

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE
(CITY ZONING ORDINANCE), ARTICLE III, ENTITLED,
"REGULATIONS APPLICABLE TO PARTICULAR ZONES,"
DIVISION 2, ENTITLED, "R-90 ZONE, MEDIUM DENSITY RESIDENTIAL,"
§ 24-32, ENTITLED, "DIMENSIONAL RESTRICTIONS,"
TO MODIFY SUBSECTION (d) TO ESTABLISH NEW
STANDARDS FOR IMPERVIOUS AREAS IN FRONT AND SIDE YARDS

Text Amendment T-389

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance), Article III, Division 2, § 24-32(D) is hereby amended to read as follows:

Sec. 24-32. Dimensional restrictions.

* * *

(d) Impervious areas in the front yard, or side yard when adjacent to a public right-of-way, shall be limited to a contiguous area that is no more than twenty-five (25) percent of the area of the front or side yard, or a contiguous area twenty-five (25) feet wide and the depth of the front yard, whichever is less. Lead walks (walkway to front door) measuring not more than five (5) feet in width are excluded. This section shall not apply to those properties requiring a historic area work permit for site development.

(d)(e) The minimum distance between main buildings shall be fifty (50) feet.

(e)(f) No less than fifty (50) percent of the lot area of each project in this zone shall be devoted to green space.

(f)(g) The maximum lot coverage shall be thirty (30) percent.

(g)(h) No buildings shall exceed two and one-half (2½) stories in height or thirty-five (35) feet.

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
Single strikethrough	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
Double boldface strikethrough	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

ADOPTED by the City Council of Gaithersburg, Maryland, this ____ day of _____, 2009.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland this ____ day of _____, 2009. APPROVED by the Mayor of the City of Gaithersburg, Maryland this ____ day of _____, 2009.

SIDNEY A. KATZ, MAYOR

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2009, and the same was APPROVED by the Mayor of the City of Gaithersburg on the ____ day of _____, 2009. This Ordinance will become effective on the ____ day of _____, 2009.

ANGEL L. JONES, City Manager