

ARTICLE 59-5. FLOATING ZONE REQUIREMENTS

[DIV. 5.1. IN GENERAL

SEC. 5.1.1. ZONE CATEGORIES	5-2
SEC. 5.1.2. PURPOSES	5-2
SEC. 5.1.3. APPLICABILITY AND APPROVAL REQUIRED	5-2
SEC. 5.1.4. SPECIAL PROVISIONS FOR PROPERTIES ZONED UNDER ARTICLE 59-9.....	5-3]

[DIV. 5.2. RESIDENTIAL FLOATING ZONES

SEC. 5.2.1. ZONES	5-4
SEC. 5.2.2. LAND USES	5-4
SEC. 5.2.3. BUILDING TYPES	5-4
SEC. 5.2.4. DEVELOPMENT STANDARDS	5-5]

[DIV. 5.3. COMMERCIAL/RESIDENTIAL FLOATING ZONES

SEC. 5.3.1. ZONES	5-7
SEC. 5.3.2. LAND USES	5-7
SEC. 5.3.3. BUILDING TYPES ALLOWED	5-7
SEC. 5.3.4. DEVELOPMENT STANDARDS	5-7]

[DIV. 5.4. EMPLOYMENT FLOATING ZONES

SEC. 5.4.1. ZONES	5-9
SEC. 5.4.2. LAND USES	5-9
SEC. 5.4.3. BUILDING TYPES ALLOWED	5-9
SEC. 5.4.4. DEVELOPMENT STANDARDS	5-9]

[DIV. 5.5. INDUSTRIAL FLOATING ZONES

SEC. 5.5.1. ZONES	5-11
SEC. 5.5.2. LAND USES	5-11
SEC. 5.5.3. BUILDING TYPES ALLOWED	5-11
SEC. 5.5.4. DEVELOPMENT STANDARDS	5-11]

Division 5.1. In General

Section 5.1.1. Zone Categories

There are 4 categories of Floating zones:

- A. Residential Floating zones ([Div.] Division 5.2);
- B. Commercial/Residential Floating zones ([Div.] Division 5.3);
- C. Employment Floating zones ([Div.] Division 5.4); and
- D. Industrial Floating zones ([Div.] Division 5.5)

Section 5.1.2. Purposes

The purposes of the Floating zones are to:

- A. Implement comprehensive planning objectives by:
 - 1. furthering the goals of the general plan, applicable master plan, and functional master plans;
 - 2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, and functional master plans; and
 - 3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and
- B. Encourage the appropriate use of land by:
 - 1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;
 - 2. allowing various uses, building types, and densities on sites determined by the property's size and base zone to serve a diverse and evolving population; and
 - 3. ensuring that development satisfies basic sustainability requirements including appropriate location and connections to circulation networks; and
- C. Ensure protection of established neighborhoods by:

- 1. establishing compatible relationships between new development and existing neighborhoods;
- 2. providing development standards to protect the character of adjacent neighborhoods; and
- 3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.]

Section 5.1.2. Intent Statement

The Residential Floating, Commercial/Residential Floating, Employment Floating, and Industrial Floating zones are intended to provide an alternative to development under the restrictions of the Euclidean zones mapped by Sectional Map Amendment (the Agricultural, Rural Residential, Residential, Commercial/Residential, Employment, Industrial, and Overlay zones). To obtain a Floating zone, an applicant must obtain approval of a Local Map Amendment under Section 7.2.1. The intent of the Floating zones is to:

- A. Implement comprehensive planning objectives by:
 - 1. furthering the goals of the general plan, applicable master plan, and functional master plans;
 - 2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements ; and
 - 3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and
- B. Encourage the appropriate use of land by:
 - 1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;
 - 2. allowing various uses, building types, and densities as determined by a property's size and base zone to serve a diverse and evolving population; and

3. ensuring that development satisfies basic sustainability requirements including:
 - a. locational criteria,
 - b. connections to circulation networks,
 - c. density and use limitations,
 - d. open space standards,
 - e. environmental protection and mitigation; and
- C. Ensure protection of established neighborhoods by:
 1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;
 2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and
 3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.

