

MONTGOMERY COUNTY

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

Division 59-C-1	"Residential Zones, one-family"
Section 59-C1.31	"Land Uses"

Effective Date June 17, 1986.

Zoning Text Amendment No.: 86006

Ordinance No.: 10-75

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

- Provide that publicly-owned rights-of-way are zoned land. Delete the requirements for a declaratory ruling to zone land previously withheld from rezoning because such land was located in a proposed right-of-way. Provide a new procedure for zoning privately-owned land that was previously withheld from rezoning because of its location in a proposed right-of-way. Provide procedures for air rights development and sub-surface rights development within public rights-of-way, under specified procedures. Provide that privately owned railroad rights-of-way are zoned land. Provide that existing and proposed public rights-of-way and private railroad rights-of-way as shown on master or sector plans are exempt from the locational limitations applicable to CBD Zones. Provide that the density transfer provisions of the RDT Zone do not apply to publicly owned transportation rights-of-way.

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

Division 59-A-1	"Purpose and Applicability"
Section 59-A-1.7	"Impact of Rights-Of-Way on Zoning"
Section 59-A-1.71	"Land Excluded From Reclassification"
Section 59-A-1.72	"Reversion to Private Ownership"
Division 59-C-6	"Central Business District Zones"
Section 59-C-6.214	"Location"
Section 59-C-9.6	"Transfer of Density - Option in Rural Density Transfer Zone"