

Exhibit B

Proposed Text Amendment

The proposed amendments to the text of the Zoning Regulations are as follows (text to be added is **marked in bold and underlined**).

Subsection 514.3 of Section 514 – PROHIBITED USES (MU-USE GROUP E) of Subtitle U, USE PERMISSIONS is proposed to be amended to read as follows:

514.3 In the MU-4/RC and MU-5A/RC zones, the following uses shall be prohibited:

- (a) Antenna tower in excess of twenty feet (20 ft.) in height;
- (b) Any use not permitted in the MU-10 zone, except a parking lot as permitted by Subtitle U § 203.1(k);
- (c) Assembly hall, auditorium, or public hall;
- (d) Automobile laundry;
- (e) Automobile or truck sales;
- (f) Automobile rental agency that stores or services automobiles within an RC zone;
- (g) Bar or cocktail lounge;
- (h) Billiard parlor or pool hall;
- (i) Boat or other marine sales;
- (j) Bowling alley;
- (k) Bus passenger depot;
- (l) Drive-through;
- (m) Funeral mortuary or other similar establishment;
- (n) Gasoline service station or repair garage;
- (o) Hotel;
- (p) Motorcycle sales or repair;
- (q) Movie theater;

- (r) Off-premises alcoholic beverage sales, except that the off-premises beer and wine sales accessory use in the grocery store located in Square 2572, Lot 36, may continue as a matter of right provided that it shall not occupy more than 2,078 square feet of the store's gross floor area, **and that the off-premises beer and wine sales may be permitted as a matter of right primary or accessory use in Square 2557, Lot 800;**
- (s) On-premises dry cleaning establishment;
- (t) Parcel delivery service establishment other than one exclusively dedicated to serving a sound stage or a movie, video, or television production facility that existed on April 26, 1991;
- (u) Restaurant or fast food establishment, **except that a restaurant may be permitted as a matter of right in Square 2557, Lot 800;**
- (v) Satellite reception dish greater than fifteen feet (15 ft.) in diameter;
- (w) Transient accommodations that are not home occupations;
- (x) Veterinary hospital, **except that a veterinary hospital may be permitted as a matter of right in Square 2557, Lot 800;** and
- (y) Video game parlor.