Section 5.1.3. [5.1.3.] Applicability [and Approval Required]

- A. A Floating zone must not be approved for property that is in an Agricultural or Rural Residential zone.
- B. If a Floating zone is recommended in a master plan, there are no prerequisites for an application.
- C. If a Floating zone is not recommended in a master plan, [prerequisites apply as follows] the following apply:
 1. The maximum allowed density is based on the base zone and on the size of the tract as stated in [Div.] Division 5.2 through [Div.] Division 5.5. Any density bonus requested under Chapter 25A may be added to the density allowed under Division 5.2 through Division 5.5 and included in the units per acre or FAR of the zone requested.
 2. Residential Base Zone
 - a. When requesting a Residential Detached Floating (RDF) zone for a property with a Residential base zone:

- i. [a] If [no] neither commercial uses [are requested and no] nor any increase in density above that allowed by the base zone is requested, there are no prerequisites for an application;
 - ii. [b] If a commercial use or an increase in density above that allowed by the base zone is requested, the application must satisfy [at least] a minimum of 2 [of the] prerequisites for each of the [following] categories under Section 5.1.3.D [[5.1.2.D]].[:]
- b. When requesting a Townhouse Floating (TF) zone, Apartment Floating (AF) zone, or Commercial Residential Neighborhood Floating (CRNF) zone for a property with a Residential base zone:
 - i. The property must front on a nonresidential street or must confront or abut a property that is in a Residential Townhouse, Residential Multi-Unit, Commercial/Residential, Employment, or Industrial zone; and
 - ii. The application must satisfy a minimum of 2 prerequisites for each of the categories under Section 5.1.3.D [[5.1.2.D]].
 - c. When requesting a Commercial Residential Floating (CRF) zone, Commercial Residential Town Floating (CRTF) zone, or any Employment Floating zone (NRF, GRF, EOFF, LSCF) for a property with a Residential base zone:
 - i. The property must front on a nonresidential street or must confront or abut a property that is in a Commercial/Residential, Employment, or Industrial zone; and
 - ii. The application must satisfy a minimum of 2 prerequisites for each of the categories under Section 5.1.3.D [[5.1.2.D]].
 - d. When requesting any Industrial Floating zone (ILF or IMF) for a property with a Residential base zone:
 - i. The property must abut a property in an Industrial zone; and
 - ii. The application must satisfy a minimum of 2 prerequisites for each of the categories under Section 5.1.3.D [[5.1.2.D]].

3. Non-Residential Base Zone

When requesting a Floating zone for a property with a non-Residential base zone there are no prerequisites for an application.

D. Prerequisites

Category	Prerequisite Choices
[Location] Transit & Infrastructure	At least 75% of the site <u>[must be] is</u> within <u>¼ mile of a Level 3, ½ mile of a Level 2, [transit station/stop] or [1] ¾ mile of a Level 1 transit station/stop.;</u>]
	<u>The site has frontage on and vehicular, bicycle, and pedestrian access to at least 2 roads, at least one of which is nonresidential.</u>
	The site <u>[must be] is</u> served by existing water and sewer infrastructure that will not require [[an]] <u>either an upgrade to the service line or installation of a pump station</u> due to the proposed development.;]
	<u>[The site must be in a transitional location between existing Residential Multi-Unit, Residential Townhouse, or non-Residential zoning and Residential Multi-Unit, Residential Townhouse, or Residential Detached zoning] All signalized intersections within ¼ mile of the site boundary are operating below the applicable congestion standard.;</u>]
	<u>[Any stream, floodplain, wetland, or environmental buffer on-site will not be adversely impacted by the development; or]</u>
	<u>The project is age-restricted or senior housing, or if [If] proposing development that may generate students, the site 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. For any site within 2 school clusters, only the portions of the site that satisfy this requirement can proceed. [Age-restricted or senior housing automatically qualifies for this prerequisite.]</u>

