

ARTICLE 59-5. FLOATING ZONING DISTRICT REGULATIONS

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This document is a preliminary version of the Planning Board Draft. The Planning Board will continue to review several issues; therefore, elements of this draft will change.

As the draft is still under review, section references have not been updated.

Div. 5.1. Residential Floating Zones

Sec. 5.1.1. Zones

- A. There are three categories of Residential Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Residential Floating zones are mapped using the zone’s initials followed by a number indicating the maximum allowed units per acre approved by a Local Map Amendment under Article 59-8:
 1. Residential Detached – Floating (RDF-#);
 2. Townhouse – Floating (TF-#); and
 3. Apartment – Floating (AF-#).

Sec. 5.1.2. Restrictions

An application for a Residential Floating zone may not be approved for property that is in an Agricultural or Rural Residential zone.

Sec. 5.1.3. Purposes

The purpose of the Residential Floating zones is to:

- A. implement the objectives of the General Plan, area master and sector plans, and functional master plans;
- B. ensure that proposed land uses are in balance with and supported by the existing and envisioned infrastructure in these plans and policies;
- C. provide comprehensively planned residential development;
- D. establish compatible relationships between new development and existing neighborhoods;
- E. encourage flexibility for various residential building types serving a diverse population;
- F. allow limited neighborhood-serving commercial uses when higher densities are approved; and
- G. provide basic development standards to protect the character of existing neighborhoods.

Sec. 5.1.4. Land Uses

A. Allowed Uses

Land uses are allowed in the Residential Floating zones as depicted in the following table:

Floating Zone Category	Approved Density	Residential Uses Allowed	Commercial Uses Allowed
RDF	< 3 units/acre & < 150 total units	R-200	None
	< 3 units/acre & ≥ 150 total units	R-200	CRN
	≥ 3 units/acre & < 150 total units	R-90, R-60, R-40	None
	≥ 3 units/acre & ≥ 150 total units	R-90, R-60, R-40	CRT
TF	< 12 units/acre & < 150 total units	TLD	None
	< 12 units/acre & ≥ 150 total units	TLD	CRN
	≥ 12 units/acre & < 150 total units	TMD, THD	None
	≥ 12 units/acre & ≥ 150 total units	TMD, THD	CRT
AF	< 20 units/acre & < 150 total units	R-30	CRN
	< 20 units/acre & ≥ 150 total units	R-30	CRT
	≥ 20 units/acre & < 150 total units	R-20, R-10	CRN
	≥ 20 units/acre & ≥ 150 total units	R-20, R-10	CR

B. Use Regulations

1. In the Residential Floating zones the maximum commercial density that can be approved by the Local Map Amendment is 0.5 FAR of the total gross tract area.
2. The lot(s) on which any approved commercial uses are located must be separated from the boundary of the gross tract area included in the Local Map Amendment by residential lots or open space and may not share a property line with any properties in a Residential zone not included in the Local Map Amendment.
3. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Article 59-8.

Sec. 5.1.5. Building Types

A. Building types are allowed under the following parameters.

	<u>Detached House</u>	<u>Duplex</u>	<u>Town-house</u>	<u>Apartment/Condo</u>	<u>Multi Use Building</u>	<u>General Building</u>
<u>Zone</u>						
RDF	A	-	-	-	S	A
TF	A	A	A	-	S	A
AF	A	A	A	A	S	A
<u>KEY</u>	A = Allowed S = Subject to approval of commercial uses under Sec. 5.1.3					

- B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Article 59-8.

Sec. 5.1.6. Development Standards

A. Master Plan and Design Guidelines

Development must be substantially consistent with:

1. the applicable master or sector plan; and
2. any applicable guidelines.

B. Density

1. Residential Density

- a. If a Floating zone is recommended in a master or sector plan, density may not exceed the specific recommendation, except where MPDUs above the minimum required or TDRs are provided.
- b. If a Floating zone is not recommended in a master or sector plan the following limits on density apply:
 - i. Any development approved for density above the pre-existing Euclidean zone:
 - (a) Must have direct access to a street with a non-residential classification;
 - (b) Must be within ¼ mile of an existing or master-planned Level 1 transit station/stop, ½ mile of a Level 2 transit station/stop, or ¼ mile of a Level 3 transit station/stop; and
 - (c) Must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development.
 - ii. Maximum allowed density is based on the size of the development site:

