

MONTGOMERY COUNTY

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

Division 59-C-5	"Industrial Zones"
Section 59-C-5.1	"Zones Established"
Section 59-C-5.2	"Allowable Uses"
Section 59-C-5.3	"Development Standards"
Section 59-C-5.4	"Special Regulations"

Effective Date: June 5, 1989.

Zoning Text Amendment No. 89001

Ordinance No. 11-50

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of

- Adding definitions for "conference center" and "gross tract area," and revising the definition of "floor area ratio."
- Revising and adding an additional provision to the "General Rules of Interpretation" section that will clarify that if a use is not specifically listed in the use table of a zone but is similar in character to more than one of the listed uses, then the use must be categorized as being similar to the more restrictive of the uses.
- Amending the use tables for the industrial zones to delete obsolete use listings and to add new uses reflecting current industrial activities.
- Amending the I-3 Zone to revise the development standards such as maximum building height, building setbacks, numbers of buildings allowed on a lot; adding a minimum green space requirement; and adding a maximum density of development standard.
- Revising the I-3 Zone purpose clause to more clearly state the purpose and intent of the zone.
- Revising the minimum area requirements for classification in the I-3 Zone.
- Clarifying the landscaping and driveway requirements within the setback areas required in the I-3 Zone.
- Adding special trip reduction measures to be incorporated into the design of a project.
- Deleting the I-3 Zone performance standards and replacing them with reference to environmental standards in Federal, State, and County law applicable to environmental nuisances in all of the industrial zones.