

Potential Revisions to Zoning Ordinance – Omnibus Bill - June 30, 2023

#	Explanation	Code Section	Properties Benefitted
1.	<p>A reorganization of the transition and grandfathering provisions, developed in collaboration with members of the land use bar, is proposed. The chief goals are to:</p> <ul style="list-style-type: none"> a. Clarify the intent of the transitional provisions. b. Eliminate conflicting language in 27-1703, 27-1704, and 27-1903. c. Address the treatment of nonconforming buildings, structures, and uses in one place (namely, Part 27-7). <p>This approach includes revisions in the transition provisions in Part 27-1, a new Section in Part 27-7, and revised/clarified and new definitions.</p> <p>IMPORTANT – the language on vested rights added to 27-1703 and 27-1704 in CB-50/53 must be deleted. In reviewing in full context, this clause invalidates much of the purposes of the transition and grandfathering language because it creates a linked requirement that says if you don't have vested rights, you cannot benefit from 1703 and 1704. This is very much counter to the discussion of grandfathering over the years as pertains to pipeline and upcoming projects nowhere near vesting, and is a substantial unintended consequence.</p>	<p>27-1701 27-1703 27-1704 27-1903 27-1905 27-7102</p>	<p>Any property in the Regional District that had existing development on April 1, 2022 or which has valid approvals under the prior Zoning Ordinance</p>
2.	<p>Substantial increase in baseline maximum density and some corresponding minor height adjustments (in the NAC Zone) in most Transit-Oriented/Activity Center base zones to reflect the building typologies that are most suitable for these locations and which were envisioned by Plan 2035, master and sector plans, and the originally-approved Zoning Ordinance.</p> <p>In the late 2010s the practice moved away from minimum density in DU/acre and FAR for transit-oriented and supportive densities to building typologies and more generic references to increased density closer to transit stations. A review of more recent literature was conducted (a search from 2017 to present day), and several sources identified for appropriate guidance.</p>	<p>27-4204(c)</p>	<p>Any residential component / development in any Transit-Oriented / Activity Center base zone</p>
3.	<p>Corresponding changes are made in the NAC Zone, TAC core and edge, LTO core and edge, and RTO-L/RTO-H edge to permit two-family dwellings. The sole reason they were not permitted before in the NAC Zone was their potential density yield would exceed the limit of the zone. That no longer being the case, the use should be permitted in this zone. The other zones currently permit townhouses so it makes sense to also permit two-over-two.</p>	<p>27-5101(d)</p>	<p>Anyone wishing to propose two-family dwellings in the Transit-Oriented/Activity Center base zones (excepting RTO Core)</p>

4.	Revisions to the IE Zone uses to ensure the zone functions more as intended and is closer to a direct replacement for the former I-1 Zone. NOTE – this results in placement of new use-specific standards for “tower, pole, or monopole” because one of the current SE requirements for this use was changed to P.	27-5101(d)	All properties zoned IE
5.	Location criteria are added to the Transit-Oriented/Activity Center base zones to prevent zoning abuse and keep these zones from becoming the new M-X-T.		All properties in any Transit-Oriented / Activity Center base zone
6.	There is some confusion arising from Section 27-1903. CB-98-2021 inserted an intervening clause on DDOZ/TDOZ use table revisions as a new Subsection (b) based on importance of the clause. However, currently (c) includes language “all other zones of the County” which was always intended to refer to LCD, LMXC, and LMUTC as listed in (a). The intervening clause now creates confusion. Relocating (c) back to (b) to clear this up.	27-1903	Properties in any zone in the County except LCD, LMXC, or LMUTC that wishes to use Section 27-1900 NO LONGER EFFECTIVE APRIL 1, 2024
7.	At least some members of Council want the temporary authorization for outdoor dining made permanent. I’ve done this as use-specific standards for Eating or Drinking Establishment uses including adaptation to prospective used. We need to retain 27-1705, the temporary procedures, until April 1, 2024 to be safe.	27- 5102(e)(5)(A)(i)	Any property proposing outdoor dining
8.	<p>There are some automatic requirements for ZMAs for property annexed into the Regional District or generally acquired by or transferred between government agencies. Sections 27-1602 and 1605 have some very basic points of procedure but there would seem to be a conflict with the ZMA procedures in Part 27-3, which does not authorize these types of ZMAs. 27-1602 is the bigger problem right now.</p> <p>27-1607(c) has the most comprehensive “administrative” ZMA process but it conflicts with the existing ZMA process and the entire Section is deleted to eliminate this confusion.</p> <p>A more administrative ZMA procedure was apparently always envisioned to accommodate these scenarios. However, such rezoning procedures are not in accordance with State law. In reviewing these Sections we have determined the most problematic should be deleted and the remaining should, at minimum add a reference to the Council procedures for ZMA to Section 27-1602, property annexed into the Regional District, in the event Laurel gives up land at some point, to strengthen the ability to zone affected lands.</p> <p>Some related sections including 27-1605 and 27-1605 are also deleted.</p>	27-1602 27-1605 27-1607(c)	<p>Any property which may be annexed into the Regional District</p> <p>Property conveyed from public to private ownership from Housing Authority, Revenue Authority, or Redevelopment Authority or the University of Maryland will no longer be affected</p>

