

Volume 3, Issue 2


  
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February 2010

**Montgomery  
County's  
Business Law  
Firm**

  
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For questions, to testify, or to meet with Councilmembers about proposed legislation, please call or email your attorney or [Melissa G. Bernstein](#) or [Anne Marie Vassallo](#) at 301-230-5200 or send an email to us at [GovernmentRelations@shulmanrogers.com](mailto:GovernmentRelations@shulmanrogers.com)

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of Maryland**

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Larry Gordon  
Larry Shulman

**HIGHLIGHTS**

BELOW ARE THE HIGHLIGHTS THAT ARE FEATURED IN THE FEBRUARY 2010 EDITION OF THE MONTGOMERY COUNTY BUSINESS LEGISLATIVE UPDATE:

- **ZTA 10-01 - WORKFORCE HOUSING - VOLUNTARY** - AMENDS THE TERM "WORKFORCE HOUSING UNIT" AND PROVIDES STANDARDS FOR DEVELOPMENT OF WORKFORCE HOUSING
- **ZTA 10-02 - RESIDENTIAL TOWNHOUSE (RT) ZONES - EXISTING DWELLINGS** - AMENDMENT TO MAKE CERTAIN EXISTING STRUCTURES CONFORMING
- **BILL 4-10 - WORKFORCE HOUSING - VOLUNTARY** - MODIFIES REQUIREMENT FOR WORKFORCE

**PENDING BUSINESS  
LEGISLATION****Health & Human Services (HHS)****Management & Fiscal Policy (MFP)**

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**Archives:**Enacted Legislation

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**Taxation - Impact Taxes - Inflation Adjustment - Temporary Suspension**

Expected act to temporarily suspend requirement to adjust certain impact tax rates for inflation and generally amend the law governing impact tax rates - [Bill 32-09](#)

- Introduced June 16, 2009 by Elrich
- MFP Worksession: September 21, 2009; 2:00pm; September 29, 2009; 2:00pm; February 8, 2010; 2:00pm **NEW**
- Public Hearing: September 15, 2009; 1:30pm

**Ethics - Amendments**

Amends the County ethics law to conform to a State Ethics Commission requirement and clarify and update other provisions of the County law - [Bill 27-09](#)

- Introduced June 16, 2009 by the Council President Andrews at the request of the Ethics Committee
- MFP Worksession: September 21, 2009; 2:00pm; November 23, 2009; 2:00pm; February 24, 2010; 9:30am **NEW**
- Public Hearing: July 14, 2009; 1:30pm; September 15, 2009; 1:30pm

**Ethics - Ex Parte Communications**

Further defines which communications are allowed when a decision must be made on the basis of a hearing record; and generally amend the County law regarding communications to decision-makers - [Bill 12-09](#)

- Introduced March 31, 2009 by Andrews, Berliner, Floreen, Ervin and Leventhal
- MFP Worksession: June 15, 2009; 2:00pm; June 22, 2009; 2:00pm; July 27, 2009; 2:00pm; September 21, 2009; 2:00pm; November 23, 2009; 2:00pm; February 24, 2010; 9:30am **NEW**
- Public Hearing: April 28, 2009; 1:30pm

**Development Impact Tax - Deferral**

Authorizes the deferral of certain development impact tax payments for a certain period; and generally amend the law regarding payment of impact taxes - Expedited [Bill 4-09](#)

- Introduced February 10, 2009 by Andrews at the request of the County Executive
- MFP Worksession: March 9, 2009; 2:00pm; April 14, 2009; 2:00pm; May 13, 2009; 9:00am; June 22, 2009; 2:00pm; February 8, 2010; 2:00pm **NEW**
- Committee recommends approval with amendments
- Public Hearing: March 3, 2009; 1:30pm

**Planning, Housing & Economic Development  
(PHED)**

### **Workforce Housing - Voluntary NEW**

Amendment defining the term "workforce housing unit" and providing standards for development of workforce housing units - [ZTA 10-01](#)

