

Amendment 10 to Council Bill No. 32 - 2013

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Legislative Day No. 9

Date: July 1, 2013

Amendment No. 10

(This amendment adds certain provisions to the CEF Floating District.)

1 In Comprehensive Zoning Plan: Zoning Regulations,

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3 On page 207, in line 25, insert:

4 “THREE CEF DISTRICTS ARE ESTABLISHED: CEF-R, CEF-C AND CEF-M. A CEF-R DISTRICT MAY
5 BE ESTABLISHED WHEN THE USES PROPOSED IN THE DEVELOPMENT CONCEPT PLAN ARE
6 EXCLUSIVELY RESIDENTIAL. A CEF-C DISTRICT MAY BE ESTABLISHED WHEN THE USES PROPOSED
7 IN THE DEVELOPMENT CONCEPT PLAN ARE EXCLUSIVELY COMMERCIAL. A CEF-M DISTRICT MAY
8 BE ESTABLISHED WHEN THE USES PROPOSED IN THE DEVELOPMENT CONCEPT PLAN CONTAIN A MIX
9 OF RESIDENTIAL AND COMMERCIAL USES.”

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11 On page 207, in line 26, delete “Therefore, the” and insert “A CEF”.

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13 On page 209, in line 20, delete “The” and insert “A”.

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15 On page 209, in line 20, delete “CEF” and insert “CEF-C”.

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17 On page 209, in line 21 after “road.” Insert:

18 “A PROPOSED CEF-R OR CEF-M DISTRICT SHALL HAVE FRONTAGE ON AND ACCESS TO AN
19 ARTERIAL OR COLLECTOR ROADWAY, OR A LOCAL ROAD IF ACCESS TO THE LOCAL ROAD IS SAFE
20 BASED ON ROAD CONDITIONS AND ACCIDENT HISTORY AND THE LOCAL ROAD IS NOT INTERNAL TO A
21 RESIDENTIAL CLUSTER SUBDIVISION.”

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1 On Page 209, in lines 23 - 25, delete in its entirety and insert:

2 “FOR ALL PROPERTIES, THE MINIMUM DEVELOPMENT SIZE FOR ANY CEF DISTRICT SHALL BE FIVE
3 ACRES.”

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5 On Page 209, in line 30, delete sentence in its entirety and insert:

6 “A PROPOSED CEF-R DISTRICT IS NOT LOCATED IN AN EXISTING NON-RESIDENTIAL ZONING
7 DISTRICT UNLESS THE PROPOSED CEF-R DISTRICT ADJOINS A RESIDENTIAL ZONING DISTRICT.”

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