

CB-29-2020–Planning Board Analysis (Attachment 1)

CB-29-2020 amends the Zoning Ordinance by clarifying the County Council’s intention to repeal development regulations related to bedroom percentages.

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

Policy Analysis:

This bill amends Sections 27-436 (Multifamily Medium Density Residential), 27-441 (Uses Permitted in Residential Zones), 27-461 (Uses Permitted in Commercial Zones) and 27-473 (Uses Permitted in Industrial Zones) to remove any reference to bedroom percentages.

CB-29-2020 appears to achieve the goal of removing all references to bedroom percentages within the Zoning Ordinance. The Planning Board believes technical amendments should be made to the bill. Specifically, on page 4, under the residential table of uses, the line for “Dwelling, multifamily, in general” is blank. This appears to be a drafting error and the Planning Board recommends the use permissions for this use be restored to CB-29-2020 for clarity.

In addition, the County Council may want to consider permitting the multifamily use in the Multifamily High Density Residential-Efficiency (R-10A) and Multifamily High Density Residential (R-10) Zones.

New Zoning Ordinance:

The County Council's adopted Zoning Ordinance removes the requirements mandating bedroom percentages. Therefore, CB-29-2020 brings the ordinance that remains currently in force closer to the Council’s adopted ordinance. The bill will serve as a useful stopgap provision until the new, modernized ordinance takes effect.

Impacted Property:

This bill will impact all zones where bedroom percentages were required for development of multifamily dwelling units.

Following discussion, the Planning Board voted to support CB-29-2020 with technical amendments.