

Montgomery County's new zoning code is quickly moving toward a County Council vote. While the proposed code maintains the existing residential zone (R-60) throughout our town, important changes could negatively impact our community. Important changes proposed in the new zoning code:

- **A new building type—nonresidential building**—introduced within single-family neighborhoods “by right.” That means a nonresidential building meeting certain criteria could be built automatically without any input from neighbors. A nonresidential building need not look like a house. It could look like an office building and could have a surface parking lot.
- **Relaxed standards in the proposed “floating zone” process.** The revised floating zone process would allow individual property owners, including those in single-family neighborhoods like ours, to more easily rezone their property to another zone type, such as high-density residential (duplexes, townhouses or apartments), commercial, industrial or employment zones. Once converted to one of these floating zones, very large buildings could be constructed and many nonresidential uses would be allowed.
- **Less open space and fewer public amenities** required for new commercial development. Under the proposed zoning code, developers of commercial properties surrounding the town and throughout the county can gain increased density and height for a project by choosing from a menu of “public benefit” options. The choice is theirs with little input from Planning Board staff or adjacent communities. A County study of construction at White Flint reported that the new approach to density bonuses isn’t working because developers are selecting amenities they would have included anyway.

**County Council members need to hear your views.** Your comments should be brief, in your own words and polite. Let them know where you live.

You can email County Council president Nancy Navarro, and ask her to forward your comments to all Councilmembers. Send individual emails to the five Councilmembers who represent the Town. They include our District representative, Roger Berliner, District 1; and four At-Large Councilmembers, who represent the entire County. Three (Nancy Floreen, Marc Elrich, George Leventhal) serve on the on the Planning, Housing, Economic and Development (PHED) Committee, which is currently reviewing the new zoning legislation before it goes to the entire Council. It is scheduled for a full Council vote in January.

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Additional Resources:

**Additional Resources:**

[View the draft zoning code](#)

[View the proposed conversion to CR zones](#)

**Websites of local civic groups:**

[Neighborhood Montgomery](#)

[WeAreMoCo](#)

[Citizens' Coalition for Responsible Growth](#)