CLIMATE ASSESSMENT FOR

ZTA 25-11, Temporary Commercial Uses – Temporary Telecommunications Facility

PURPOSE OF CLIMATE ASSESSMENT

The purpose of this Climate Assessment is to evaluate the anticipated impact of the zoning text amendment (ZTAs) on the county's contribution to addressing climate change. The assessment will provide the County Council with a better understanding of the potential climate impacts and implications of the proposed ZTAs at the county level. The scope of the Climate Assessments is limited to addressing climate change, specifically the effect of the land use recommendation of the ZTA on greenhouse gas (GHG) emissions and carbon sequestration, and how actions proposed by the ZTA could improve the county's adaptive capacity to climate change and increase community resilience.

SUMMARY

The ZTA is unlikely to have any impacts to greenhouse gas emissions and sequestration, adaptive capacity, or community resilience, as this ZTA is primarily creating a process for an already existing occurrence. There is a possibility for a slight increase in Telecommunications facilities due to this creation of a more formal process for these facilities to follow, but this increase is uncertain and not highly anticipated.

BACKGROUND AND PURPOSE OF ZTA 25-11

The District Council introduced this Zoning Text Amendment on July 22, 2025. The purpose of the ZTA is to create a Temporary Telecommunications Facility limited use in all zones and create an approval process for that new use. This ZTA will amend the provisions for Telecommunications towers and temporary commercial uses. The new use will be permitted for 180 days, or up to 2 years with extensions. Applicants will be required to demonstrate that the facility is needed for a qualifying reason, including natural disasters, a government-declared emergency, a large conference or special event, a substantial maintenance project, and other similar reasons.

VARIABLES THAT COULD AFFECT THE ASSESSMENT

For many ZTAs, it is difficult to determine the impacts on climate because of variables such as the scale and location of change, which may be difficult to ascertain. With this ZTA, the changes create a more streamlined process for an existing process. It is impossible to know if this new process will increase the requests for Temporary Telecommunications Facilities. Also, this use is being allowed in every zone, which results in uncertainty as impacts may vary depending on the existing site location.

ANTICIPATED IMPACTS

There are no anticipated measurable impacts associated with ZTA 25-11. Temporary Telecommunication Facilities are to be put in place in times of emergency and in other similar scenarios, and will be temporary. There could be a minor increase in the number of Facilities implemented. Still, it is not likely to occur as there have already been Temporary Telecommunication Facilities placed around the County prior to this ZTA. The Facilities are likely to be located in areas that may already be developed. Since the Facilities will be removed once the need for their use ends, any impacts of the facilities will also be removed.

Thus, the following variables are unlikely to be affected. There should be no measurable impact on Greenhouse Gas Emissions, Carbon Sequestration, and Drawdown, nor on Community Resilience and Adaptive Capacity, nor on the relationship to Greenhouse Gas Reduction and Sequestration Actions Contained in the Montgomery County Climate Action Plan (CAP). These variables are found in *Climate Assessment Recommendations for Master Plans, and Zoning Text Amendments in Montgomery County.*

RECOMMENDED AMENDMENTS

Planning staff does not have any recommended climate-related amendments to ZTA 25-11 because it will have no measurable impacts on climate variables. The ZTA does not offer obvious additional opportunities for decreasing any potential negative climate change-related impacts, nor to significantly enhance positive climate change-related impacts, as the amendment is primarily an administrative change that will create an official process for an already ongoing process.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES USED

The climate assessment for ZTA 25-11 was prepared using the methodology (tables 1, and 2) for ZTAs contained within the Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022.