Category	Prerequisite Choices
[Circulation Network] Vicinity & Facilities	<u>The site is in a transitional location between property in an existing Residential Multi-Unit, Residential Townhouse, or non-Residential zone and property in a Residential Multi-Unit, Residential Townhouse, or Residential Detached zone.</u>
	<u>[All streets built as part of the development must be available for general public use;] The site is adjacent to a bicyclist route that provides access to commercial services within 3 miles.</u>
	<u>[Except for detached houses, all parking, except on-street parallel parking, must be to the side of or behind buildings;] The site is adjacent to a route that provides access to an existing or master-planned school within ½ mile.</u>
	<u>[Surface parking for the development must not cover more than 20% of the site;] The site is adjacent to a pedestrian route that provides access to existing public park and recreation facilities that satisfy a minimum of 30% of the recreation demand under the Planning Board’s Recreation Guidelines, as amended, within ¾ mile.</u>
	<u>[The site has frontage on a nonresidential street; or] The site is adjacent to a pedestrian route that provides access to an existing grocery store or County-permitted farmer’s market within ¼ mile.</u>
	<u>[The tract is adjacent to an existing pedestrian and bicyclist route that is at least 5 miles in length.]</u>
Environment & Resources	<u>The limits of disturbance for the development will not overlap any stream, floodplain, wetland, or environmental buffer or any slopes greater than 25% or slopes greater than 15% where erodible soils are present.</u>
	<u>The site does not contain any forest or, if forest is present, the limits of disturbance for the development will not reduce the forest cover to less than an area of 10,000 square feet and width of 35 feet at any point.</u>
	<u>The site does not contain any rare, threatened, or endangered species or critical habitats listed by the Maryland Department of Natural Resources.</u>
	<u>The site is on land containing contaminated soils and is developed in conjunction with an environmental Voluntary Cleanup Program under the Maryland Department of Environmental Protection.</u>
	<u>The site is currently developed with more than 75% impermeable surfaces, including paving and roofed-structures, and does not currently provide stormwater management meeting the standards applicable on the date of filing.</u>

[3. Non-Residential Base Zone

When requesting a Floating zone for a property with a non-Residential base zone there are no additional prerequisites for an application.]

Section 5.1.4. Approval

- A. [D.]Application of a Floating zone requires approval of a Local Map Amendment under [Sec.] Section 7.2.1. [[8.2.1.]]
- B. Amendments to a Floating zone once it has been applied to a property are restricted to the density and use limits that could have been approved—but were not requested—based on the previous base zone.
- [E. A Floating zone application that meets the prerequisites and requirements in this Article (Article 59-5) may not be sufficient to require approval of the application.]

Section 5.1.5. Special Provisions for Properties in a Zone Under Article [[59-9]] 59-8

- A. Properties in a zone under Article 59-8 [[59-9]] may be rezoned to a Floating zone [in this] under Article 59-5 [(Article 59-5)] as follows:
 - 1. The applicant must [propose] identify an equivalent Euclidean zone based on the subject property's existing use and density;
 - 2. [The] This equivalent Euclidean zone is the base zone that determines:
 - a. the prerequisites under [Sec.] Section 5.1.3.D [[5.1.2.D]] [5.1.3] that apply;
 - b. the Floating zone that may be requested; and
 - c. any applicable land uses, building types, and development standards.
- B. [This] Section 5.1.5 [(Sec. 5.1.4)] does not apply where Article 59-8 [[59-9]] specifically prohibits rezoning to a new Floating zone.

Division 5.2. Residential Floating Zones

Section 5.2.1. Zones

- A. There are 3 Residential Floating zone categories.
- 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 [Sec.] [Section 7.2.1](#) [[8.2.1]]:
1. Residential Detached – Floating (RDF-#);
 2. Townhouse – Floating (TF-#); and
 3. Apartment – Floating (AF-#).

Section 5.2.2. Purpose

The purpose of the Residential Floating zones is to:

- A. allow flexibility in residential development, including site layout, lot size, and placement;
- B. allow residential development of a certain size to provide limited accessory commercial uses for the daily needs of the community; and
- C. provide residential development that is compatible with the surrounding neighborhood.

