



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

Attachment A

AGENDA ITEM #6B
March 10, 2026
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 26-05, Expedited Approval Plan – Job Creation Project

Lead Sponsor: Council President Fani-González

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

ZTA 26-05 will replace the existing Signature Business Headquarters use with a new use called “Job Creation Project” and expand the eligibility requirements for that use.

SUMMARY OF KEY DISCUSSION POINTS

- In May 2018, the District Council adopted [ZTA 18-05, Uses, Use Standards and Regulatory Approvals - Signature Business Headquarters](#), which created the use Signature Business Headquarters and provided an expedited approval process for that use.
- ZTA 26-05 will rename “Signature Business Headquarters” to “Job Creation Project.” It will expand the eligibility requirements by allowing this use in additional Commercial/Residential zones (CRT), Employment zones (LSC, EOF) and Industrial zones (IL, IM).
- ZTA 26-05 will lower the number of required employees from 20,000 to 200; remove the requirement that it be the headquarters or primary place of business; require the business to be identified as a strategic industry sector in the current Economic Development Strategic Plan and have received County or State funding or incentives; and provide additional enforcement provisions.
- A public hearing is tentatively scheduled for June 9, 2025.

This report contains:

ZTA 26-05

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Ordinance No.: _____
Zoning Text Amendment No.: 26-05
Concerning: Expedited Approval Plan
– Job Creation Project
Revised: 3/4/2026 Draft No.: 1
Introduced: March 10, 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: Council President Fani-González

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) rename Signature Business Headquarters to Job Creation Project and amend the definition;
- (2) expand the eligibility requirements for a Job Creation Project; and
- (3) generally amend the Office and Professional section.

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

Division 1.4.	“Defined Terms”
Section 1.4.2.	“Specific Terms and Phrases Defined”
Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
Division 3.5.	“Commercial Uses”
Section 3.5.8.	“Office and Professional”
Division 7.3.	“Regulatory Approvals”
Section 7.3.5.	“Expedited Approval Plan”

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 59-1.4 is amended as follows:

Division 1.4. Defined Terms

* * *

Section 1.4.2. Specific Terms and Phrases Defined

* * *

Job Creation Project: See Section 3.5.8.D

Educational Institution (Private): See Section 3.4.5.A

* * *

Sign, Window: A sign that is attached to a window, or which is visible through a window. A show window or three-dimensional display is not a window sign.

[Signature Business Headquarters: See Section 3.5.8.D]

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Sec. 2. DIVISION 59-3.1 is amended as follows:

Division 3.1. Use Table

* * *

Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

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USE OR USE GROUP	Definition s and Standards	Ag AR	Rural Residential			Residential												Commercial / Residential			Employment				Industrial		
						Residential Detached							Residential Townhouse			Residential Multi-Unit											
			R	RC	RNC	RE- 2	RE- 2C	RE-1	R- 200	R-90	R-60	R- 40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM
* * *																											
COMMERCIAL																											
* * *																											
OFFICE AND PROFESSIONAL	3.5.8																										
Biohealth Priority Campus	3.5.8.E																		L				L	L			
Life Sciences	3.5.8.A																						P				
Office	3.5.8.B								C	C	C							P	P	P	P	P	L	P	L	L	
Research and Development	3.5.8.C																		P	P			P	L	P	P	
[Signature Business Headquarters] <u>Job Creation Project</u>	3.5.8.D																		L	L			L	L	L	L	
* * *																											

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Sec. 3. DIVISION 59-3.5 is amended as follows:

Division 3.5. Commercial Uses

* * *

Section 3.5.8. Office and Professional

* * *

D. [Signature Business Headquarters] Job Creation Project

1. Defined

[Signature Business Headquarters] Job Creation Project means the [headquarters or other primary] place of business of a single commercial or industrial organization in an industry such as biohealth, hospitality, or life sciences, including ancillary uses, that [includes at least 20,000 employees located within a single Metro Station Policy Area.];

- a. is identified as a strategic industry sector in the current Economic Development Strategic Plan approved under Chapter 15A, as amended, and has received County or State funding or incentives; or
- b. employs at least 200 employees onsite within 2 years of obtaining a use-and-occupancy permit.

2. Exemptions

- [a.] A sketch plan and a site plan are not required for a [Signature Business Headquarters] Job Creation Project if the Planning Board approves [a Signature Business Headquarters] an Expedited Approval plan under Section 7.3.5.
- [b.] A Signature Business Headquarters plan is exempt from the binding elements and conditions of a development plan approved before May 24, 2018.]

48 **3. Use Standards**

- 49 a. Commercial and residential FAR limits on the subject property
- 50 may be reallocated[, as long as] if total FAR does not exceed the
- 51 maximum total mapped FAR of the property.
- 52 b. If the subject property has a mapped height of 150 feet or more,
- 53 height may be exceeded by up to 100 feet, but no greater than a
- 54 total height of 300 feet, if the Planning Board finds that the
- 55 additional height is compatible with abutting and confronting
- 56 development.
- 57 c. The subject property may utilize FAR averaging under Section
- 58 4.5.2.B.

59 **4. Enforcement**

60 In addition to the Compliance and Enforcement provisions of Section
61 7.3.5.K, the following apply to a Job Creation Project:

- 62 a. At the time of application, the applicant must provide an affidavit
- 63 and any other documentation requested by the Planning Board
- 64 attesting that the requirements of Section 3.5.8.D.1. will be met.
- 65 b. Within 2 years of obtaining a use-and-occupancy permit, the
- 66 applicant or property owner must provide the Planning Board
- 67 with evidence that the required number of employees have been
- 68 hired.
- 69 c. If the requirements are not met, the Job Creation Project will not
- 70 be eligible for any amendments under Section 7.3.5.J. until such
- 71 time that the requirements are satisfied.

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73 **Sec. 4. DIVISION 59-7.3 is amended as follows:**

74 **Division 7.3. Regulatory Approvals**

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* * *

76 **Section 7.3.5. Expedited Approval Plan**

77 **A. Applicability and Description**

78 1. An expedited approval plan provides a detailed overview of a
79 proposed expedited approval. An expedited approval plan review will
80 be used to determine if the proposed development satisfies current
81 laws, regulations, and this Chapter, and substantially conforms with
82 the intent of the applicable master plan and approved guidelines.

83 2. The following uses may be approved under an expedited approval
84 plan:

- 85 a. [Signature Business Headquarters] Job Creation Project;
- 86 b. Biohealth Priority Campus;
- 87 c. Mixed-Income Housing Community; and
- 88 d. Commercial to Residential Reconstruction.

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90 **Sec. 5. Effective date.** This ordinance becomes effective 20 days after the
91 date of Council adoption.

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council