<u>Pre-Existing Euclidean Zone</u>	<u>Base Lot/ Site Size</u>	<u>Base Density in Units per Acre</u>	<u>Maximum Allowed Density in Units per Acre</u>		
			<u>Less than 3 times the base lot size</u>	<u>3 to <6 times the base lot size</u>	<u>At least 6 times the base lot size</u>
RE-2, RE-2C	2 acres	0.50	0.50	0.75	1.00
RE-1	40,000 SF	1.09	1.09	1.63	2.18
R-200	20,000 SF	2.18	2.18	3.27	4.36
R-90	9,000 SF	4.84	4.84	7.26	12.00
R-60	6,000 SF	7.26	7.26	10.89	14.52
R-40	4,000 SF	10.89	10.89	16.33	21.78
TLD	20,000 SF	9.00	9.00	13.50	18.00

Pre-Existing Euclidean Zone	Base Lot/ Site Size	Base Density in Units per Acre	Maximum Allowed Density in Units per Acre		
			Less than 3 times the base lot size	3 to <6 times the base lot size	At least 6 times the base lot size
TMD	20,000 SF	12.00	12.00	18.00	24.00
THD	40,000 SF	15.00	15.00	22.50	30.00
R-30	12,000 SF	14.50	14.50	21.75	29.00
R-20	16,000 SF	21.70	21.70	32.55	43.40
R-10	20,000 SF	43.50	43.50	65.25	87.00

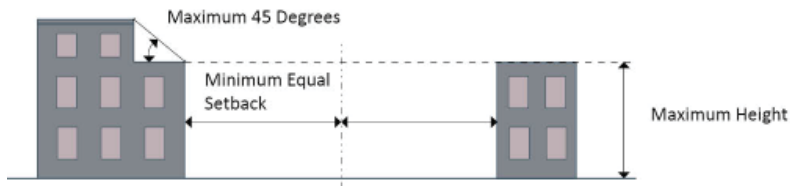
2. Commercial Density

Commercial density, if allowed under [Sec. 5.1.3](#) is limited to 0.5 FAR of the gross tract area.

- An applicant may limit density below the maximum allowed by this Section ([Sec. 5.1.5.B](#)) in order to support the necessary findings of approval under [Article 59-8](#).

C. Height

- A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the abutting or confronting zone at a setback line equal to at least the setback required by the abutting or confronting zone or a greater setback established by the [Local](#) Map Amendment.



- Maximum heights are established by the [Local](#) Map Amendment or site plan(s), subject to the restriction above.

D. Lot Size

Minimum lot sizes are equivalent to the minimum lot size under the Euclidean zone that establishes uses under [Sec. 5.1.3.A](#) for each applicable building type.

E. Coverage

Minimum open space must be provided as a percentage of net tract area as determined by the most intense building type approved and density in units per acre.

Open Space Required

Building Type	Minimum Open Space Required Based on Units per Acre			
	1-19 units/acre	20-39 units/acre	40-59 units/acre	60+ units/acre
Detached House	0%	10%	10%	15%
Duplex	0%	10%	15%	20%
Townhouse	10%	15%	20%	25%
Apartment/Condo, Multi Use, or General Building	15%	20%	25%	30%

F. Setbacks

The minimum setbacks are equivalent to the minimum setbacks under the Euclidean zone that establishes uses under [Sec. 5.1.4.A](#).

G. General Regulations

- Parking, open space, recreation facilities, buffering, and landscaping must be provided under [Article 59-7](#) according to the Euclidean zone that was approved for uses under [Section 5.1.3](#). for each applicable residential or commercial area.
- The [Local](#) Map Amendment may require additional parking, open space, recreation facilities, buffering, or landscaping or further restrict lighting in order to make the necessary findings of approval under [Article 59-8](#).

Div. 5.2. Commercial/Residential Floating Zones

Sec. 5.2.1. Zones

- A. There are 3 families of Commercial/Residential Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Commercial/Residential Floating zones are mapped using the zone's initials followed by the maximum allowed total, commercial, and residential densities and maximum allowed height as limited by this Division (Div. 5.2).
 1. Commercial Residential Neighborhood – Floating (CRNF# C# R# H#)
 2. Commercial Residential Town – Floating (CRTF# C# R# H#)
 3. Commercial Residential – Floating (CRF# C# R# H#)

Sec. 5.2.2. Restrictions

An application for a Commercial/Residential Floating zone may not be approved for property that is in an Agricultural or Rural Residential zone.

