

MONTGOMERY COUNTY

- allowing a reduction in the public use space requirement for a standard method project in a CBD zone that includes MPDUs, including any bonus density units, on-site;
- allowing the public use space requirement for [[a CBD zone]] an optional method project in a CBD zone that includes MPDUs, including any bonus density units, on-site to be reduced or eliminated if located off-site in the same CBD; and
- [[Allowing a residential density bonus over the base density where MPDUs are provided in accordance with Chapter 25A; and]]
- clarifying that the number of [[residential]] dwelling units [[and]] or residential FAR may be increased over the base density in proportion to any MPDU density bonus provided for [[a project]] any development in a CBD or Transit Station zone that includes MPDUs on-site.

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

DIVISION 59-C-6 "CENTRAL BUSINESS DISTRICT ZONES"
Section 59-C-6.215 "Methods of development and approval procedures"
Section 59-C-6.23 "Development standards"
DIVISION 59-C-8 "TRANSIT STATION DEVELOPMENT AREA ZONES"
Section 59-C-8.25 "Public facilities and amenities"
Section 59-C-8.4 "Development standards"

Ordinance No. 15-36

Zoning Text Amendment No. 04-13

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

- allowing an exception to [[the]] master plan, sector plan, and urban renewal plan conformity requirements regarding residential density or building height for any project in a CBD, RMX, or Development Plan zone that included MPDUs on-site.

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

DIVISION 59-D-1 "DEVELOPMENT PLAN"
Section 59-D-1.6 "Approval by district council"
DIVISION 59-D-2 "PROJECT PLAN FOR OPTIONAL METHOD OF DEVELOPMENT, CBD ZONES AND RMX ZONES"
Section 59-D-2.4 "Action by planning board"
Section 59-D-2.42 "Findings required for approval."