

1 **Amendment 102 to Council Bill No. 32-2013**

2
3 **BY: Jennifer Terrasa**

Legislative Day No: 10

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6 **Amendment No. 102**

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8 *(This amendment would limit the residential use and require Zoning Board approval for projects*
9 *in the CR district).*

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13 Make the following changes to the Comprehensive Zoning Plan attached to the Bill:

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15 On page 216, in line 44, delete “HOWEVER, THE FLOOR AREA OF APARTMENTS”, and
16 substitute “APARTMENTS”. On the same page, in line 45, delete “IS NOT LIMITED” and
17 insert “ARE NOT PERMITTED.”

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19 On page 216, immediately following line 47, insert:

20 “D. NO RESIDENTIAL UNITS BE LOCATED WITHIN 200 FEET OF THE ROUTE ONE
21 RIGHT OF WAY.

22 E. NO RESIDENTIAL UNITS BE PERMITTED ON APPLICATIONS FOR CR DISTRICTS
23 OF LESS THAN FIVE ACRES.

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25 On page 217, in line 3, strike the period and substitute “WITH THE EXCEPTION THAT THE
26 MAXIMUM HEIGHT OF ANY STRUCTURES IN A CR DISTRICT SHALL NOT EXCEED 65 FEET.”

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28 On page 217, in line 9, immediately following “OWNER”, insert “(S)”. In the same line,
29 after “CR OVERLAY DISTRICT”, insert “CONSTITUTING A MINIMUM OF ONE ACRE OF LAND
30 OR A MINIMUM OF THREE ACRES OF LAND IN THE EVENT THAT A GASOLINE SERVICE STATION
31 IS PROPOSED AS A USE IN THE OPTIONAL DESIGN PROJECT”.

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33 On page 217, in line 20, after “THE” strike “PLANNING” and substitute “ZONING”.

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On page 217, in line 51, insert:

“(15) A PHASING PLAN PURSUANT TO SECTION 121.1.J.”

On page 218, in line 44, strike “PLANNING” and substitute “ZONING”.

On page 218, in line 47, strike “PLANNING” and substitute “ZONING”.

On page 219, in line 6, strike “PLANNING” and substitute “ZONING”.

On page 219, in line 9, strike “PLANNING” and substitute “ZONING” and strike “AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.”.

On page 219, in line 15, strike “PLANNING” and substitute “ZONING” and strike “121.1.J” and substitute “121.1.K”.

On page 219, in line 16, strike “PLANNING” and substitute “ZONING”.

On page 219, in line 19, insert:

“(J) PHASING OF COMMERCIAL AND RESIDENTIAL
NO RESIDENTIAL UNITS SHALL BE CONSTRUCTED UNTIL 50 PERCENT OF THE
PROPOSED COMMERCIAL CONSTRUCTION OR 100 SQUARE FEET OF COMMERCIAL FOR
EVERY RESIDENTIAL UNIT IS COMMENCED, WHICHEVER IS GREATER.”

On page 219, in line 20, strike “J” and substitute “K”.

On page 219, in line 23, strike “PLANNING” in both places and substitute “ZONING”.

Renumber the remainder of the section accordingly.