



Montgomery County Council
Councilmember Dawn Luedtke

Zoning in Montgomery County

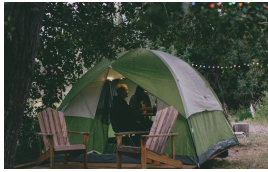
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There are three common ways to modify zoning or what is allowed in a particular zone:

Zoning Text Amendment (ZTA)

Councilmember(s) introduce a ZTA to make a change to the Zoning Ordinance that applies Countywide for those zones included. Public hearing date is set and the process is similar to the process for a Bill - with Planning Housing, and Parks (PHP) Committee worksession(s) and full Council worksession(s).

Recent ZTA examples



ZTA 24-02 - Agricultural and Rural Zones - Campground

Allows campground use (narrowly defined with limits on square footage, number of camp sites, distance from public roads and more) in Ag and Rural farming zones.



ZTA 24-01 - Household Living - Civic and Institutional Living

Allows Religious institutions to build multi-family (narrowly defined with limits on height and density and a restriction against significant sewer and water infrastructure build-up) in certain Detached Residential zones.

Sector Plan/Area Master Plan

Sets zoning (as well as and often tied to specific transportation, environmental, school, park, libraries, and other goals) for a specific geographic area - and the goal is generally to do an update for each area every 25-30 years.

Local Map Amendment

A process to change zoning on a specific property that must go through the quasi-judicial Office of Zoning and Administrative Hearings (OZAH) process and before the Council for final approval.



Olney-specific zones in summary

CRT - Commercial-Residential Town: Olney Town Center commercial properties

PD-7 and PD-9 - Planned Development: Mix of commercial and residential under 40-foot heights comprising largely of townhome and commercial areas to the west and east of Olney Town Center

R-60 - “Fairly dense” detached home zone with minimum lots of 6,000 square feet*

R-90 - “Medium density” detached home zone with minimum lots of 9,000 square feet*

R-200 - Less dense detached home zone with minimum lots of 20,000 square feet*

RE-2 - Detached home zone in agricultural/rural settings with minimum lot of 87,120 square feet (2 acres)

RNC/RC - Allows for detached homes in agricultural/rural settings - RC with minimum lot of 217,800 square feet (5 acres) and RNC in small, limited clustered settings.

****Zones included in Planning’s Attainable Housing recommendations***