

EXHIBIT D
to School Street Rezoning Application
Proposed Conditions

1. Development of the property shall be in substantial conformance with the attached concept plan (the “Concept Plan”) prepared by BGE, dated December 13, 2021.
2. The following uses shall be prohibited on the portion of the property zoned Residential High Density (the “RH Parcel”):
 - a. Family Care Facility
 - b. Live-Work Unit
 - c. Residential Care (ALF, ILF, CCF)
 - d. Telecommunications Tower
3. The RH Parcel shall have a maximum of 130 townhouse dwellings
4. The following uses shall be prohibited on the portion of the property zoned Residential Medium Density (the “RM Parcel”):
 - a. Family Care Facility
 - b. Telecommunications Tower
5. The RM Parcel shall have a maximum of 180 single-family detached dwellings