



**Committee:** PHED  
**Staff:** Livhu Ndou, Legislative Attorney  
**Purpose:** To receive testimony – no vote expected  
**Keywords:** #RVC Overlay, #Auto Repair

AGENDA ITEM #11  
September 14, 2021  
**Public Hearing**

## **SUBJECT**

ZTA 21-05, Rural Village Center (RVC) Overlay Zone – Vehicle Repair

Lead sponsor: Councilmember Glass

## **EXPECTED ATTENDEES**

N/A

## **COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION**

N/A

## **DESCRIPTION/ISSUE**

ZTA 21-05 would allow vehicle repair and service in the Rural Village Center (RVC) Overlay zone.

## **SUMMARY OF KEY DISCUSSION POINTS**

- Under the current Zoning Ordinance, Repair (Minor) is a prohibited use in the RVC Overlay zone.
- ZTA 21-05 would allow both Repair (Minor) and Repair (Major) as conditional uses in the RVC Overlay zone, where the underlying zone on the property is Commercial Residential Neighborhood (CRN).

### **This report contains:**

ZTA 21-05

### **Pages**

© 1-4

**Alternative format requests for people with disabilities.** If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA Compliance Manager can also be reached at 240-777-6197 (TTY 240-777-6196) or at [adacompliance@montgomerycountymd.gov](mailto:adacompliance@montgomerycountymd.gov)

Zoning Text Amendment No.: 21-05  
Concerning: Rural Village Center  
(RVC) Overlay Zone –  
Vehicle Repair  
Draft No. & Date: 1 – 6/10/2021  
Introduced:  
Public Hearing:  
Adopted:  
Effective:  
Ordinance No.:

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

---

Lead Sponsor: Councilmember Glass

---

**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- allow vehicle repair and service in certain RVC zones

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

DIVISION 4.9.           “Overlay Zones”  
Section 4.9.14.       “Rural Village Center (RVC) Overlay Zone”

**EXPLANATION:** ***Boldface** indicates a Heading or a defined term.*  
*Underlining indicates text that is added to existing law by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

**ORDINANCE**

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

**Sec. 1. DIVISION 59-4 is amended as follows:**

**Division 4.9. Overlay Zones**

\* \* \*

**Section 4.9.14. Rural Village Center (RVC) Overlay Zone**

\* \* \*

**B. Land Uses**

1. Where a lot is either partially or totally in a Commercial/Residential zone:

- a. Dry Cleaning Facility (up to 3,000 SF) is allowed only as a conditional use under Section 7.3.1.
- b. If the underlying zone on the property is CRN, a Filling Station is allowed as a conditional use under Section 7.3.1 and the following standards:
  - i. A car wash is prohibited;
  - ii. The maximum height for pump canopies is 35 feet; and
  - iii. Any structure approved for the use must not exceed the scale and bulk of existing commercial structures in the village.
- c. Multi-Unit Living, as allowed in the underlying zone, must be in a multi-use building type.
- d. The following uses are prohibited:
  - i. Animal Boarding and Care;
  - ii. Drive-Thru in connection with a Restaurant;
  - iii. Helipad, Heliport;
  - iv. Helistop;
  - v. The following Light Manufacturing and Production: newspaper, printing and publishing;

- vi. Recreation and Entertainment Facility;
- vii. Repair (Minor) and Repair (Major), except where the underlying zone on the property is CRN. Where the underlying zone on the property is CRN, Repair (Minor) and Repair (Major) are allowed as a conditional use under Section 7.3.1;
- viii. The following Retail/Service Establishments: appliance store; appliance repair shop; and building materials and supplies;
- ix. Shooting Range (Indoor); and
- x. Vehicle/Equipment Sales and Rental, except any automobile rental business in existence on October 13, 1998 may continue as a conforming use, and may be altered, repaired, or replaced under provisions of the zone in effect at the time the use was established.

2. Where a lot is in a Residential zone:

- a. The lot may provide septic capacity for an adjacent commercial use, or adjacent residential property, if the use substantially conforms with the recommendations of the applicable master plan.
- b. The following uses are prohibited:
  - i. Day Care Center (13-30 Persons);
  - ii. Day Care Center (Over 30 Persons);
  - iii. Golf Course, Country Club;
  - iv. Hospital; and
  - v. Residential Care Facility (Over 16 Persons).

\* \* \*

**Sec. 2. Effective date.** This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

---

Selena M. Singleton, Esq.  
Clerk of the Council