

1 **Amendment 3 to Council Bill No. 32-2013**

2  
3 **BY: Greg Fox**

**Legislative Day No: 9**

**Date: July 1, 2013**

6 **Amendment No. 3**

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8 *(This amendment would limit the use of certain floating zones or overlay districts for parcels that*  
9 *have been added to the Planned Service Area to achieve Bay Restoration goals and establishes*  
10 *development limitations for MXD-3 zoned Bay Restoration parcels).*  
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14 Make the following changes to the Comprehensive Zoning Plan attached to the Bill:

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16 On page 209, in line 44, insert the following:

17 “10. THE PROPOSED CEF DEVELOPMENT DOES NOT COMPRISE PARCELS WHICH WERE  
18 ADDED TO THE PLANNED SERVICE AREA TO ACHIEVE BAY RESTORATION GOALS ARTICULATED IN  
19 PLAN HOWARD 2030.”

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21 On page 280, in line 20, after the period, insert the following:

22 “HOWEVER, PARCELS THAT WERE ADDED TO THE PLANNED SERVICE AREA TO ACHIEVE  
23 BAY RESTORATION GOALS ARTICULATED IN PLANNED HOWARD 2030 ARE NOT ELIGIBLE FOR  
24 MXD DESIGNATION, WHICH ARE ZONED MXD-3 OVERLAY, ARE SUBJECT TO THE  
25 FOLLOWING DEVELOPMENT LIMITATIONS WHICH ARE IN ADDITION TO REGULATIONS IN THE  
26 PROPORTIONS OF USES IN SECTION 127.0.C.3.A. AND DENSITY IN SECTION 127.0. C.6.A AND  
27 SUPERSEDE ANY CONFLICTING REGULATIONS OF THOSE SECTIONS:

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29 A. THE RESIDENTIAL DENSITY ALLOWED TO BE CONSTRUCTED ON THE PARCEL SHALL BE  
30 LIMITED TO THE DENSITY OF THE UNDERLYING ZONING OF THE PARCEL.

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32 B. THE MINIMUM PERCENTAGE OF OPEN SPACE ON THE PARCEL IS 50 % OF THE GROSS AREA  
33 OF THE PARCEL;

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C. THE MAXIMUM PERCENTAGE OF EMPLOYMENT LAND USE ON THE PARCEL IS 20% OF THE GROSS AREA OF THE PARCEL. THE MINIMUM PERCENTAGE OF EMPLOYMENT LAND USE ON THE PARCEL IS 15% OF THE GROSS AREA OF THE PARCEL.; AND

D. IF THE PARCEL IS INCLUDED WITHIN AN AMENDMENT TO A PRELIMINARY DEVELOPMENT PLAN OF A CONTIGUOUS MXD DEVELOPMENT, NEITHER THE DENSITY NOR COMMERCIAL/EMPLOYMENT OF THAT CONTIGUOUS DEVELOPMENT MAY BE TRANSFERRED TO THE PARCEL AS PART OF THAT AMENDMENT.”.

On page 297, in line 47, insert the following:

“(9) THE PROPOSED PSC DOES NOT COMPRISE PARCELS WHICH WERE ADDED TO THE PLANNED SERVICE AREA TO ACHIEVE BAY RESTORATION GOALS ARTICULATED IN *PLANNED HOWARD 2030*.”.