



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

AGENDA ITEM #7B
January 27, 2026
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 26-03, Biohealth Priority Campus – Eligibility

Lead Sponsor: Councilmember Friedson

Co-Sponsor: Council President Fani-González and Councilmembers Luedtke, Balcombe, Evans, and Stewart

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

ZTA 26-03 will amend the definition of a Biohealth Priority Campus, lowering the threshold to qualify for that use.

SUMMARY OF KEY DISCUSSION POINTS

- ZTA 26-03 will amend the definition of a Biohealth Priority Campus. The amendments will lower the eligibility threshold for a Biohealth Priority Campus, with the intent of allowing more projects to go through the Expedited Approval Plan process under [Section 7.3.5](#).
- ZTA 26-03 will reduce the minimum square footage requirement of new space to be constructed from 150,000 square feet to 100,000 square feet and allow repurposing from an existing Office and Professional building. “Office and Professional” includes the uses under [Section 3.5.8](#), which are Biohealth Priority Campus, Life Sciences, Office, Research and Development, and Signature Business Headquarters.
- ZTA 26-03 will also reduce the minimum square footage requirement for new space to be added to an existing building or group of buildings from 50,000 square feet to 25,000 square feet.
- Lastly, ZTA 26-03 will make a technical correction to change the reference to the Corridor Cities Transitway to the Corridor Connectors, consistent with [recent transportation master plans](#).
- A public hearing is tentatively scheduled for March 3, 2026.

This report contains:

ZTA 26-03

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Ordinance No.: _____
Zoning Text Amendment No.: 26-03
Concerning: Biohealth Priority
Campus – Eligibility
Revised: 1/9/2026 Draft No.: 1
Introduced: January 27, 2026
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: Councilmember Friedson
Co-Sponsors: Council President Fani-González and Councilmembers Luedtke, Balcombe,
Evans, and Stewart

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) amend the definition of a Biohealth Priority Campus; and
- (2) generally amend the requirements for a Biohealth Priority Campus.

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

Division 3.5. “Commercial Uses”
Section 3.5.8. “Office and Professional”

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:

- 27 a. A sketch plan and a site plan are not required for a Biohealth
28 Priority Campus if the Planning Board approves a Biohealth
29 Priority Campus plan under Section 7.3.6.
- 30 b. Development of a Biohealth Priority Campus should proceed
31 under the standards of Chapter 50 and the underlying zone,
32 including any overlay zones, except as modified by
33 Section 3.5.8.E. and in conformance with the hearing and
34 review schedule in Sections 7.3.6.C and 7.3.6.D.
- 35 c. After a Biohealth Priority Campus Plan is approved, subsequent
36 additions or expansions of the Biohealth Priority Campus, in
37 any size or amount, will be processed under Section 7.3.6 as
38 amendments.

39 **3. Use Standards**

- 40 a. Residential FAR limits on the subject property may be
41 reallocated to commercial FAR if the total FAR does not
42 exceed the maximum total mapped FAR of the property and the
43 building height does not exceed the maximum mapped height,
44 including any increases in each allowed by this Chapter.
- 45 b. A mechanical penthouse, and the roof structures listed in
46 Section 4.1.7.C.3, may occupy a maximum of 50% of the roof
47 area of any individual building.
- 48 c. The subject property may utilize FAR averaging under
49 Sections 4.5.2.B. and 4.6.2.B.

50 * * *

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

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council