9.	Requirements pertaining to land acquisition or disposition by public agencies in Section 27-1600 often require property to be placed in the zones that applied prior to public ownership. This is obviously a problem when in almost all such cases today those zones are from the prior Zoning Ordinance. Barring something in State law that requires auto-reclassification, it seems we should delete these provisions from the Zoning Ordinance, which this bill does.	27-1603 27-1604	Property conveyed from public to private ownership from Housing Authority, Revenue Authority, or Redevelopment Authority, United States, Maryland, or the University of Maryland will no longer be affected
10.	Addition of public benefits requirements for the PD zones.	27-4301	Any proposal for any development in any Planned Development zone
11.	Removing townhouses and three-family dwellings in the LTO-C Zone. Not appropriate for the character and density desired for this zone.	27-5101(d)	Those who may have wished to propose townhouse or three-family dwellings in the LTO-C Zone
12.	Revisions to reconsideration procedures to clarify Planning Board decisions may only be reconsidered in conformance with its own Rules of Procedure.	27-3412	Anyone seeking potential reconsideration of a Planning Board decision
13.	Various requested revisions from the Permit Review Section:		
	a. We lost an important grandfathering provision pertaining to parking from the prior Ordinance that is restored. Former Section 27-584 allowed businesses to open when insufficient parking existed to provide parking per current standards under certain circumstances. The entire former Section was adapted into the Off-Street Parking and Loading applicability section in 27-6302.	27-6302	Many older developments that change uses in tenant spaces
	b. Added "Guest house" to the accessory uses and structures tables, permitted in the Rural and Agricultural Zones and prohibited elsewhere in keeping with how it was treated in the prior ZO. It's a defined term but by not listing it, an argument can be made it falls under "accessory structures and uses, except as otherwise provided" and become an end-run around ADUs.	27-5201(b), (c), (d), and (e)	Anyone in a Rural and Agricultural Zone that may wish to propose a "guest house"

	c. Relocated “family child care home, large” and “small” from the principal use tables and standards to the accessory use tables and standards because these are defined as accessory to dwellings.	27-5101 (c), (d), (e), and (f) 27-5201(b), (c), (d), and (e)	No specific property impact
	d. Added clarification to definition of “front lot line” on how the front lot line is determined on corner lots and where lot lines abutting streets are of equal length.	27-2500	All properties
	e. Standards added and slight tweaks for menu board signage.	27-61502 and 27-61506(m)	Any use with a menu board sign
	f. Clarified swimming pool safety fencing because current language was too limiting in terms of specific zones. Rules apply globally to outdoor swimming pools.	27-5203(b)(15)	Any property with an outdoor swimming pool
	g. Clarification of “parking of commercial vehicles” to allow large vehicles to be parked in the CS, CGO, IE, and IH zones.	27-5101(d)	Anyone proposing to allow parking of commercial vehicles in the CS, CGO, IE, and IH zones
	h. The use “heavy equipment sales, rental, servicing, or storage” is defined but not listed in the use tables. Added it as a permitted use in the IH Zone only.	27-5101 (c), (d), (e), and (f)	Anyone proposing heavy equipment use in the IH Zone
	i. Reinserted “catering establishment” in the principal use tables. We lost it when we lost “all other eating and drinking establishments”.	27-5101 (c), (d), (e), and (f)	Anyone proposing a catering establishment
	j. While previously there were no minimum parking requirements for eating and drinking uses, Permit Review requested 5 spaces per 1,000 for all of them because of pick-ups. The current and projected dominance of food delivery services made the difference here, motivating the imposition of minimum parking, but at 3 per 1,000 and not the requested 5 as a compromise position. Will retain zero minimum on the RTO zone core areas.	27-6305(a)	Most proposals for eating and drinking uses (except those in the RTO core area)
	k. Added the use “driving school” with definition and use-specific standards that limit CDZ instruction to the Industrial zones.	27-5101 (c), (d), (e), and (f), and 27-5102(d)(3)(D)	Anyone proposing a driving school
	l. Revised the definition of “consolidated storage” to clarify personal property storage may not be for use in connection with the operation of a business.	27-2500	All consolidated storage businesses subject to the current Ordinance
14.	Various requested revisions from the Community Planning Division:		

