

Changes to proposed District Map Amendment G-956

On May 2, the Planning Board transmitted to the County Council proposed Zoning Text Amendment (ZTA) 13-04, Zoning Ordinance – Revised, and District Map Amendment (DMA) G-956. DMA G-956 was introduced to implement the new zoning ordinance.

Since May 2, 2013, the Planning, Housing, and Economic Development (PHED) Committee of the County Council has held 8 worksessions to review and discuss ZTA 13-04, and DMA G-956. Planning Staff has continued to review and evaluate the proposed map amendment based on the PHED Committee worksessions and correspondence from stakeholders, and property owners. In addition, several Corrective and Local Map Amendments have been approved by the County Council since DMA G-956 was introduced.

A revised version of DMA G-956, dated August 30, 2013, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since May 2, 2013. The following document illustrates all of the changes to DMA G-956.

Changes made to DMA G-956 are organized into four sections, each section describing a different type of revision.

The first section covers **Corrective Map Amendments (CMAs)** and **Local Map Amendments (LMAs)**. CMAs change the existing zoning following documentation of an error found on the official zoning map. An LMA changes the zoning on a property following the approval of a request by a property owner to change the zone.

The second section includes changes proposed by Planning Staff to correct **errors** and to reflect a **change in conversion philosophy** for the C-2 and I-1 zones.

The third section covers the proposal by the PHED Committee to **map all master plan recommendations regarding height and density**.

The final section covers **technical corrections** created by updating the proposed zoning map with the verified zoning layer. These technical corrections fix very small inaccuracies in the proposed map referred to as “slivers”.