Section 5.2.3. Land Uses

A. Allowed Uses

Land uses are allowed in the Residential Floating zones as follows:

Floating Zone Category	Approved Density	All Uses Allowed
RDF	< 3 units/acre and < 150 total units	R-200
	< 3 units/acre and ≥ 150 total units	R-200, CRN
	≥ 3 units/acre and < 150 total units	R-90, R-60, R-40
	≥ 3 units/acre and ≥ 150 total units	R-90, R-60, R-40, [CRT] CRN

Floating Zone Category	Approved Density	All Uses Allowed
TF	< 12 units/acre and < 150 total units	TLD
	< 12 units/acre and ≥ 150 total units	TLD, CRN
	≥ 12 units/acre and < 150 total units	TMD, THD
	≥ 12 units/acre and ≥ 150 total units	TMD, THD, [CRT] CRN
AF	< 20 units/acre and < 150 total units	R-30[CRN]
	< 20 units/acre and ≥ 150 total units	R-30, [CRT] CRN
	≥ 20 units/acre and < 150 total units	R-20, R-10, CRN
	≥ 20 units/acre and ≥ 150 total units	R-20, R-10, [CR] CRT

B. Use Provisions

1. In the Residential Floating zones the maximum area of the site for nonresidential uses is 25% and the maximum nonresidential density on that 25% of the site is 0.25 FAR.
2. The lot on which any approved commercial uses are located must be separated from the boundary of the tract included in the Local Map Amendment by residential lots or open space and must not share a lot 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 [Sec.] [Section 7.2.1](#) [[8.2.1]].

Section 5.2.4. Building Types

A. Building types are allowed as follows:

Zone	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use or conditional use allowed in the zone					
	Duplex	Town-house	Apartment/[Condo] Building	Multi Use Building	General Building	
RDF	A			S	[A] S	
TF	A	A	A	S	[A] S	
AF	A	A	A	S	[A] S	

KEY A = Allowed S = Subject to approval of commercial uses under [\[Sec. 5.2.2\]](#) [Section 5.2.3](#)

B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific [\[\[uses\]\] building types \[in order\]](#) to support the necessary findings of approval under [\[Sec.\] Section 7.2.1. \[\[8.2.1.\]\]](#)

Section 5.2.5. Development Standards

A. Density

1. Residential Density

- If a Floating zone is recommended in a master plan, residential density must not exceed [\[the specific\] that](#) recommendation, except where MPDUs above the minimum required or TDRs are provided.
- If a Floating zone is not recommended in a master plan [and the base zone is Residential](#), the following residential density limits apply, calculated on site area:

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/site size	3 to <6 times the base lot/site size	At least 6 times the base lot/site size
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
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

c. [If a Floating zone is not recommended in a master plan and the base zone is non-Residential, the following residential density limits apply, calculated on tract area:](#)

Pre-Existing Euclidean Zone Total FAR	Maximum Allowed Density in Units per Acre		
	Up to 0.5 acres	0.51 acres - 3.00 acres	Greater than 3 acres
≤ 0.5	18	24	31
0.75 - 1.0	31	37	43
1.25 - 1.5	49	74	99
1.75 - 2.5	74	99	124
2.75 - 3.5	99	124	149
3.75 - 4.5	124	149	174
4.75 - 5.5	149	174	200
5.75 - 6.5	174	200	200
≥ 6.75	200	200	200

2. Commercial Density

Commercial density, if allowed under [Sec.] [Section 5.2.3, \[5.2.2.\]](#) is limited to 0.25 FAR, calculated on 25% of the [site] [site's land area](#).

3. Modifications by Applicant

An applicant may limit density below the maximum allowed by [this] [Section 5.2.5.A \[\(Sec. 5.2.4.A\) in order\]](#) to support the necessary findings of approval under [Sec.] [Section 7.2.1. \[\[8.2.1.\]\]](#).

B. Setback and Height

1. If a Floating zone is recommended in a master plan, height must not exceed [\[the specific\] that](#) recommendation.
2. Maximum height and setbacks are established by the floating zone plan.
3. Height must satisfy the compatibility standards for the applicable building type under [\[Div. 7.4.\] Section 4.1.8.B.](#)

C. Lot Size

Minimum lot sizes are established by the floating zone plan.