	<p>a. Revisions to the comprehensive plan and SMA procedures for clarification and reconciliation, to clarify plan amendments that fall somewhere between a minor amendment and a new plan (called “major plan amendment” in this bill), extend the plan preparation timeframe from 8 to 18 months due to the ubiquitous need for time extensions as it is impossible to prepare plans in 8 months, to clarify procedures on additional record testimony received after the close of record to balance public fairness/transparency and time for staff to analyze and react, and to incorporate other recommended tweaks.</p>	<p>27-3502 and 27-3503</p>	<p>All properties potentially subject to any future Area Master Plan or Sector Plan</p>
	<p>b. Important sub-element of (a) is that the ability to run a concurrent SMA with a minor plan amendment is being formalized. This necessitates revisions to the minor plan amendment timeframes to adequately accommodate the SMA process and address the nuances/distinctions for notice and certain zoning-related actions.</p>	<p>27-3502(i)</p>	<p>Any property subject to a future minor plan amendment in which rezoning is contemplated</p>
	<p>c. Some corresponding revisions for reconciliation and clarification in the SMA procedures. One thing we’re removing is a potential linkage for SMA rezoning requests to “any adopted County staging policy or economic development program” in part because we don’t know what these are from a legal (and often practical) sense and in part because we shouldn’t base rezoning decisions on these since they may change much more often than plan recommendations.</p>	<p>27-3503</p>	<p>Any property subject to a future Sectional Map Amendment</p>
	<p>d. Substantive revisions are proposed in the ETOD process to drill down to TOD appropriate locations, better ensure more vertical development, and reduce potential for abuse of the expedited process for non-TOD uses.</p>	<p>These potential revisions were removed prior to DR-1. Apologies for inclusion in summary. NO CHANGES proposed here in CB-73.</p>	
	<p>e. Removed a conflicting clause in 27-1603 for property conveyed by the State for the University of Maryland that required an application for zoning classification change before deed of conveyance; this revision broadens 27-1603(b), which is ok because certain rezoning procedures that were with these government property transfers conflict with State law.</p>	<p>27-1603</p>	<p>Properties conveyed by University of Maryland</p>
	<p>f. Revised definitions for area master plan and sector plan for greater consistency and clarification.</p>	<p>27-2500</p>	<p>No specific property impact</p>
	<p>g. Revised single-family detached dwelling, vehicle towing service, and concrete or brick products manufacturing use permissions in the Transit-Oriented/Activity Center Planned Development (and MU-PD) zones.</p>	<p>27-5101(e)</p>	<p>Anyone looking to propose single-family dwellings, vehicle towing services, or concrete / brick products manufacturing uses</p>

