



Committee: PHP
Committee Review: At a future date
Staff: Ludeen McCartney-Green, Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #7A
January 27, 2026
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 26-02 - Overlay Zones - Regional Shopping Center (RSC)

Lead Sponsors: Councilmember Friedson and Council President Fani-González

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

ZTA 26-02 would:

- (1) exempt the gross floor area residential cap on Household Living in certain zones; and
- (2) generally amend the use and standards for the regional shopping center overlay zone.

SUMMARY OF KEY DISCUSSION POINTS

- The ZTA would allow residential development to exceed the standard 30 percent cap on household living uses for a site within the overlay zone, provided that a regional shopping center of at least 600,000 square feet is retained within the overlay zone.
- The purpose of the exemption is intended to allow flexibility in site design while ensuring the continued operation of a major commercial center.
- The ZTA also makes a minor technical change under the development standards for the RSC overlay zone.

PUBLIC HEARING

- A public hearing is scheduled for March 3, 2026. A PHP Committee worksession will be scheduled at a later date.

This report contains:

ZTA 26-02

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Ordinance No.: _____
Zoning Text Amendment No.: 26-02
Concerning: Overlay Zones - Regional
Shopping Center (RSC)
Revised: 1/15/2026 Draft No.: 1
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 Sponsors: Councilmember Friedson and Council President Fani-González

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) exempt the gross floor area residential cap on Household Living in certain zones; and
- (2) generally amend the use and standards for the regional shopping center overlay zone.

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

Division 4.9. “Overlay Zones”
Section 4.9.14. “Regional Shopping Center (RSC) 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:

28 Residential zone with a minimum of 3 feet for each one foot of building
29 height over 45 feet.

30 3. Residential development is not subject to the limitation in Section
31 3.3.1.E.2.a.i. that restricts Household Living uses to no more than 30%
32 of the gross floor area on the subject site, provided a regional shopping
33 center containing at least 600,000 square feet of gross floor area is
34 maintained within each overlay zone.

35 * * *

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

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council