dear Mr. Hacker:

The Montgomery County Planning Board of The Maryland–National Capital Park and Planning Commission met on November 4, 2021 and by a vote of 4:0 (Commissioner Rubin abstaining) requested the District Council introduce the attached draft Zoning Text Amendment (ZTA) to amend the existing Sandy Spring Ashton Rural Village Overlay Zone (SSARVO) consistent with the recommendations from the Ashton Village Center Sector Plan. This draft ZTA is being transmitted along with proposed Sectional Map Amendment H-144 which would implement the zoning recommendations of the Sector Plan.

The recommended ZTA would update and streamline the provisions of the SSARVO following the adoption of the Ashton Village Center Sector Plan. The overlay zone was first established following the 1998 Sandy Spring-Ashton Master Plan in 1998 and provided additional land use and urban design protections to the villages of Sandy Spring and Ashton, which were predominantly in the C-1 and C-2 zones.

Since 1998, the Zoning Ordinance was updated in 2014, and both villages have had Master Plan updates, with the Sandy Spring Rural Village Plan in 2015 and now the Ashton Rural Village Sector Plan in 2021. The new Zoning Ordinance and the updated Master Plans have rezoned the old C zones to the CRN and CRT Zones which offers many of the land use controls the overlay zone provided. The proposed amendments to the SSARVO would reduce those redundancies. The primary purpose of the amended overlay zone would be to retain site plan requirements for all non-residential developments, and to allow certain existing non-conforming commercial uses to remain.

The Board appreciates the Council's consideration of the attached draft ZTA to modify the Sandy Spring Ashton Rural Village Overlay Zone, and Planning Staff is able and willing to assist the Council as needed in the review of the proposed revisions.

Sincerely,

Casey Anderson
Chair

CA:BB:aj