			in the Transit-Oriented / Activity Center PD zones or the MU-PD Zone
	h. Defined “fixed-guideway transit” to relate to a change in the ETOD process. Term appears in planning policy documents and is expected to play a larger role as the new Master Plan of Transportation is developed	27-2500	No specific properties affected
	i. Revised combination retail use-specific and SE standards to relax requirement to front an arterial in the Transit-Oriented/Activity Center base and PD zones.	27-5102(e)(9)(C) and 27-5402(o)	Any combination retail use in any Transit-Oriented / Activity Center base or PD zone, where such uses may be permitted
	j. Made minor tense revisions in 27-3604(e)(1)(C) for grammar consistency.	27-3604(e)	No specific property affected
15.	<p>Revised Table 27-61505: Standards for Specific Sign Types. When initially changing language from “N/A” to “No Requirement” in 2017, there were severe unintended consequences for this table. In many situations, neither canopy signs nor freestanding signs were intended to be permitted in certain zones or for certain uses. This was not clear, and applicants were arguing “No Requirement” means “I can propose whatever I want for this sign.” No.</p> <p>This is now clarified as to where such signs are not permitted, with an interim standard for certain canopy signs in the TO/AC base and PD zones and the MU-PD Zone that will be re-evaluated when the sign standards are comprehensively revised.</p>	27-61505	<p>No specific property affected; this is a global clarification for the first paragraph</p> <p>Any proposed canopy sign in any Transit-Oriented/Activity Center base or PD zone or in the MU-PD Zone</p>
16.	Revised several provisions in the public notification procedures in response to comments by Chairman Dernoga made in December 2022 that are generally intended to help speed up ZMA procedures and balance/clarify notification requirements in specific situations and application types (SMA, ZMA, and SE).	27-3407	Any future Zoning Map Amendment application
17.	Proposed the deletion of a section detailing how correspondence pertaining to a development application is treated in Section 27-3412 for Evidentiary Hearings (Planning Board and BOA). There are numerous reasons where deletion of this language is the cleanest and best solution, ranging from lack of clarity in that “all correspondence” is too broad; Maryland Rules require the record in judicial review of administrative agency decisions to include the transcript of testimony	27-3412	Many development applications of many types

	<p>and “all exhibits and other papers filed in the agency proceeding” and Legal opines the PB and BOA retain authority to determine what constitutes the record for their own hearings; and as pertains to the Commission, we have the authority to determine what may or may not be privileged communications when a MPIA request is filed that may be at odds with this Section.</p> <p>IMPORTANT TO NOTE that deletion of this section in the Ordinance DOES NOT MEAN that the applicable and pertinent correspondence and communications are not included in the records for the cases.</p>		
18.	Expansion of locational criteria for the R-PD Zone to allow property in LCD or LMXC to rezone to R-PD.	27-4302(a)	Properties in the LCD or LMXC zones that may seek rezoning to R-PD
19.	Revised regulations on allowing driveways to count toward off-street parking requirements to extend to townhouse dwellings.	27-6305(f)	Any townhouse development
20.	Added ability to seek major departure for vehicular access management limits on direct access along arterial and collector streets (Section 27-6206(d)(1)).	27-6206(d)(1)	Properties with direct access to arterials or collector streets
21.	Minor clarification to Note 6 in the review bodies and authorities table to clarify that it’s not just variances but also major departures and alternative compliance associated with parents that would get referred to the decision-making body.	27-3200	Many possible application types
22.	Added authority for delegation to municipalities the security exemption plans for exterior lighting and fences and walls.	27-3200	Municipalities that may wish to seek authority to review and decide security exemption plans
23.	The use “congregate living facility” is removed because it is now superfluous (and contradictory, in terms of zones allowed) to the use “assisting living facility” for more than 8 persons.	27-2500 27-5101 (c), (d), (e), and (f) 27-6305 27-8301	No specific property affected
24.	Expansion of allowable uses for group living and elderly living situations in the MU-PD Zone.	27-5101(e)	Any property that rezones into the MU-PD Zone
25.	Revised definition of “dwelling, townhouse” to eliminate reference to location on separate townhouse lots (causes issues with condo regimes).	27-2500	All townhouse dwelling uses
26.	Clarification of definition of “parking facility” to address interpretation questions raised by Legal.	27-2500	All parking facility uses