D. Coverage

Minimum open space must be provided as a percentage of the site [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 or a Building for a Cultural Institution, Religious Assembly, Public Use or conditional use allowed in the zone	0%	10%	10%	15%
Duplex	0%	10%	15%	20%
Townhouse	10%	15%	20%	25%

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
Apartment[/Condo], Multi Use, or General Building	15%	20%	25%	30%

E. General Requirements

1. Parking, [\[open space,\]](#) recreation facilities, screening, and landscaping must be provided under Article [59-6 \[\[59-7\]\]](#) [\[according to\] as required for](#) the Euclidean zone that establishes uses under [\[Sec.\] Section 5.2.3 \[5.2.2.\]](#) for each applicable residential or commercial area.
2. The floating zone plan may [\[require\] provide for](#) additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [\[in order\] to allow the District Council to](#) make the necessary findings of approval under [\[Sec.\] Section 7.2.1. \[\[8.2.1.\]\]](#).

Division 5.3. Commercial/Residential Floating Zones

Section 5.3.1. Zones

- A. There are 3 categories of Commercial/Residential Floating zones.
- 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 5.3 [(Div. 5.3)].
- Commercial Residential Neighborhood – Floating (CRNF# C# R# H#)
 - Commercial Residential Town – Floating (CRTF# C# R# H#)
 - Commercial Residential – Floating (CRF# C# R# H#)

Section 5.3.2. Purpose

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

- allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;
- allow flexibility in uses for a site; and
- provide mixed-use development that is compatible with adjacent development.

Section 5.3.3. Land Uses

- A. The following land uses are allowed in the Commercial/Residential Floating zones:
- In the CRNF zones, only the uses allowed in the CRN zone are allowed.
 - In the CRTF zones, only the uses allowed in the CRT zone are allowed.
 - 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 [Sec.] Section 7.2.1. [[8.2.1.]].

Section 5.3.4. Building Types Allowed

- Any building type is allowed in the Commercial/Residential Floating zones.
- 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 [Sec.] Section 7.2.1. [[8.2.1.]].

Section 5.3.5. Development Standards

A. Density

- If a Floating zone is recommended in a master plan, density must not exceed [the specific] that recommendation.
- If a Floating zone is not recommended in a master plan, the following density limits apply.

Density Allowed

Pre-Existing Euclidean Zone	Maximum Density Allowed in FAR Based on Size of Tract in Acres					
	Up to 0.5 acres		0.51 acres - 3.00 acres		Greater than 3 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, R-40, 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

- An applicant may limit density below the maximum allowed by [this] Section 5.3.5.A [(Sec. 5.3.4.A) in order] to support the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]].

B. Setback and Height

- If a Floating zone is recommended in a master plan, height must not exceed [the specific] that recommendation.
- Maximum height and setbacks are established by the floating zone plan.
- Height must satisfy the compatibility standards for the applicable building type under [Div. 7.4.] Section 4.1.8.B.

C. Lot Size

Minimum lot sizes are established by the floating zone plan.

[D. Coverage]

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec.5.3.2.A for each applicable building type.]

D. [E.] General Requirements

1. Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 [[59-7]] according to as required for the Euclidean zone that establishes uses under [Sec. 5.3.2] Section 5.3.3.
2. Open Space
 - a. If public benefits are not required under Section 5.3.5.E, [Public] open space must be provided under Section 4.5.3.C.1 [[Article 59-4]] (for standard method) as required for the Euclidean zone that establishes uses under Section 5.3.3.
 - b. If public benefits are required under Section 5.3.5.E, open space must be provided under [and] Section 4.5.4.B.1 [[Article 59-6]] (for optional method) according to as required for the Euclidean zone that establishes uses under [Sec. 5.3.2] Section 5.3.3.
3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]

E. [F.] Public Benefits

1. Public Benefits Required

- a. Development above the greater of 1.0 FAR or 10,000 square feet of gross floor area in the CRTF zone requires public benefits.
- b. Development above the greater of 0.5 FAR or 10,000 square feet of gross floor area in the CRF zone requires public benefits.