Sec. 5.2.3. Purposes

The purpose of the Commercial/Residential Floating zone is to:

- A. implement the objectives of the General Plan, area master and sector plans, and functional master plans;
- B. ensure that proposed land uses are in balance with and supported by the existing and envisioned infrastructure in these plans and policies;
- C. provide comprehensively planned mixed-use development;
- D. establish compatible relationships between new development and existing neighborhoods;
- E. encourage flexibility for various uses and building types establishing a diverse economy and serving a diverse population; and
- F. provide basic development standards to protect the character of existing neighborhoods.

Sec. 5.2.4. Land Uses

- A. The following land uses are allowed in the Commercial/Residential Floating zones:
 1. In the CRNF zones, only the uses allowed in the CRN zone are allowed.
 2. In the CRTF zones, only the uses allowed in the CRT zone are allowed.
 3. In the CRF zones, only the uses allowed in the CR zone are allowed.
- B. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Article 59-8.

Sec. 5.2.5. Building Types Allowed

- A. Any building type is allowed in the Commercial/Residential Floating zones.
- B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types in order to support the necessary findings of approval under Article 59-8.

Sec. 5.2.6. Development Standards

A. Master Plan and Design Guidelines

Development must be substantially consistent with:

1. the applicable master or sector plan; and
2. any design guidelines approved by the Planning Board that implement the applicable master or sector plan.

B. Density

1. If a Floating zone is recommended in a master or sector plan, density may not exceed the specific recommendation.
2. If a Floating zone is not recommended in a master or sector plan, the following limits on density apply.
 - a. Any development on a previously zoned Residential property:
 - i. Must have direct access to a street with a non-residential classification;
 - ii. Must be within ¾ mile of an existing or master-planned Level 1 transit station/stop, ½ mile of a Level 2 transit station/stop, or ¼ mile of a Level 3 transit station/stop; and
 - iii. Must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development.
 - b. Maximum allowed density is based on the size of the development tract:

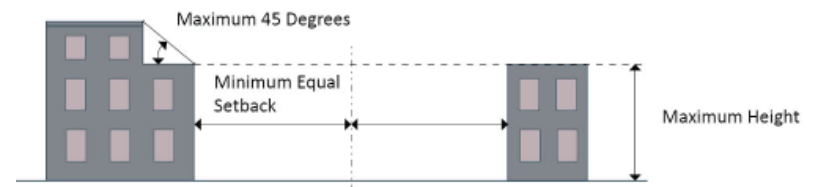
Density Allowed

Pre-Existing Euclidean Zone	Maximum Density Allowed in FAR Based on Size of Gross Tract Area in Acres					
	Less than 0.5 acres		0.51 acres – 3.00 acres		Greater than 3.01 acres	
	Total Density	C or R Density	Total Density	C or R Density	Total Density	C or R Density
RE-2, RE-2C, RE-1, & R-200	0.75 FAR	0.5 FAR	1.0 FAR	0.75 FAR	1.25 FAR	1.0 FAR
R-90, R-60, R40, TLD, TMD, & THD	1.0	0.75	1.25	1.0	1.5	1.25
R-30, R-20, R-10	1.25	1.0	1.5	1.25	1.75	1.5
CRN	1.0	0.75	1.25	1.0	1.5	1.25
CRT	2.0	1.5	3.0	2.0	4.0	3.0
CR	4.0	3.0	6.0	4.5	8.0	6.0
Employment	2.0	1.5	3.0	2.0	4.0	3.0
IL, IM	0.75	0.5	1.0	0.75	1.5	1.25

3. An applicant may limit density below the maximum allowed by this Section (Sec. 5.2.5.B) in order to support the necessary findings of approval under Article 59-8.

C. Height

1. Height may not exceed the recommendations of an approved master or sector plan or the equivalent Euclidean zone.
2. A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the abutting or confronting zone at a setback line equal to at least the setback required by the abutting or confronting zone or a greater setback established by the Local Map Amendment.



3. Maximum heights are established by the Local Map Amendment or site plan(s), subject to the restriction above.

D. Lot Size

Minimum lot sizes are equivalent to the minimum lot size under the Euclidean zone that establishes uses under Sec. 5.2.3.A for each applicable building type.

E. Coverage

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec. 5.2.3.A for each applicable building type.

F. Setbacks

The minimum setbacks are equivalent to the minimum setbacks under the Euclidean zone that establishes uses under Sec. 5.2.4.A.

