

# ATTACHMENT C

Ordinance No.: \_\_\_\_\_

Zoning Text Amendment No.: 25-xx

Concerning: University Boulevard  
(UB) Overlay Zone

Revised: \_\_\_\_\_ Draft No.: \_\_\_\_\_

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**

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Lead Sponsor: Councilmember \_\_\_\_\_

Co-Sponsors: Councilmembers \_\_\_\_\_

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- (1) establish the University Boulevard (UB) Overlay Zone; and
- (2) generally amend the provisions for overlay zones.

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

Division 4.9.	“Overlay Zones”
Section 4.9.22.	“White Flint 2-Parklawn (WF-P) Overlay Zone”

And adding the following Section:

Division 4.9.	“Overlay Zones”
Section 4.9.22.	“University Boulevard (UB) Overlay Zone”
Section 4.9.23.	“White Flint 2-Parklawn (WF-P) 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.

*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:*

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**Sec. 1. DIVISION 59-4.9 is amended as follows:**

**Division 4.9. Overlay Zones**

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**Section 4.9.22 University Boulevard (UB) Overlay Zone**

**A. Purpose**

The Purpose of the UB Overlay Zone is to increase the diversity and supply of housing in a compact, transit-oriented form of growth that supports Bus Rapid Transit on University Boulevard and Colesville Road, creates complete communities, and improves safety for all travelers.

**B. Land Uses**

1. The following modifications apply to properties located in the CRN Zone:

- a. Accessory Dwelling Units are permitted on properties improved with Single-Unit Living.
- b. On properties with no mapped commercial FAR, non-residential uses allowed in the R-60 zone following the permitted, limited, or conditional use standards for the R-60 zone under Section 3.1.6.

2. The following uses are prohibited within the University Boulevard Overlay Zone except as protected by Section 7.7.2. Nonconforming Uses:

- a. Light Vehicle Sales and Rental (Indoor) (Section 3.5.12.B)
- b. Light Vehicle Sales and Rental (Outdoor) (Section 3.5.12.C)
- c. Car Wash (Section 3.5.13.B)
- d. Filling Station (Section 3.5.13.C)
- e. Repair (Major) (Section 3.5.13.E)
- f. Repair (Minor) (Section 3.5.13.F)

- g. Drive-Thru (Section 3.5.14.F)
- h. Medical / Scientific Manufacturing and Production (Section 3.6.4.D)
- i. Self-Storage (Section 3.6.8.D)
- j. Storage Facility (Section 3.6.8.E)

## **C. Development Standards**

### **1. CRN Development**

- a. Except as modified below, any development in the CRN zone on a net site less than 15,000 square feet shall use the development standards for the Duplex building type regardless of the proposed building type.
  - i. Lot coverage is limited to 35%.
  - ii. A minimum of one entrance per building is required to front a street or an open space.
  - iii. Minimum open space requirements do not apply.
  - iv. Screening of any exterior surface parking must meet the requirements set forth under Section 6.2.9.B.
- b. Any development on a net site 15,000 square feet or larger shall follow the development standards for the applicable building type except as follows
  - i. The maximum Build-to-Area setback for any building edge on University Boulevard is 10 feet. Apartment Building type.
- c. All on-site parking shall be located behind the front building line.

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## **Section 5.9.[22]23. White Flint 2-Parklawn (WF-P) Overlay Zone**

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

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This is a correct copy of Council action.

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Sara R. Tenenbaum  
Clerk of the Council

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