



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**OFFICE OF THE COUNCIL PRESIDENT**

Dear Mr. Pfohl,

Thank you for your correspondence expressing your views on Zoning Text Amendment (ZTA) 18-06 concerning MPDU bonus density. I have made it available to my Council colleagues, and I am pleased to respond on their behalf.

The Council approved ZTA 18-06 with amendments on October 9, 2018. The Planning, Housing, and Economic Development Committee recommended increasing the incentive for more MPDUs but did not want to completely disrupt the Council's density decisions in the Bethesda Overlay zone. The Committee recommended approving ZTA 18-06 with revisions:

- 1) Increase bonus densities above 15% MPDUs in 2 additional steps; the text for each zone would be amended to:

The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the {mapped density or the density allowed under the standard density of the zone} plus an increase of:

- a. 0.88% for each 0.1% increase in MPDUs above 12.5% up to and including 15%;
  - b. 22% plus 0.16% for each 0.1% increase in MPDUs above 15% up to and including 20%; or
  - c. 30% plus 0.1% for each 0.1% increase in MPDUs above 20%;
- 2) Delete the maximum density bonus in all zones;
  - 3) Allow public benefit points for all projects with more than 12.5% MPDUs, even when more MPDUs were required by law;
  - 4) Under MPDU provision for Living Facilities for Seniors or Persons with Disabilities, satisfy Chapter 25A standards (alternative payments and alternative locations allowed); and
  - 5) Further revise Section 4.5.2 concerning density in the CR family of zones to apply the bonus provisions noted in 1) a, b, and c above to areas outside of the Bethesda Overlay zone and add the following provision:

In the Bethesda Overlay zone, residential density may be increased above the mapped residential FAR by 17.5% plus 0.1% for each 0.1% increase in MPDUs above 17.5%.

The Council agreed with the recommendations of the Committee.

Thank you for taking the time to share your thoughts on this important matter.

Best regards,

A handwritten signature in black ink, appearing to read 'Hans Riemer', with a long horizontal stroke extending to the right.

Hans Riemer  
President, Montgomery County Council

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