

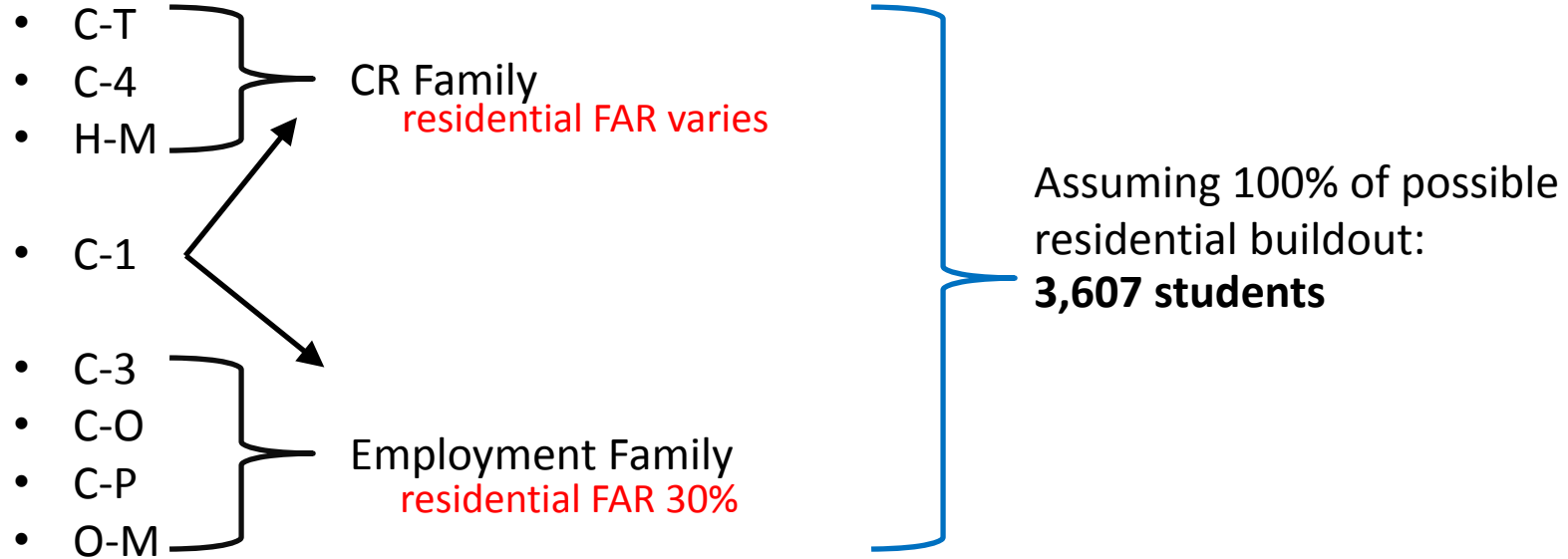
Zoning Rewrite Implementation Worksession #5

Commercial Zones

April 18, 2013

School Capacity:

Single-use commercial zones going to multi-use:



- *C-2 regional mall sites not included: **2,062 students**
 - regional mall sites included: **2,747 students**
- TOTAL **5,669 students** TOTAL **6,354 students**

| Use | C-T | O-M | C-O | C-1 | C-2 | C-3 | C-4 |
|-----------|-----|-------|-----|-----|-------|-----|-------|
| Dwellings | P* | P*/SE | P** | SE | P*/SE | SE | P*/SE |