- Introduced January 26, 2010 by PHED
- Public Hearing: February 9, 2010; 1:30pm; Rescheduled for March 2, 2010; 1:30pm

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### **Residential Townhouse (RT) Zones - Existing Dwellings NEW**

Amendment adding a provision to make certain existing structures conforming - [ZTA 10-02](#)

- Introduced February 9, 2010 by Council Vice President Ervin and Elrich
- Public Hearing: February 9, 2010; 1:30pm; March 16, 2010

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### **Workforce Housing - Voluntary NEW**

Amendment modifying requirement for workforce housing - [Bill 4-10](#)

- Introduced February 2, 2010 by PHED
- Public Hearing: March 3, 2010; 1:30pm

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### **Residential Zones - Agricultural Vending**

Allows the sale of farm produce by Certified Agricultural Producers in residential zones under certain circumstances - [ZTA 09-11](#)

- Introduced November 17, 2009 by Berliner
- PHED Worksession: January 21, 2010; 9:30am NEW
- Public Hearing: January 12, 2010; 1:30pm

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### **Transit Mixed-Use (TMX) Zone - Prior Approvals**

Allows any approved development plan, supplementary plan or site plan to construct subject to the applicable approval; allows amendments to preliminary plans and site plans approved under any prior zone under certain circumstances - [ZTA 09-13](#)

- Introduced December 1, 2009 by the Planning, Housing and Economic Development Committee
- PHED Worksession: January 21, 2010; 9:30am NEW
- Public Hearing: January 19, 2010; 1:30pm; February 2, 2010; 11:00am NEW  
PHED Committee recommends approval NEW

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### **Growth Policy - Amendments**

Renames and modifies the County Growth Policy and revises the process to adopt and amend the County Growth Policy - [Bill 38-09](#)

- Introduced November 3, 2009 by Floreen and Knapp
  - PHED Worksession: December 7, 2009; 2:00pm; January 21, 2010; 9:30am **NEW**
  - Public Hearing: December 1, 2009; 1:30pm; December 3, 2009; 7:30pm
- 

### **Sandy Spring/Ashton Overlay Zone - Prohibited Uses**

Amends the prohibited land uses in the Sandy Spring/Ashton Rural Village Overlay Zone - [ZTA 09-01](#)

- Introduced March 17, 2009 by Elrich
  - PHED Committee recommended approval with amendments on October 27, 2009
- 

### **Life Sciences Center (LSC) Zone - Revisions**

Amends the Zoning Ordinance to revise the LSC Zone to permit mixed-use development under certain circumstances - [ZTA 09-07](#)

- Introduced July 28, 2009 by District Council at Request of the Planning Board
  - PHED Worksession: October 26, 2009; 2:00pm; November 9, 2009; 2:00pm; November 12, 2009; 9:30am; January 26, 2010; 3:30pm; February 23, 2010; 2:00pm **NEW**
- 

### **Commercial Residence (CR) Zones**

Establish Commercial/Residential (CR) zones; and establishes the intent, allowed land uses, development methods, general requirements, development standards, density incentives and approval procedures under the Commercial/Residential zones - [ZTA 09-08](#)

- Introduced September 22, 2009 by District Council at Request of the Planning Board
  - PHED Worksession: November 2, 2009; 2:00pm; November 12, 2009; 9:30am; November 17, 2009; 2:30pm; November 23, 2009; 2:00pm; January 11, 2010; 9:30am; January 25, 2010; 2:00pm **NEW**
  - Public Hearing: October 27, 2009; 7:30pm
- 

### **Subdivision Approval - Conflict Resolution**

Resolves certain conflicts between departments and agencies concerning the conditions of the approval of a preliminary subdivision plan and generally revises the requirements for approval of a preliminary subdivision plan - [SRA 09-02](#)

- Introduced June 23, 2009 by Floreen
  - PHED Worksession: September 21, 2009; 2:00pm; October 13, 2009; 2:00pm
  - Public Hearing: July 28, 2009; 1:30pm
- 

