

**Attachment B**

Ordinance No.: \_\_\_\_\_  
Zoning Text Amendment No.: 26-xx  
Concerning: General Development  
Requirements – Access  
and Parking  
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) amend standards for site access to acknowledge master plan specific recommendations related to access,
- (2) amend standards for driveway access to allow alleys to serve as primary vehicle access,
- (3) update the source for shared parking analysis data, and
- (4) generally amend the sections for Site Access, and Parking, Queuing, and Loading.

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

- Division 6.1.           “Site Access”
- Section 6.1.3.       “General Access Requirements”
- Section 6.1.4.       “Driveway Access”
- Division 6.2.       “Parking, Queuing, and Loading”
- Section 6.2.3.       “Calculation of Required Parking”

**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:*

**Sec. 1. DIVISION 59-6.1. is amended as follows:**

**Division 6.1. Site Access**

\* \* \*

**Section 6.1.4. Driveway Access**

\* \* \*

C. If on-site parking is accessible from an improved alley with a right-of-way of at least 20 feet in width

- 1. access must be from the alley consistent with Chapter 49, Article 3;
- 2. and new curb cuts along the public right-of-way must be limited, to the extent practicable.

\* \* \*

**Sec. 2. DIVISION 59-6.2. is amended as follows:**

**Division 6.2. Parking, Queuing, and Loading**

\* \* \*

**Section 6.2.3. Calculation of Required Parking**

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**I. Adjustments to Vehicle Parking**

\* \* \*

**3. Shared Parking**

- a. An applicant proposing development with more than one use may submit a shared parking analysis using the latest version of the Urban Land Institutes Shared Parking Model [(Second Edition, 2005)] instead of using the parking tables in Section 6.2.4.B.

\* \* \*

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

This is a correct copy of Council action.

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Sara R. Tenenbaum  
Clerk of the Council