G. General Regulations

1. Parking, recreation facilities, and landscaping must be provided under Article 59-7 according to the Euclidean zone that was approved for uses under Section 5.2.3.
2. Public open space must be provided under Article 59-4 (for standard method) and Article 59-6 (for optional method) according to the Euclidean zone that was approved for uses under Section 5.2.3.
3. The Local Map Amendment may require additional parking, open space, recreation facilities, or landscaping or further restrict lighting in order to make the necessary findings of approval under Article 59-8.

H. Public Benefits

1. Public Benefits Required

- a. Development above 1.0 FAR in the CRTF zone requires public benefits.
- b. Development above 0.5 FAR in the CRF zone requires public benefits.

2. Public Benefit Points and Categories Required

Public benefit points under Div. 6.6 must be provided as follows:

Zone	Site Size	Public Benefit Points (min)	Number of Benefit Categories (min)
CRTF	< 10,000 SF of gross tract area OR with < 1.5 max FAR	25	2
	≥ 10,000 SF of gross tract area OR with ≥ 1.5 max FAR	50	3
CRF	< 10,000 SF of gross tract area OR with < 1.5 max FAR	50	3
	≥ 10,000 SF of gross tract area OR with ≥ 1.5 max FAR	100	4

3. When public benefits are required by development in the Commercial/Residential Floating zones, a sketch plan must be submitted under Sec. 8.3.3.

Div. 5.3. Employment Floating Zones

Sec. 5.3.1. Zones

- A. There are 4 families of Employment Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Employment Floating zones are mapped using the zones' initials followed by the maximum allowed total density and maximum allowed height as limited by this Division (Div. 5.3)
1. GENERAL RETAIL – FLOATING (GRF# H#)
 2. NEIGHBORHOOD RETAIL – FLOATING (NRF# H#)
 3. EMPLOYMENT OFFICE – FLOATING (EOFF# H#)
 4. LIFE SCIENCES CENTER – FLOATING (LSCF# H#)

Sec. 5.3.2. Restrictions

An application for an Employment Floating zone may not be approved for property that is in an Agricultural or Rural Residential zone.

Sec. 5.3.3. Purposes

The purpose of the Employment Floating zones is to:

- A. implement the objectives of the General Plan, area master and sector plans, and functional master plans;
- B. ensure that proposed land uses are in balance with and supported by the existing and envisioned infrastructure in these plans and policies;
- C. provide comprehensively planned employment centers;
- D. establish compatible relationships between new development and existing neighborhoods;
- E. encourage flexibility for limited residential uses and retail services that support a diverse and resilient employment environment; and
- F. provide basic development standards to protect the character of existing neighborhoods.

Sec. 5.3.4. Land Uses

- A. The following land uses are allowed in the Employment Floating zones:
1. In the GRF zones, only the uses allowed in the GR zone are allowed.
 2. In the NRF zones, only the uses allowed in the NR zone are allowed.
 3. In the EOFF zones, only the uses allowed in the EOF zone are allowed.
 4. In the LSCF zones, only the uses allowed in the LSC zone are allowed.
- B. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Article 59-8.

Sec. 5.3.5. Building Types Allowed

- A. Any building type is allowed in the Employment Floating zones.
- B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types in order to support the necessary findings of approval under Article 59-8.

Sec. 5.3.6. Development Standards

A. Master Plan and Design Guidelines

Development must be substantially consistent with:

1. the applicable master or sector plan; and
2. any design guidelines approved by the Planning Board that implement the applicable master or sector plan.

B. Density

1. If a Floating zone is recommended in a master or sector plan, density may not exceed the specific recommendation.
2. If a Floating zone is not recommended in a master or sector plan, the following limits on density apply:
 - a. Any development on a previously zoned Residential property:

- i. Must have direct access to a street with a non-residential classification;
- ii. Must be within ¾ mile of an existing or master-planned Level 1 transit station/stop, ½ mile of a Level 2 transit station/stop, or ¼ mile of a Level 3 transit station/stop; and
- iii. Must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development.

b. Maximum allowed density is based on the size of the development tract:

Density Allowed

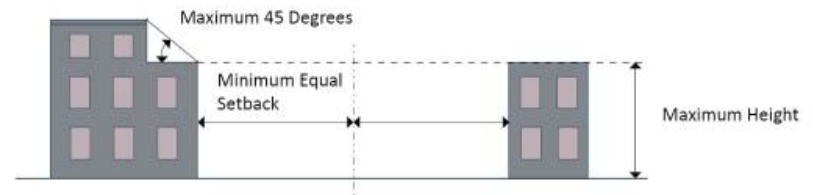
Pre-Existing Euclidean Zone	Maximum Total Density Allowed in FAR Based on Size of Gross Tract Area in Acres		
	Less than 0.5 Acres	0.5 – 3.00 Acres	Greater than 3 Acres
RE-2, RE-2c, RE-1, & R-200	0.75 FAR	1.0 FAR	1.25 FAR
R-90, R-60, R-40, TLD, TMD, & THD	1.0	1.25	1.5
R-30, R-20, R-10	1.25	1.5	1.75
CRN	1.0	1.25	1.5
CRT	2.0	3.0	4.0
CR	4.0	6.0	8.0
Employment	2.0	3.0	4.0
IL, IM	0.75	1.0	1.5

- 3. An applicant may limit density below the maximum allowed by this Section (Sec. 5.3.5.B) in order to support the necessary findings of approval under Article 59-8.

C. Height

- 1. Height may not exceed the recommendations of an approved master or sector plan or equivalent Euclidean zone.
- 2. A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height

of the abutting or confronting zone at a setback line equal to at least the setback required by the abutting or confronting zone or a greater setback established by the Local Map Amendment.



- 3. Maximum heights are established by the Local Map Amendment or site plan(s), subject to the restriction above.

D. Lot Size

Minimum lot sizes are equivalent to the minimum lot size under the Euclidean zone that establishes uses under Sec. 5.3.3.A for each applicable building type.

E. Coverage

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec. 5.3.3.A for each applicable building type.

F. Setbacks

The minimum setbacks are equivalent to the minimum setbacks under the Euclidean zone that establishes uses under Sec. 5.3.3.A.

G. General Regulations

- 1. Parking, recreation facilities, and landscaping must be provided under Article 59-7 according to the Euclidean zone that was approved for uses under Sec. 5.3.3.
- 2. Public open space must be provided under Article 59-4 (for standard method) and Article 59-6 (for optional method) according to the Euclidean zone that was approved for uses under Sec. 5.3.3.
- 3. The Local Map Amendment may require additional parking, open space, recreation facilities, or landscaping or further restrict lighting in order to make the necessary findings of approval under Article 59-8.

H. Public Benefits

1. Public Benefits Required

- a. Development above 1.0 FAR in the EOFF zone requires public benefits.
- b. Development above 0.5 FAR in the LSCF zone requires public benefits.

2. Public Benefit Points and Categories Required

Public benefit points under [Div. 6.6](#) must be provided as follows:

Zone	Site Size	Public Benefit Points (min)	Number of Benefit Categories (min)
LSCF	< 10,000 SF of gross tract area OR with < 1.5 max FAR	15	1
	≥ 10,000 SF of gross tract area OR with ≥ 1.5 max FAR	30	2
EOFF	< 10,000 SF of gross tract area OR with < 1.5 max FAR	30	2
	≥ 10,000 SF of gross tract area OR with ≥ 1.5 max FAR	60	3

- 3. When public benefits are required by development in the Employment Floating zones, [a sketch plan must be submitted under Sec. 8.3.3.](#)

Div. 5.4. Industrial Floating Zones

Sec. 5.4.1. Zones

- A. There are 2 families of Industrial Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Industrial Floating zones are mapped using the zones' initials followed by the maximum allowed total density and maximum allowed height as limited by this Division (Div. 5.4)
 - 1. INDUSTRIAL LIGHT – FLOATING (ILF# H#)
 - 2. INDUSTRIAL MODERATE – FLOATING (IMF# H#)

Sec. 5.4.2. Restrictions

An application for an Industrial Floating zone may not be approved for property that is in an Agricultural or Rural Residential zone.

Sec. 5.4.3. Purposes

The purpose of the Industrial Floating zones is to:

- A. implement the objectives of the General Plan, area master and sector plans, and functional master plans;
- B. ensure that proposed land uses are in balance with and supported by the existing and envisioned infrastructure in these plans and policies;
- C. provide comprehensively planned industrial sites;
- D. establish compatible relationships between new development and existing neighborhoods;
- E. encourage flexibility for industrial uses and services that support a diverse and resilient economic environment; and
- F. provide basic development standards to protect the character of existing neighborhoods.