### **Zoning Text Amendment - Home Occupations and Residential Off-street**

## Parking

Amendment to County Zoning Ordinance to amend the provisions and definitions concerning home occupations; amend the provisions for violations; amend the definition of a commercial vehicle; add a definition of a light commercial vehicle; add definitions associated with off-street parking and home occupations; require a use-and-occupancy permit for a one-family detached dwelling; limit the amount of surfaced area in front yards for certain one-family zones; limit parking in front yards to surfaced area; limit off-street parking in clustered agricultural zones; amend the provisions for renewing a special exception for a home occupation; and generally amend the provisions related to home occupations, off-street parking; and violations of the Zoning Ordinance - [ZTA 09-03](#)

- Introduced May 5, 2009 at the request of the County Executive
- PHED Worksession: July 13, 2009; 2:00pm; September 14, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

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## Land Use - Christmas Tree Sales

Amendment to delete or revise the date restrictions for Christmas tree sales; and generally amend the provisions for Christmas tree sales and the sale of seasonal decoration - [ZTA 08-18](#)

- Introduced December 9, 2008 by the District Council at the request of County Executive
- PHED Worksession: February 23, 2009; 2:00pm; October 8, 2008; 2:00pm

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## Landscape Contractors – General Commercial (C-2) Zone

Allows a landscape contractor as a permitted use in the C-2 zone under certain circumstances – [ZTA 08-12](#)

- Introduced June 10, 2008 by Floreen
- Public Hearing: July 15, 2008; 1:30pm
- PHED Worksession: July 21, 2008; 9:30am

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## Fenton Village Overlay Zone – Hotel Height

Allows additional building height to accommodate hotels in mixed-use optional method of development projects in the Fenton Village Overlay Zone and generally amends building heights in the Fenton Village Overlay Zone – [ZTA 08-10](#)

- Introduced May 6, 2008 by Ervin and Elrich
- Public Hearing: June 17, 2008; 1:30pm
- PHED Worksession: June 26, 2008; 2:00pm; July 28, 2008; 2:00pm

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## Transit-Oriented Mixed-Use Zones

Establishes the Transit-Oriented Mixed-Use 1.0 (TOMX-1) and the Transit-Oriented Mixed Use 1.0/Transferable Development Rights (TOMX-1/TDR)

Zones, established the allowable land uses, development standards, and approval procedures for development in these zones and amends the land uses, development standards, and approval procedures for development in the TOMX-2 and the TOMX-2/TDR Zones – [ZTA 08-05](#)

- Introduced April 8, 2008 by the District Council at the request of the Planning Board
- Public Hearing: May 20, 2008; 7:30pm
- PHED Worksession: June 16, 2008; 2:00pm

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### **Green Area Definition - Amendments**

Generally amends the definition of “green area” and excludes any building roof area from such definition – [ZTA 08-01](#)

- Introduced January 15, 2008 by Elrich
- Public Hearing: February 26, 2008; 1:30pm
- PHED Worksession: March 6, 2008; 9:30am; April 7, 2008; 2:00pm; June 26, 2008; 2:00pm

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### **Moderately Priced Housing – Amendments**

Revises the standards for setting sales prices for moderately priced dwelling units (MPDU) and revises the control periods and building standards of MPDU's. Also repeals the authority of the Director of the Department of Housing and Community Affairs to allow applicant to pay into the HIF instead of the MPDU subdivision – [Bill 38-07](#).

