

Introduced by: Councilmember Smith

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2014-20  
SUPPORTING ZONING TRANSLATION FROM C-1 TO NR  
IN TAKOMA PARK HISTORIC DISTRICT**

WHEREAS, the Montgomery County Zoning Ordinance Rewrite is being developed by Montgomery County's Planning Department to modernize, clarify, and simplify the existing outdated and unwieldy ordinance; and

WHEREAS, the Montgomery County Zoning Ordinance is being rewritten to reflect more sustainable policy goals; and provide the tools necessary to shift from greenfield development to infill, mixed-use development; and

WHEREAS, the City of Takoma Park Housing and Community Development staff has been coordinating with Montgomery County Planning staff on proposed zoning translations that affect properties within the City limits; and

WHEREAS, the Montgomery County Planning staff recommends an alternative translation for the C-1 zones in master plan designated historic districts to Neighborhood Retail (NR); and

WHEREAS, in the event the alternative zoning translation proposed by the Montgomery County Planning staff is enacted, the text of the Takoma Park East Silver (TPESS) Overlay Zone must be corrected to ensure the retention of existing development rights, controls, and permissions outlined in the current overlay zone.

WHEREAS, the Montgomery County Council Planning, Housing and Economic Development (PHED) Committee is holding a worksession on July 3, 2014, to deliberate on the alternative zoning recommendation affecting commercial properties in the Takoma Park Historic District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Takoma Park supports Montgomery County Planning Department's alternative proposed translation from C-1 to NR in the Takoma Park Historic District with the explicit understanding that, if the proposed zoning translation is enacted, the Montgomery County Council PHED Committee will incorporate the corrections to the Takoma Park East Silver Spring (TPESS) Overlay Zone, identified in Exhibit A, attached hereto and made a part of this Resolution, which are intended to retain existing development rights, controls, and permissions outlined in the current overlay zone.

Adopted this 23rd day of June, 2014.

ATTEST:

---

Jessie Carpenter, CMC  
City Clerk