

## **CB-68-2022 – Planning Board Analysis (Attachment 2)**

A bill to amend the Zoning Ordinance to reconcile certain terms, procedures, and other language of the new Zoning Ordinance adopted as CB-13-2018 Attachment A on October 23, 2018, and revised by CB-98-2021 on November 29, 2021. This bill revises certain procedures and regulations; and adds clarification language to effectuate successful implementation and meet the County's goals for a new, modern, streamlined Zoning Ordinance.

**The Planning Board has the following comments for consideration by the District Council:**

### **Policy Analysis:**

CB-68-2022 is a bill introduced at the request of the Planning Board (via Technical Staff of the Planning Department). The bill incorporates several technical revisions to the new Zoning Ordinance that took effect on April 1, 2022, to ensure it continues functioning as intended and to eliminate unintended consequences and minor oversights. It amends definitions, procedures, and standards to add clarity and address several regulatory aspects inadvertently lost in the review and revision cycles leading to the initial approval of the new Zoning Ordinance.

Finally, CB-68-2022 incorporates several legislative text amendments passed at the end of 2021 that could not be included in CB-98-2021 due to timing.

Planning Department staff prepared this bill in close consultation with the District Council. It is the result of a series of meetings which included, at different points in time, the Council Chairman, other Councilmembers assigned by the Chairman, Council staff and the Zoning Hearing Examiners. The goal is to correct minor problems and deficiencies in the new Zoning Ordinance.

CB-68-2022 is essential to successfully implementing the new Zoning Ordinance.

### **Impacted Property:**

This bill will affect all properties in the County subject to the new Zoning Ordinance.

Following discussion, the Planning Board voted to support CB-68-2022.