- Introduced December 11, 2007 by Knapp at the request of the County Executive
- Public Hearing: February 5, 2008; 1:30pm
- PHED Worksession: February 5, 2008; 1:30pm; Postponed to March 13, 2008; 2:30pm; March 17, 2008; 9:30am; March 31, 2008; 2:30pm; September 25, 2008; 2:00pm; October 13, 2008; 2:00pm; November 24, 2008; 2:00pm; December 1, 2008; 2:00pm; January 15, 2009; 2:00pm; February 5, 2009; 3:30pm; February 23, 2009; 2:00pm; March 30, 2009; 2:00pm; June 29, 2009; 2:00pm; September 14, 2009; 2:00pm; November 19, 2009; 3:00pm
- Action: Resolution to extend expiration date until December 31, 2009

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### **Planned Development Zones – Requirements**

Allows Planned Development Zones on certain commercially zoned sites, provides a standard for commercial density in Planned Development Zones, and removes the requirement that in Planned Development Zones development in or adjoining a central business district must comply with the use recommended in a master plan – [ZTA 07-13](#)

- Introduced September 11, 2007 by Praisner at the request of the County Executive
- Public Hearing: October 16, 2007; 1:30pm
- PHED Worksession: January 22, 2008; 2:30pm

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### **Rural Density Transfer – Child Lot Standards**

Amends the density calculations in the Rural Density Transfer Zone to clarify that the number of child lots must not exceed the allowable base density – [ZTA 07-09](#)

- Introduced June 12, 2007 by Praisner on behalf of the Maryland-National Capital Park and Planning Commission
- Public Hearing: July 19, 2007; 7:30pm
- PHED Worksession: September 10, 2007; March 10, 2009; 2:00pm

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### **Transfer of Development Rights – Standards**

Eliminates the requirement that a development must use at least two-thirds of the allowable number of transferable development rights in order to use any transferable development rights – [ZTA 07-08](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
- Public Hearing: July 19, 2007; 7:30pm
- PHED Worksession: TBD

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### **Child Lot Standards**

Amends the density calculations in the Rural Density Transfer Zone to exclude a lot for a child under specified conditions, and amends the standards to approve a child lot in the Rural Density Transfer Zone – [ZTA 07-06](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
- Public Hearing: July 19, 2007; 7:30pm
- PHED Worksession: September 10, 2007

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### **Workforce Housing – Options**

Clarifies that a developer in a Metro Station Policy Area may voluntarily provide workforce housing – [ZTA 07-03](#)

- Introduced March 27, 2007 by Floreen
- Public Hearing: June 12, 2007; 1:30pm
- PHED Worksession: June 18, 2007

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### **Transferable Development Rights – Subdivision Standard**

Eliminates the requirement that a development must use at least two-thirds of the allowable number of transferable development rights in order to use any transferable development rights – [SRA 07-02](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
- Public Hearing: July 19, 2007; 7:30pm
- PHED Worksession: TBD

## Public Safety (PS)

## Transportation, Infrastructure, Energy & Environment (T&E)

### Forest Conversation - Enforcement

Amendment to the 10-yr Comprehensive Water Supply and Sewerage Systems Plan; water and sewer category change - [Bill 34-09](#)

- Introduced October 6, 2009 by the Council President Andrews at the request of the Planning Board
- Public Hearing: November 24, 2009; 1:30pm
- T&E Worksession: November 17, 2009; 7:30pm; November 30, 2009; 9:30am; January 14, 2010; 2:00pm **NEW**

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### Buildings - Permits and Inspections

Revises the validity periods for building permits for certain dwelling units; revises inspection requirements for certain dwelling units; and generally amends County law governing building permits - [Bill 24-09](#)

- Introduced May 5, 2009 by the Council President at the request of the County Executive
- T&E Worksession: July 13, 2009; 2:00pm; September 14, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

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### Enforcement of County Laws - Notice of Violation - Appeals

Authorizes an enforcement agency to issue a notice of violation to enforce certain County laws; limits the jurisdiction of the Board of Appeals regarding certain enforcement actions taken by certain enforcement agencies; clarifies when certain appeals may be taken and removes the right to appeal certain orders and decisions; makes technical corrections and repeals obsolete provisions of law; and generally amends County law regarding enforcement - [Bill 22-09](#)

- Introduced by Council President Andrews at the request of the County Executive
- T&E Worksession: July 13, 2009; 2:00pm; September 14, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

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### Parking Lot Districts - Use of Revenue

