ORDINANCE NO. O-2-16

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE, ENTITLED "ZONING," SO AS TO AMEND SECTION 24-152, ENTITLED "PERFORMANCE STANDARDS," AMEND SECTION 24-153, ENTITLED "OUTDOOR STORAGE," AMEND SECTION 24-157, ENTITLED "YARD REQUIREMENTS," AMEND SECTION 24-158, ENTITLED "HEIGHT RESTRICTIONS," AND AMEND SECTION 24-160C, ENTITLED "DEVELOPMENT STANDARDS AND REQUIREMENTS."

Text Amendment CTAM-7245-2016

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that Chapter 24 of the City Code entitled "Zoning," is hereby amended to read as follows:

Chapter 24

ZONING

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES

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DIVISION 17. E-1 ZONE, URBAN EMPLOYMENT

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Sec. 24-152. ~~Performance Standards.~~ <u>Reserved.</u>

~~All uses in the E-1 Zone shall comply with the performance standards in section 24-150.~~

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

Sec. 24-153. Outdoor Storage.

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(h) Any development requiring approval by the planning commission for uses developed under section 24-153 shall not be subject to the height limitations stipulated in section ~~9-3~~ 24-167 of the City Code.

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Sec. 24-157. Yard Requirements.

The following yard requirements shall apply in the E-1 Zone:

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(b) Rear and side yards. Twenty (20) feet, except that ~~;provided, that one foot shall be added for each foot of building height over thirty (30) feet.~~ one (1) foot shall be added for each foot of building height over forty-five (45) feet to any individual rear or side yard(s) abutting a residential zone property as defined by Chapter 24, Article III, Divisions 1-8.

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Sec. 24-158. Height Restrictions.

The maximum ~~building~~ height of any building in the E-1 Zone ~~shall be~~ must not exceed ~~forty-five (45) feet~~ eighty-five (85) feet, exclusive of any mechanical or other equipment placed upon the rooftop.

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DIVISION 18. E-2 ZONE, MODERATE INTENSITY INDUSTRIAL PARK

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Sec. 24-160C. Development Standards and Requirements.

All uses in the E-2 Zone shall comply with the development standards and requirements set forth in section ~~24-152~~ 24-153 through and including section 24-160, inclusive of this Code. Provided, however, the Traditional Neighborhood Design (TND) option may be used as an alternative method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.

ADOPTED by the City Council this 16th day of May, 2016.

JUD ASHMAN, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg this 16th day of May, 2016. APPROVED by the Mayor of the City of Gaithersburg this 16th day of May, 2016.

JUD ASHMAN, MAYOR

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the City Council of the City of Gaithersburg, in public meeting assembled on the 16th day of May, 2016; and that the same was APPROVED by the Mayor of the City of Gaithersburg on the 16th day of May, 2016. This Ordinance will become effective on the 5th day of June, 2016.

Tony Tomasello, City Manager