Zoning Text Amendment (ZTA) 26-11, Temporary Uses – Benefit Performance
Montgomery County Council
September 15, 2026
Support

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Montgomery County, supports the *Zoning Text Amendment (ZTA) 26-11, Temporary Uses – Benefit Performance.*

ZTA 26-11 would require notice to all dwellings within 600 feet when a Benefit Performance is held for more than one day. Under current zoning regulations, a Benefit Performance that is not conducted by a private club, religious institution, fire department, public school, or nationally chartered service or veterans organization may not be held within 600 feet of any dwelling unless 75% of the occupants of the affected dwellings provide their consent. The ZTA also would require that public safety agencies be notified by the Department of Permitting Services upon receipt of an application for a Benefit Performance.

Organizations seeking to hold a Benefit Performance are already required to obtain County approval. However, they often face the difficult and impractical task of securing written consent from neighboring properties. In some cases, the absence of a response from a single resident can prevent an event from moving forward, even when no actual objection exists. As a result, community celebrations, civic association award ceremonies, charitable fundraisers, and other local events have been canceled or discouraged by an unnecessarily burdensome process.

ZTA 26-11 provides a more balanced and practical approach by removing an impractical permitting requirement that makes it more difficult to operate in Montgomery County. This commonsense reform removes an outdated regulatory hurdle while preserving appropriate safeguards and community awareness. It recognizes that many Benefit Performances are of limited duration, often lasting only a few hours and occurring once a year, yet they make meaningful contributions to the vibrancy, civic engagement, and quality of life of Montgomery County communities.

The Chamber encourages the County Council to continue reviewing regulations that may be outdated, unnecessarily burdensome, or limit economic activity in Montgomery County. The Chamber commends the sponsor for introducing ZTA 26-11 and applauds the County Council's willingness to revisit longstanding regulatory requirements when reasonable reforms can benefit residents, employers, nonprofit organizations, and the broader community.

In summary, the MCCC supports *ZTA 26-11, Temporary Uses – Benefit Performance* and respectfully requests favorable consideration by the County Council.

The Montgomery County Chamber of Commerce (MCCC), established in 1959, is an independent non-profit membership organization. MCCC advocates on behalf of our members for growth in business opportunities, strategic investment in infrastructure, and balanced tax reform to advance Metro Maryland as a regional, national, and global location for business success.

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