Expands the use of Parking Lot District revenues for transit service serving the Parking Lot District; and generally amends the law regarding the use of parking lot district funds - [Expedited Bill 17-09](#)

- Introduced April 14, 2009 by Floreen, Knapp, Elrich, Leventhal, and Council President Andrews
- Public Hearing: May 5, 2009; 7:30pm
- T&E Worksession: April 27, 2009; 9:00am; May 8, 2009; 11:00am; June 15, 2009; 9:30am

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### **Forest Conservation – Amendments**

Amends the County forest conservation law in various areas, including: the removal of certain exemptions from the Forest Conservation Law, establishes criteria for certain levels of review when applying for plans, revises requirements for reforestation, financial security, appeal procedures and variance requirements, and repeals provisions related to the Forest Conservation Advisory Committee and the County Arborists – [Bill 37-07](#)

- Introduced December 11, 2007 by Knapp at the request of the Planning Board
- Public Hearing: January 22, 2008; 7:30pm
- T & E Worksession: February 7, 2008; 9:30am; Postponed to February 19, 2008; 9:30am, postponed to March 17, 2008; 9:30am, postponed to July 14, 2008; 9:30am; July 28, 2008; 9:30am; September 8, 2008; 9:30am; September 22, 2008; 9:30am; October 6, 2008; 9:30am; November 24, 2008; 9:30am

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### **Taxicabs – Passenger Vehicle Licenses**

Authorizes the Department of Public Works and Transportation to award a certain number of passenger vehicle licenses under certain circumstances – Expedited [Bill 26-07](#)

- Introduced October 30, 2007 by Praisner at the request of the County Executive
- Public Hearing: November 13, 2007; 1:30pm
- T & E Worksession: October 6, 2008; 9:30am

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### **Taxicab Driver Identification Cards**

Allows the Department of Public Works and Transportation to issue temporary taxicab driver identification cards to an applicant without obtaining both a state and a federal background check in certain instances – Expedited [Bill 17-07](#)

- Introduced June 26, 2007 by Ervin and Floreen
- Public Hearing: July 24, 2007; 1:30pm
- T & E Worksession: July 26, 2007

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### **Outdoor Lighting Standards – Established**

Establishes outdoor lighting standards, including standards relating to shielding, aiming, efficacy, color rendition, power density, illuminance,

luminance, controls, and off-site spill, and requires a person to obtain approval of a lighting plan from the Department of Permitting Services before applying to the Planning Board for site plan approval or to the Board of Appeals for a special exception – [Bill 4-07](#)

- Introduced February 13, 2007 by Praisner
- Public Hearing: March 20, 2007; 1:30pm
- T & E Worksession: March 12, 2007

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### **Outdoor Lighting Standards**

Makes standards and procedures governing outdoor lighting consistent with the County Light Control Law, and requires nonconforming lighting to comply with the County Light Control Law – [ZTA 07-01](#)

- Introduced February 13, 2007 by Praisner and Trachtenberg
- Public Hearing: March 20, 2007; 1:30pm
- T&E Worksession: TBD

**BUSINESS LEGISLATION ENACTED  
SINCE MARCH 1, 2009**  
See Also [Archives](#)

## **BILLS**

### **Buildings - Energy Efficiency - Deferral**

Defers the effective date for requiring that certain residential buildings meet certain Energy Star standards - [Expedited Bill 44-09](#)

- Enacted - LMC 2009 - Ch. 32

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### **Property Tax Credit - Renewable Energy - Annual Aggregate Limit**

Amends the annual aggregate limit for the property tax credit for solar and geothermal energy devices and energy conservation devices; and generally amends law relating to renewable energy property tax credit - [Bill 39-09](#)

- Enacted - LMC 2009 - Ch. 30

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### **Eating and Drinking Establishments – Nutrition Labeling**

Requires certain eating and drinking establishments to post certain nutrition information on menu boards and menus – [Bill 19-07](#)

