Ordinance No.: 20-11

Zoning Text Amendment No.: <u>23-10</u> Concerning: Parking, Queuing, and

<u>Loading – Calculation of</u>

Required Parking

Revised: 3/5/2024 Draft No.: 3 Introduced: November 28, 2023

Public Hearing: January 16, 2024
Adopted: March 5, 2024

Effective: March 25, 2024

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 Sponsors: Then Council Vice-President Friedson, Councilmember Mink, and then Council President Glass

Co-Sponsors: Councilmembers Luedtke, Albornoz, Jawando, Fani-González, Sayles, Council President Stewart, Councilmembers Balcombe, and Katz

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) reduce the parking requirement near transit; and
- (2) generally amend the parking requirements.

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

Division 6.2. "Parking, Queuing, and Loading" Section 6.2.3. "Calculation of Required Parking"

EXPLANATION: Boldface indicates a Heading or a defined term.

<u>Underlining</u> 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.

<u>Double underlining</u> 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 59-6.2 is amended as follows:		
2	Division 6.2. Parkir	ng, Queuing, and Loading	
3		* * *	
4	Section 6.2.3. Calcu	lation of Required Parking	
5	The minimum number of vehicle and bicycle parking spaces required in all zones		
6	is the sum of the number of spaces required for each applicable land use in the		
7	tables in Section 6.2.4.B and Section 6.2.4.C, unless the total number is reduced		
8	under Section 6.2.3.I.		
9		* * *	
10	I. Adjustments	to Vehicle Parking	
11	1. In Gen	eral	
12		* * *	
13	b. A	Adjustments under Section 6.2.3.I to the minimum number of	
14	re	equired parking spaces must not result in a reduction below	
15	5	0% of the baseline parking minimum or shared parking model	
16	n	ninimum except for adjustments allowed under Section	
17	<u>6</u>	<u>.2.3.I.8</u> .	
18		* * *	
19	8. Parking	g Minimums Near Transit	
20	<u>a.</u> <u>R</u>	Residential uses are exempt from the baseline parking	
21	<u>n</u>	ninimums in the parking table under Section 6.2.4.B. if located	
22	<u>tl</u>	ne following distance from transit:	
23	[]	$[\underline{a}]]\underline{i}$ within $\frac{1}{2}$ mile of \underline{a} Metro station;	
24	[]	$[b]]ii$. within $\frac{1}{2}$ mile of a Purple Line station; or	
25	[]	[c]]iii. within ½ mile of an existing Bus Rapid Transit	
26		station or a Bus Rapid Transit station that has been	

27		funded for construction in the 6-year CIP at the
28		time of application.
29	<u>b.</u>	If no parking spaces are being provided under Section
30		6.2.3.I.8.a, then residential uses under Section 6.2.3.I.8.a. must
31		provide handicapped spaces that meet the design requirements
32		of handicapped parking spaces under State law. One
33		handicapped parking space is required for every 25 dwelling
34		units. This handicapped parking space requirement can be
35		satisfied if the applicant demonstrates the requisite number of
36		handicapped parking spaces are available within 1,000 feet of
37		an accessible entrance to the residential use.
38		* * *
39	Sec. 2. Eff	Sective date . This ordinance becomes effective 20 days after the

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

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ORDINANCE No.: 20-11

This is a correct copy of Council action.				
Sara R. Tenenbaum				
Clerk of the Council				