- c. When public benefits are required by development in the Commercial/ Residential Floating zones, a sketch plan must be submitted under [Sec.] Section 7.3.3. [[8.3.3.]]

2. Public Benefit Points and Categories Required

- a. Public benefits under [Div.] Division 4.7 [[6.6]] must be provided according to zone and [to the site] tract size or maximum total mapped FAR, whichever requires [fewer] more public benefit points:

Zone	Tract Size OR Max Total FAR	Public Benefit Points (min)	Number of Benefit Categories (min)
CRTF	< 10,000 SF OR < 1.5 max FAR	25	2
	≥ 10,000 SF [[to < 1,250,000 SF]] OR ≥ 1.5 [[to < [3.25] 3.5]] max FAR	50	3
	[[≥ 1,250,000 SF OR ≥ 3.5 max FAR]]	[[75]]	[[4]]
CRF	< 10,000 SF OR < 1.5 max FAR	50	3
	≥ 10,000 SF [[to < 1,250,000 SF]] OR ≥ 1.5 [[to < [3.25] 3.5]] max FAR	100	4
	[[≥ 1,250,000 SF OR ≥ 3.5 max FAR]]	[[125]]	[[5]]

- b. In the CRF zone, the purchase of BLTs is required under [Sec.] Section 4.7.3.F.1.a. [[6.6.3.F.1.a.]]

Division 5.4. Employment Floating Zones

Section 5.4.1. Zones

- A. There are 4 categories of Employment Floating zones.
- B. Employment Floating zones are mapped using the [zones'] zone's initials followed by the maximum allowed total density and maximum allowed height as limited by [this] Division 5.4. [(Div. 5.4)]
 - 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#)

Section 5.4.2. Purpose

The purpose of the Employment Floating zones is to:

- A. allow development of commercial centers and communities, at a range of densities and heights flexible enough to respond to various settings.
- B. allow limited residential development and flexibility in uses for a site; and
- C. provide development that is compatible with adjacent development.

Section 5.4.3. 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 [Sec.] Section 7.2.1. [[8.2.1.]]

Section 5.4.4. 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 [Sec.] Section 7.2.1. [[8.2.1.]]

Section 5.4.5. Development Standards

A. Density

- 1. If a Floating zone is recommended in a master plan, density must not exceed [the specific] that recommendation.
- 2. If a Floating zone is not recommended in a master plan, the following density limits apply:

Pre-Existing Euclidean Zone	Density Allowed		
	Maximum Total Density Allowed in FAR Based on Size of Tract in Acres		
	Less than 0.5 acres	0.5 acres – 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 5.4.5.A [(Sec. 5.4.4.A) in order] to support the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]].

B. Setback and Height

- 1. If a Floating zone is recommended in a master plan, height must not exceed [the specific] that recommendation.
- 2. Maximum height and setbacks are established by the floating zone plan.

3. Height must satisfy the compatibility standards for the applicable building type under [Div. 7.4.] Section 4.1.8.B.

C. Lot Size

Minimum lot sizes are established by the floating zone plan.

[D. Coverage

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec.5.4.2.A for each applicable building type.]

D. [E.] General Requirements

1. Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 [[59-7]] [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.4.4.] Section 5.4.3.
2. Open Space
 - a. If public benefits are not required under Section 5.4.4.E, [Public] open space must be provided under Section 4.6.3 [[Article 59-4]] (for standard method) as required for the Euclidean zone that establishes uses under Section 5.4.3.
 - b. If public benefits are required under Section 5.4.4.E, open space must be provided under [and] Section 4.6.4.B.1 [[Article 59-6]] (for optional method) [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.4.2] Section 5.4.3.
3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]

E. [F.] Public Benefits

1. Public Benefits Required

- a. Development above the greater of 1.0 FAR or 10,000 square feet of gross floor area in the EOFF zone requires public benefits.
- b. Development above the greater of 0.5 FAR or 10,000 square feet of gross floor area in the LSCF zone requires public benefits.

- c. When public benefits are required by development in the Employment Floating zones, a sketch plan must be submitted under [Sec.] Section 7.3.3. [[8.3.3.]]