27.	Added definitions for the principal uses “adaptive reuse of a surplus public school” and “nonprofit recreational use”. There was a third one, “temporary rubble (construction and demolition debris) landfill” but it turns out this was never listed in the prior Zoning Ordinance and that rubble and other landfills requires “temporary” special exceptions and things got garbled. So “temporary rubble (construction and demolition debris) landfill” is deleted from the use tables, parking schedule, and SE fees table in the bill.	27-2500	All adaptive reuse of surplus public school or nonprofit recreation use proposals in the County
28.	Correction to PD Map Amendment procedures in 27-3602(b)(11)(D) through (G) where permissible minor deviations somehow ended up in resubmittal requirements.	27-3602(b)(11)(D) through (G)	Any application for PD Zoning Map Amendment
29.	Minor clarification on permits of a minor nature in Section 27-3611(f) to preclude any challenges that attempt to argue the District Council must approve the actual permits instead of the list of what qualifies.	27-3611(f)	No specific property affected
30.	Revisions to sign notification and application review fee structure requested by Applications Section.	27-8301(o) and (p)	All development applications submitted to M-NCPPC, emphasis on those requiring sign posting
31.	Revised the intensity and dimensional standards table in the RSF-A Zone to relocate Table Note (3) to clarify the 25’ setback for corner lots is only applicable to single-family detached or other uses in this zone. This reflects the approach taken by the prior Zoning Ordinance in the former R-T Zone and clarifies issues that came to attention in October 2022.	27-4202(f)	Any single-family detached or “other uses” proposed in the RSF-A Zone
32.	Reconciliation of use-specific standard references to the standards and the SE language between the four principal use tables to ensure consistency.	27-5101 (c), (d), (e), and (f)	No specific property affected
33.	Reconciliation of the principal use “vehicle and trailer rental display” in response to observations offered by Chairman Dernoga. This use was on the list of 70 SEs restored in 2018 but this would appear to have been an original error in that the use was not listed in the use tables of the prior Zoning Ordinance. Instead, “vehicle and trailer rental display” only required an SE when the associated vehicle rental operation ALSO required an SE. To address this issue, “vehicle and trailer rental display” is being removed from the use tables. References to this are inserted in the definitions of personal and commercial vehicle sales and rental, to be accessory to the sales/rental operation. Specific SE standards applicable to “vehicle and trailer rental display” are also being copied into the sales/rental use-specific standards for where sales/rental operations are permitted by P to close the loop on vehicle/trailer display and SE intent.	27-2500 27-5101 (c), (d), (e), and (f) 27-5102(e)(10)(D) 27-6305(a) 27-8301	Various vehicle-related uses Countywide
34.	Reconciliation of Planning Director responsibilities indicated in portions of Part 27-6: Development Standards in either 27-3305 or 27-3614 for clarification.	27-3305 27-3614	No specific property affected

35.	Tweak to Section 27-3407(b)(3) in response to observations made by Chairman Dernoga that there appeared on the surface to be duplication with Section 27-3402(d) on civic association registration that may imply two separate lists. There is just one list, so the “process” was deleted from 3407(b)(3) and a cross-reference to 3402(d) added instead.	27-3407(b)	No specific property affected
36.	Some minor clarifications made on various farm/alcohol uses at request of advocates to assist with interpretation in practice. Related to this are some minor revisions to clarify “camps” in the purposes of Rural and Agricultural base zones includes both day camps and campgrounds, and an exclusion of “recreational campgrounds” from the definition of “agritourism”.	27-2500 27-5102(b)(2)(A)	Various farm / alcohol uses and potential applicants wishing to provide camps or recreational campgrounds
37.	Added “waterfront entertainment/retail complex” as a permitted use in multiple Rural and Agricultural and Residential base zones due to National Harbor’s split-zoning.	27-5101(c)	Any portion of National Harbor classified in a Residential Zone
38.	Addition to use-specific standards for large-scale solar energy systems to mandate shielded inverters within a 10-mile radius of Joint Base Andrews, the Brandywine facility, and the Davidsonville facility. Note – this new provision will require GIS mapping and probably a new layer or map for the Special Projects section to assist in enforcement.	27-5102(d)(6)(A)	Any property within a 10 mile radius of Joint Base Andrews, the Brandywine facility, or the Davidsonville facility that may wish to provide solar energy, large-scale uses
39.	Revision to allow “elderly housing (single-family attached dwellings)” in the same TO/AC Zones that permit “dwelling, townhouse”.	27-5101(d)	Any proposal for single-family attached elderly housing dwellings in any Transit-Oriented / Activity Center zone that permits townhouse dwellings
40.	Some clarifying language added to the definitions of commercial and personal vehicle repair and maintenance that specifies paint work is customarily incidental to these operations and are permitted as accessory functions, and tweak to definition of vehicle paint finishing shop to clarify the primary function is painting vehicles or vehicle parts.	27-2500	Any vehicle repair use Countywide

