

The Committee discussed Storefront Areas, the Buffer Area, the authority of the District Council to approve waivers and covenants for the use of open space, and agricultural uses within the Zones, and proposed no changes. Upon the recommendation of the Planning Board, a Phasing Plan will be included.

Faroll Hamer, representing the Planning Department, proposed several amendments regarding design requirements which were accepted by the Committee. First, attached dwelling units should be required to be served by a private alley, as the Code currently requires. All Village Houses and Narrow Lot Line Houses should have a front porch, although it should not be mandatory, and the language proposed in CB- 10 allowing "equal or better design" should be eliminated. Also, rather than deleting Section 27-514.7(a) (5) (D), which requires parking lots with 20 or more spaces to have elevated walkways, pedestrian walkways are encouraged in parking lots of that size.

The Committee voted the legislation out of Committee with a favorable report with the amendments made at the meeting as well as those agreed to at previous worksessions.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

When CB-53-1991 and CB-71-1991 were enacted, the Council established a Task Force to study the bills and recommend refinements to them. This legislation reflects the recommendations of the Task Force. Specifically, it makes numerous changes to the required use areas, establishes "Hamlets", and makes the site and building design guidelines more flexible.

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