2. Public Benefit Points and Categories Required

- a. Public benefits under [Div.] Division 4.7 [[6.6]] must be provided according to zone and [to the] tract size or maximum total mapped FAR, whichever requires [fewer] more public benefit points:

Zone	Tract Size OR Max Total FAR	Public Benefit Points (min)	Number of Benefit Categories (min)
LSCF	< 10,000 SF OR < [1.5] [[1.0]] max FAR	15	1
	≥ 10,000 SF [[to < 1,250,000 SF OR ≥ [1.5] [[1.0 to < [3.25] 1.75]] max FAR	30	2
	[[≥ 1,250,000 SF OR ≥[3.5] 1.75 max FAR]]	[[40]]	[[3]]
EOFF	< 10,000 SF OR < 1.5 max FAR	30	2
	≥ 10,000 SF [[to < 1,250,000 SF]] OR ≥ 1.5 [[to < [3.25] 3.5]] max FAR	60	3
	[[≥ 1,250,000 SF OR ≥ 3.5 max FAR]]	[[75]]	[[4]]

- b. In the LSCF zone, the purchase of BLTs is required under [Sec.] Section 4.7.3.F.1.b. [[6.6.3.F.1.b.]]

Division 5.5. Industrial Floating Zones

Section 5.5.1. Zones

- A. There are 2 categories of Industrial Floating zones.
- B. Industrial Floating zones are mapped using the [zones'] zone's initials followed by the maximum allowed total density and maximum allowed height as limited by [this] Division 5.5 [(Div. 5.5)].
1. INDUSTRIAL LIGHT – FLOATING (ILF# H#)
 2. INDUSTRIAL MODERATE – FLOATING (IMF# H#)

Section 5.5.2. Purpose

The purpose of the Industrial Floating zones is to allow development of industrial sites with primarily light manufacturing, warehouse, and related uses at a range of densities and heights flexible enough to respond to various settings.

Section 5.5.3. Land Uses

- A. The following land uses are allowed in the Industrial 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 [Sec.] Section 7.2.1. [[8.2.1.]]

Section 5.5.4. Building Types Allowed

- A. Building types are allowed [according to] under 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 [Sec.] Section 7.2.1. [[8.2.1.]]

Section 5.5.5. Development Standards

A. Density

1. If a Floating zone is recommended in a master plan, density must not exceed [the specific] that recommendation.

2. If a Floating zone is not recommended in a master plan, the following density limits apply:

Pre-Existing Euclidean Zone	Density Allowed		
	Maximum Total Density Allowed in FAR Based on Size of Tract in Acres		
	Less than 0.5 acres	0.5 <u>acres</u> – 3.00 acres	Greater than 3 acres
RE-2, RE-2C, RE-1, R-200	0.50 FAR	0.75 FAR	1.00 FAR
R-90, R-60, R-40, TLD, TMD, THD	0.75	1.00	1.25
R-30, R-20, R-10	1.00	1.25	1.50
CRN	0.75	1.00	1.25
CRT	1.00	1.25	1.50
CR	2.00	2.50	3.00
Employment	1.00	1.25	1.50
Industrial	2.00	2.50	3.00

3. An applicant may limit density below the maximum allowed by [this] Section 5.5.5.A [(Sec. 5.5.4.A) in order] to support the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]

B. Setback and Height

1. If a Floating zone is recommended in a master plan, height must not exceed [the specific] that recommendation.
2. Maximum height and setbacks are established by the floating zone plan.
3. Height must satisfy the compatibility standards for the applicable building type under [Div. 7.4.] Section 4.1.8.B.

C. Lot Size

Minimum lot sizes are established by the floating zone plan.

[D. Coverage

Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec.5.4.2.A for each applicable building type.]

D. [E.] General Requirements

1. Parking, recreation facilities, screening and landscaping must be provided under Article 59-6 [[59-7]] [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.5.2] Section 5.5.3.
2. [Public open] Open space must be provided under Section 4.8.3.A.1 [[Article. 59-4]] [(for standard method) and Article 59-6 (for optional method) according to] as required for the Euclidean zone that establishes uses under [Sec. 5.5.2.] Section 5.5.3.
3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]