41.	Revised the lot line at front street line requirements for single-family detached dwellings in the RSF-65, RSF-95, and RSF-A zones to better reflect prior Zoning Ordinance baseline and reductions for property located on culs-de-sac.	27-4202(d), (e), and (f)	Any single-family detached dwelling proposals in the RSF-65, RSF-95, or RSF-A zones
42.	Clarification of column heading in the departures tables to indicate any Transit-Oriented/Activity Center base or PD Zone (regardless of location) and all other base and PD Zones when located inside the Capital Beltway have separate departure thresholds than zones located outside the Capital Beltway or not otherwise captured.	27-3614(b)(1) and (b)(2)	Any development in any Transit-Oriented/Activity Center base or PD zone
43.	Removed the special exception requirement for “vehicle parts or tire sales” in the CGO Zone. There are no specific SE standards for this use, and it does not make sense to send Autozones and the like in the County’s principal commercial zone to an SE for no real purpose.	27-5101(d)	Any vehicle parts or tire sales use proposed in the CGO Zone
44.	Tweak to LMUTC application procedures to clarify those minor applications that never went to the design review committees (e.g. occupancy change, interior-only work) do not require TSRs and will not be referred to the committees.	27-4205(e)	All property in the LMUTC Zone
45.	Added parking requirements for the use “Dry-cleaning, laundry, or carpet-cleaning plant”, which was added to the use tables in CB-68-2022 but never received a parking rate.	27-6305(a)	Any dry-cleaning, laundry, or carpet-cleaning plant in the County
46.	Split the definition “park or greenway” into separate terms in the definitions Section.	27-2500	No specific property affected
47.	Removed the term “development applications” from the SMA procedures in introduction text of 27-3503(b) because an SMA cannot result from application.	27-3503(b)	No specific property affected
48.	Consistency added to references pertaining to historic sites, resources, and districts and to clarify some Director-level applications are referred to HPC.	27-3200 27-3306(b) 27-3307 27-3404(d) 27-3611(f) 27-4301(d) 27-5402(d)	Any historic site, resource, or district

49.	Added a parking requirement for distribution warehouse in the TAC Zone since the use is permitted in that zone. Set at same rate as in industrial zones.	27-6305(a)	Distribution warehouses in the TAC Zone
50.	Clarified loading space requirements to indicate clearly that yes, in fact, consolidated storage facilities do require loading spaces.	27-6310(a)	Any consolidated storage use in the County subject to the current Ordinance
51.	Removed a standard for minimum lot size for single-family detached homes in the NAC Zone because that use is not permitted in the zone.	27-4204(c)	No specific property affected; the use was not permitted before CB-73 in the NAC Zone
52.	Minor Section reconciliation in the decision standards for special exceptions, for the environmental clause, to add the specific Section in Subtitle 24 for consistency with the DSP decision standards.	27-3604(e)	Any special exception application
53.	Minor wording clarity to notice requirements that property within 500 feet of an application site will receive notification (changed “or” to “and” in a list).	27-3407	All development applications subject to 500-foot property notification
54.	Clarity added that street access requirements for the IE-PD Zone no longer requires “direct access” but instead “safe and adequate access” to public streets.	27-4304(b)	Any property that may rezone to the IE-PD Zone
55.	Added fence height standards for perimeter fencing for multifamily/office/industrial “parks” and similar developments of multiple buildings.	27-6603(a)	Any multifamily, office, or industrial development / “park” or development consisting of multiple buildings

56.	Revised a provision for digital billboards from “may” to “may only” to clarify digital billboards can only be erected to replace a nonconforming billboard.	27-61506(g)	Any digital billboard in the County
57.	<p>Revised the definition of “kennel” to remove the exclusion of “dog day care.” The exclusion was initially added because a dog day care as a defined use is accessory to a dwelling and falls into the list of home occupations. A kennel serves the exact same functions as a “dog day care” and kennel is the use one would receive if they wanted to open a “dog day care” as a commercial business. But I’m the only one that remembers this nuance.</p> <p>Rather than having everyone assume that a commercial dog day care is not permitted in the County, it's simplest to remove the exclusion in the definition of kennel. This should eliminate the confusion, which has been surprisingly common.</p>	27-2500	Any kennel or dog day care that may be proposed
58.	Clarified parking requirements for theaters in integrated shopping centers.	27-6305(a)	Any integrated shopping center that may include a theater
59.	Increased SE standard minimum height for commercial fuel depots from 15 to 18 feet at request of industry, relayed through Urban Design.	27-5102(e)(10)(A)	Any commercial fuel depot use
60.	Numerous typographic, cross-reference, and administrative corrections.		No specific property affected