

Resolution No.:	<u>20-1224</u>
Introduced:	<u>September 22, 2026</u>
Adopted:	<u>September 29, 2026</u>

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
IN MONTGOMERY COUNTY**

Lead Sponsor: Councilmember Friedson and Council President Fani-González

SUBJECT: Revision to the Process for the Introduction and Consideration of Amendments to the Text of the Zoning Ordinance for the Maryland-Washington Regional District within Montgomery County, Maryland

Background

1. The District Council on September 5, 1977, by Resolution 7-854, established a legislative process for the introduction and consideration of amendments to the text of the Zoning Ordinance for Montgomery County.
2. The procedures for the introduction and consideration of amendments to the Zoning Ordinance have been revised from time to time since 1977 by the Council. Most recently, the procedures were amended on February 27, 2007, in Resolution 16-63. The procedures were again amended on February 8, 2011, by Resolution 17-59. The procedures were again amended on January 27, 2015, by Resolution 18-48.
3. The District Council seeks to amend the legislative process for the introduction and consideration of amendments to the text of the Zoning Ordinance for Montgomery County.

Action

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, Maryland, approves the following procedures for the introduction and consideration of proposed amendments to the text of the Montgomery County Zoning Ordinance and repeals Resolution 18-48:

1. Development of Zoning Text Amendments (ZTAs)
 - (a) The County Executive or the Planning Board may transmit a zoning text

amendment to the Council. Any Executive or Planning Board transmitted zoning text amendment which is introduced must be sponsored by the District Council.

- (b) Zoning text amendments recommended for introduction by the County Executive or the Planning Board must include:
 - (1) a short description of the requested amendment;
 - (2) a statement of the problem that the amendment addresses and the reasons for the amendment;
 - (3) the effect of the proposed amendment on existing law and procedures;
 - (4) any exigency related to the proposed amendment; and
 - (5) the new text to be added and existing text to be deleted from the Zoning Ordinance.
- (c) Council staff may forward potential zoning text amendments to relevant County departments and agencies before introduction by the Council. Any recommendations provided must be communicated back to the lead sponsor(s) of the ZTA as soon as Council staff can do so.

2. Format for Introduction of Zoning Text Amendments

Zoning text amendments to be introduced must be in the form prescribed by the Montgomery County Plain Language Drafting Manual, adopted by the County Council in Resolution 10-1182, as amended.

3. Procedure for Consideration of Zoning Text Amendments

- (a) Upon introduction, copies of each text amendment must be made available for distribution to the public. After introduction, the Office of the County Council, the Department of Permitting Services, and the Montgomery County Planning Department must keep copies on file, for distribution to the public on request.
- (b) Within 5 days after the introduction of each zoning text amendment, Council staff must transmit a copy to the Planning Board and the County Executive for review as required by Section 59.7.2.4. of the Zoning Ordinance, as amended.
- (c) The Planning Board must submit a recommendation to the District Council consistent with Section 59.7.2.4. of the Zoning Ordinance, as amended. The County Executive and any other County agency may submit and make publicly available any recommendations on a text amendment to the District Council.
- (d) Council Staff's memorandum must include an analysis of the amendment and may provide a recommendation as to whether the amendment should

be adopted with or without revisions. The recommendations of the Planning Board and Planning Staff must be included in material provided to the appropriate Committee and Council.

4. Withdrawal of Zoning Text Amendments

A motion to withdraw a zoning text amendment must be made by an original sponsor during District Council session. A zoning text amendment is withdrawn upon the majority vote of the Council.

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read 'Sara', written over a horizontal line.

Sara R. Tenenbaum
Clerk of the Council