

As drafted, the legislation does not accomplish the stated objective. Rather than amending Section 27-235, amendments must be made to Section 27-242. Also, Sections 27-461, 27-469, and 27-470, which currently address the screening of the affected uses, must be amended.

The Planning Board supports the legislation, with three technical amendments, which had been incorporated into the Proposed Draft 2. Diane Banner, representing the Municipal Association, stated the Association's support for this legislation. The Committee made several technical amendments to the Proposed Draft 2.

BACKGROUND INFORMATION/FISCAL IMPACT
(Includes reason for proposal, as well as any unique statutory requirements)

This zoning bill will add the requirement that all vehicle repair facilities, vehicle towing stations, and vehicle storage yards be completely screened from adjacent residential uses, by amending the Zoning Ordinance and the Landscape Manual to be consistent with requirements of Subtitle 13 and to clarify that any certified nonconforming use may add such screening as a minor change, without the grant of a Special Exception.

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