Sec. 5.4.4. Land Uses

- A. The following land uses are allowed in the Employment Floating zones:
 - 1. In the ILF zones, only the uses allowed in the IL zone are allowed.
 - 2. In the IMF zones, only the uses allowed in the IM zone are allowed.

- B. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Article 59-8.

Sec. 5.4.5. Building Types Allowed

- A. Building types are allowed according to the equivalent Euclidean zone.
- B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types in order to support the necessary findings of approval under Article 59-8.

Sec. 5.4.6. Development Standards

A. Master Plan and Design Guidelines

Development must be substantially consistent with:

- 1. the applicable master or sector plan; and
- 2. any design guidelines approved by the Planning Board that implement the applicable master or sector plan.

B. Density

- 1. If a Floating zone is recommended in a master or sector plan, density may not exceed the specific recommendation.
- 2. If a Floating zone is not recommended in a master or sector plan, the following limits on density apply:
 - a. Any development on a previously zoned Residential property:
 - i. Must have direct access to a street with a non-residential classification; and
 - ii. Must be within ¾ mile of an existing or master-planned Level 1 transit station/stop, ½ mile of a Level 2 transit station/stop, or ¼ mile of a Level 3 transit station/stop; and
 - iii. Must not be in an area that is under moratorium due to school capacity or result in a school utilization rate greater than 120% because of the proposed development.

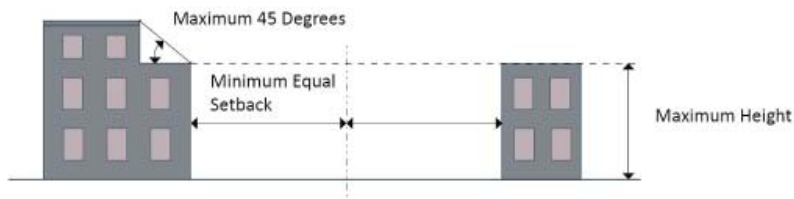
b. Maximum allowed density is based on the size of the development tract:

Pre-Existing Euclidean Zone	Density Allowed		
	Maximum Total Density Allowed in FAR Based on Size of Gross Tract Area in Acres		
	Less than 0.5 Acres	0.5 – 3.00 Acres	Greater than 3 Acres
RE-2, RE-2c, RE-1, & R-200	<u>0.50 FAR</u>	<u>0.75 FAR</u>	<u>1.00 FAR</u>
R-90, R-60, R40, TLD, TMD, & THD	<u>0.75</u>	<u>1.00</u>	<u>1.25</u>
R-30, R-20, R-10	<u>1.00</u>	<u>1.25</u>	<u>1.50</u>
CRN	<u>0.75</u>	<u>1.00</u>	<u>1.25</u>
CRT	<u>1.00</u>	<u>1.25</u>	<u>1.50</u>
CR	<u>2.00</u>	<u>2.50</u>	<u>3.00</u>
Employment	<u>1.00</u>	<u>1.25</u>	<u>1.50</u>
Industrial	<u>2.00</u>	<u>2.50</u>	<u>3.00</u>

3. An applicant may limit density below the maximum allowed by this Section (Sec. 5.4.5.B) in order to support the necessary findings of approval under Article 59-8.

C. Height

- Height may not exceed the recommendations of an approved master or sector plan or equivalent Euclidean zone.
- A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the abutting or confronting zone at a setback line equal to at least the setback required by the abutting or confronting zone or a greater setback established by the Local Map Amendment.



3. Maximum heights are established by the Local Map Amendment or site plan(s), subject to the restriction above.

D. Lot Size

Minimum lot sizes are equivalent to the minimum lot size under the Euclidean zone that establishes uses under Sec. 5.4.3.A for each applicable building type.

E. Coverage

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec. 5.4.3.A for each applicable building type.

F. Setbacks

The minimum setbacks are equivalent to the minimum setbacks under the Euclidean zone that establishes uses under Sec. 5.4.3.A.

G. General Regulations

- Parking, recreation facilities, and landscaping must be provided under Article 59-7 according to the Euclidean zone that was approved for uses under Sec. 5.4.3.
- Public open space must be provided under Article 59-4 (for standard method) and Article 59-6 (for optional method) according to the Euclidean zone that was approved for uses under Sec. 5.4.3.
- The Local Map Amendment may require additional parking, open space, recreation facilities, or landscaping or further restrict lighting in order to make the necessary findings of approval under Article 59-8.

