

Amendment No. 1 to Council Bill No. 7-2021

**BY: Christiana Rigby
Liz Walsh
Deb Jung**

**Legislative Day 3
Date: February 1, 2021**

Amendment No. 1

(This amendment requires that Moderate Income Housing Units be developed on the site of a TOD development and prohibits a developer from providing Moderate Income Housing Units at a different location or paying fees-in-lieu of Moderate Income Housing Units.)

1 On the title page, in the purpose paragraph, after “circumstances;”, insert “requiring that
2 certain moderate income housing units be developed on the site of a TOD development;
3 prohibiting a developer from providing Moderate Income Housing Units at a different
4 location or paying fees-in-lieu of to the Department of ~~Planning Zoning~~ Housing and
5 Community Development for certain moderate income housing units;”.

6 On page 1, in line 9, insert:

7 “By Amending:

8 Section 127.4: “TOD (Transit Oriented Development) District”

9 Subsection F. “Requirements for TOD Development”

10 Number 2. “Area Requirements for Residential Uses”

11 Letter c.”.

12 On page 1, in line 28, insert:

1 “F. Requirements for TOD Development _____

2 2. Area Requirements for Residential Uses”

3 a. Residences are permitted only within a development project encompassing at
4 least 3 gross acres of TOD-zoned land.

5 b. No more than 50% of the developable acreage, excluding road right-of-way and
6 open space, shall be devoted to residential buildings and parking. For parcels
7 that are 5 acres or less, no more than 50% of the developable acreage, excluding
8 road-right-of-ways, open space, and structured parking, shall be devoted to
9 residential buildings and surface parking lots.

10 c. Moderate Income Housing Units

11 At least 15% of the dwelling units shall be Moderate Income Housing Units
12 AND SHALL BE DEVELOPED ON THE SITE. THE DEVELOPER SHALL NOT PROVIDE
13 THE MODERATE INCOME HOUSING UNITS AT A DIFFERENT LOCATION OR PAY A
14 FEE-IN-LIEU TO THE DEPARTMENT FOR THE MODERATE INCOME HOUSING UNITS
15 REQUIRED UNDER THIS SUBSECTION.”.

ADOPTED 2/3/21
FAILED _____
SIGNATURE [Signature]

Amendment 1 to Amendment No. 1 to Council Bill No. 7-2021

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Liz Walsh
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(This amendment changes the Department of Planning and Zoning to the Department of Housing and Community Development as the Department that receives fees-in-lieu of for moderate income housing units on the title page.)

- 1 On page 1 of the amendment, in line 4, strike "Planning Zoning" and substitute "Housing and
2 Community Development".

ADOPTED 2/3/21
FAILED _____
SIGNATURE 

Amendment No. 2 to Council Bill No. 7-2021

BY: David Yungmann

Legislative Day 3

Date: February 1, 2021

Amendment No. 2

(This amendment prohibits any structure with a height in excess of 100 feet within 750 feet of a residential zoning district, excluding certain residential areas.)

1 On page 1 of the bill, in line 27, after "HEIGHT", insert "PROVIDED HOWEVER, THAT NO
2 PORTION OF ANY STRUCTURE WITH A HEIGHT IN EXCESS OF 100 FEET SHALL BE WITHIN 750
3 FEET OF A RESIDENTIAL ZONING DISTRICT, EXCLUDING RESIDENTIAL AREAS WITHIN THE
4 TOD ZONING DISTRICT BOUNDARY".

DATE 2/3/21
FAILED _____
SIGNATURE [Signature]

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5 moderate income housing units;”.

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