



Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Senior Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #5B
February 4, 2025
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 25-01, Self-Storage - Civic and Institutional (“Street Activation and Vacancy Elimination (S.A.V.E.)”)

Lead Sponsor: Council President Stewart

Co-Sponsors: Councilmembers Fani-González, Friedson, Mink, Council Vice-President Jawando, and Councilmembers Sayles and Katz

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

ZTA 25-01 will allow Self-Storage above the ground floor in the CR zone with a Charitable, Philanthropic Institution or a Cultural Institution on the ground floor.

SUMMARY OF KEY DISCUSSION POINTS

- In the current zoning ordinance, Self-Storage is only allowed in the CR zone if it is in the basement or cellar of a building used for other purposes.
- The intent of ZTA 25-01 is to encourage street activation by allowing Self-Storage in buildings that have been 90% vacant for at least 2 years if a community-serving use is on the ground floor.
- In addition to the vacancy requirement, site plan approval will be required. Further, structural improvements will be limited so that future conversion to a residential or commercial use is not discouraged.
- A public hearing is tentatively scheduled for March 11, 2025.

This report contains:

ZTA 25-01

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Ordinance No.: _____
Zoning Text Amendment No.: 25-01
Concerning: Self-Storage – Civic
and Institutional
Revised: 1/29/2025 Draft No.: 1
Introduced: February 4, 2025
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 Stewart
Co-Sponsors: Councilmembers Fani-González, Friedson, Mink,
Council Vice-President Jawando, and Councilmembers Sayles and Katz

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) allow Self-Storage above the ground floor in the CR zone with certain uses on the ground floor; and
- (2) generally amend the requirements for Self-Storage.

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

Division 3.6. “Industrial Uses”
Section 3.6.8. “Warehouse”

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 59-3.6 is amended as follows:**

2 **Division 3.6. Industrial Uses**

3 * * *

4 **Section 3.6.8. Warehouse**

5 * * *

6 **D. Self-Storage**

7 **1. Defined**

8 Self-Storage means a structure providing separate storage areas for personal or
9 business use designed to allow private access by the tenant.

10 **2. Use Standards**

11 a. Where Self-Storage is allowed as a limited use, it must satisfy the
12 following standards:

13 i. In the GR zone, site plan approval is required under Section
14 7.3.4.

15 ii. In the CR zone, Self-Storage is allowed [only] under the
16 standard method of development under Section 4.5.3 [and only]
17 and the following standards:

18 (a) in a basement or cellar of a building used for other
19 purposes;

20 (b) with the provision of on-site loading and unloading
21 facilities;

22 (c) with doors for individual storage units in the interior of
23 the building; and

24 (d) if signage is limited to a wall sign under Section
25 6.7.9.A.2 and the maximum area of the sign is 40 square
26 feet.

- 27 iii. In the CR zone, Self-Storage is allowed with site plan approval
28 under Section 7.3.4 and the following standards:
- 29 (a) the Self-Storage use is located above the ground-floor
30 level of an existing building;
- 31 (b) the existing building is an office building that has had no
32 tenants in 90% of the building for at least 2 contiguous
33 years immediately preceding the application date, as
34 evidenced by a third-party vendor or documentation
35 provided by the applicant;
- 36 (c) the ground floor contains, with frontage abutting a public
37 sidewalk or other public pedestrian route, either a
38 Charitable, Philanthropic Institution use under Section
39 3.4.2 or a Cultural Institution use under Section 3.4.3;
- 40 (d) any structural improvements to the existing building will
41 not cause practical difficulty or undue hardship for
42 conversion to a future commercial or residential use and
43 must maintain any façade windows;
- 44 (e) the application includes on-site loading and unloading
45 facilities and loading facilities are not on a Boulevard
46 street classification under Chapter 49;
- 47 (f) the application includes individual storage units in the
48 interior of the building; and
- 49 (g) signage is limited to a wall sign under Section 6.7.9.A.2
50 and the maximum area of the sign is 40 square feet.
- 51 b. Where Self-Storage is allowed as a conditional use, it may be
52 permitted by the Hearing Examiner under Section 7.3.1, Conditional
53 Use.

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Sec. 2. Short title. This zoning text amendment may be cited as the “Street
Activation and Vacancy Elimination (S.A.V.E.) ZTA”

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* * *

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Sec. 3. Effective date. This ordinance becomes effective 20 days after the
58 date of Council adoption.
59

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council