- Enacted - LMC 2009 - Ch. 29
-

### **Unused Vehicles - Storage**

Amends the definition of rubbish in Chapter 26; limits the storage of unused vehicles on residential property; and generally amends County law governing the storage of unused vehicles - [Expedited Bill 23-09](#)

- Enacted - LMC 2009 - Ch. 25
- 

### **New Construction - Deferral**

Authorizes the deferral of certain permit, inspection, license, and engineering fee payments for a certain period; extend the time for abandonment of a building permit; extend the time for recording an initial building inspection; and generally amend the laws regarding permits and related fees - Expedited [Bill 5-09](#)

- Enacted - LMC 2009 - Ch. 10

## **ZONING TEXT AMENDMENTS/SUBDIVISION REGULATION AMENDMENTS**

### **Hearing Examiner - Report Dissemination**

Amends the dissemination requirements for reports and recommendations from the Hearing Examiner - [ZTA 09-14](#)

- Enacted - Ordinance No. 16-43
- 

### **Rural Service (RS) Zone - Development Standards**

Exempts pre-existing lots or parcels in the Rural Service zone from minimum footage requirements - [ZTA 09-12](#)

- Enacted - Ordinance No. 16-42
- 

### **Burtonsville Overlay Zone - Allowed Uses**

Amends the land uses allowed in the Overlay zone; and generally amends the Overlay zone for the Burtonsville Employment Area of the Fairland Master Plan - [ZTA 09-05](#)

- Enacted - Ordinance No. 16-41
- 

### **Town Sector (TS) Zone - Minimum Area**

Allows, under certain circumstances, a reduction in the land area required for land currently zoned TS - [ZTA 09-06](#)

- Enacted - Ordinance No. 16-39

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### Zoning Text Amendment - Special Provision - Parcel Consolidation

Amends the Zoning Ordinance to allow 2 or more tracts of land created by deed or plat before June 1, 1958 to be consolidated by record plat into 1 buildable lot without regard to the width and size requirements of the underlying zone, if the tracts of land are under common ownership, and a habitable one-family dwelling crossed a property line created by a deed or plat - [ZTA 09-02](#)

- Enacted - Ordinance No. 16-37

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## SPECIAL NOTES

- Tax bills will be arriving July 1, 2010. In a declining real estate market, there may be opportunities to reduce property tax payments by seeking review of the assessed value. Contact [GovernmentRelations@shulmanrogers.com](mailto:GovernmentRelations@shulmanrogers.com) for a no-fee discussion of property's assessed value and your options for appeal.
- The City of Rockville has proposed wide-ranging amendments to its building code, including a sweeping green building component. The City released the revised ordinance in January 2010 with a public hearing occurring on February 22, 2010, and public comment period expected to close on March 5, 2010. Email [GovernmentRelations@shulmanrogers.com](mailto:GovernmentRelations@shulmanrogers.com) to determine the impact this code may have on your building, project and possibly residential properties.
- Park and Planning has revised its Semi-Annual Report which continues to alter its Master Plan and Sector Plan schedules. Email [GovernmentRelations@shulmanrogers.com](mailto:GovernmentRelations@shulmanrogers.com) to learn of any current or upcoming Master Plans or Sector Plans affecting your property.

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Here is the legal part: (1) The information contained in this publication should not be construed as legal advice. Please communicate with your attorney for legal advice. (2) This Business Legislative Update highlights legislation which the Government Relations Group believes to be relevant to the interests of the business community. (3) The legislation reported here is not exhaustive. Information is correct as of February 1, 2010. Dates are subject to change.

For questions, to testify, or to meet with Councilmembers about proposed legislation in Montgomery County, please call or email your attorney or [Melissa G. Bernstein](mailto:Melissa.G.Bernstein) or [Anne Marie Vassallo](mailto:Anne.Marie.Vassallo) at 301-230-5200 or send an email to us at [GovernmentRelations@shulmanrogers.com](mailto:GovernmentRelations@shulmanrogers.com)

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■