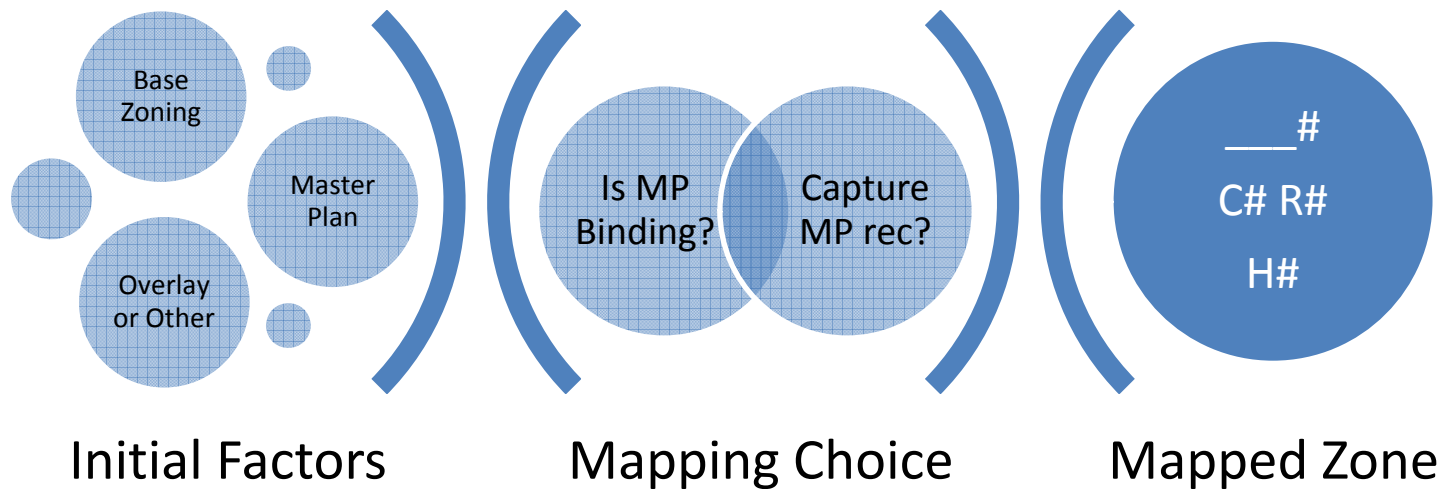
Translation Philosophy

- Zoning Ordinance Limit
 - Density
 - Mix
 - Height
- Master Plan Recommendation
 - May be made binding through Zoning Ordinance
 - May remain discretionary recommendations



Victoria Roberts

“Don’t worry, Howard. The big questions are multiple choice.”



(The general finding of “substantial conformance with master plan” is not considered for mapping.)

Translation Philosophy

Commercial Zones

- No MP density/height reference:
 - C-T
 - O-M
 - C-O
 - C-1
 - C-2
 - H-M
- MP density/height reference:
 - C-P
 - C-3
 - C-4

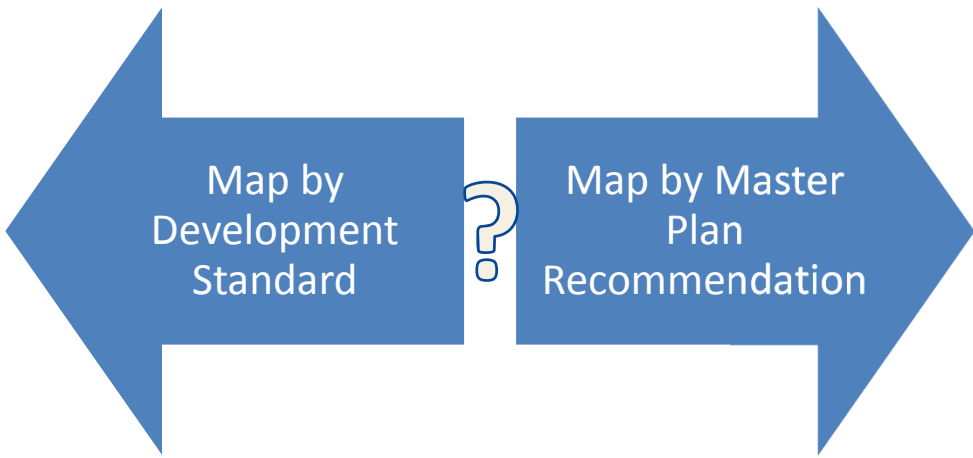
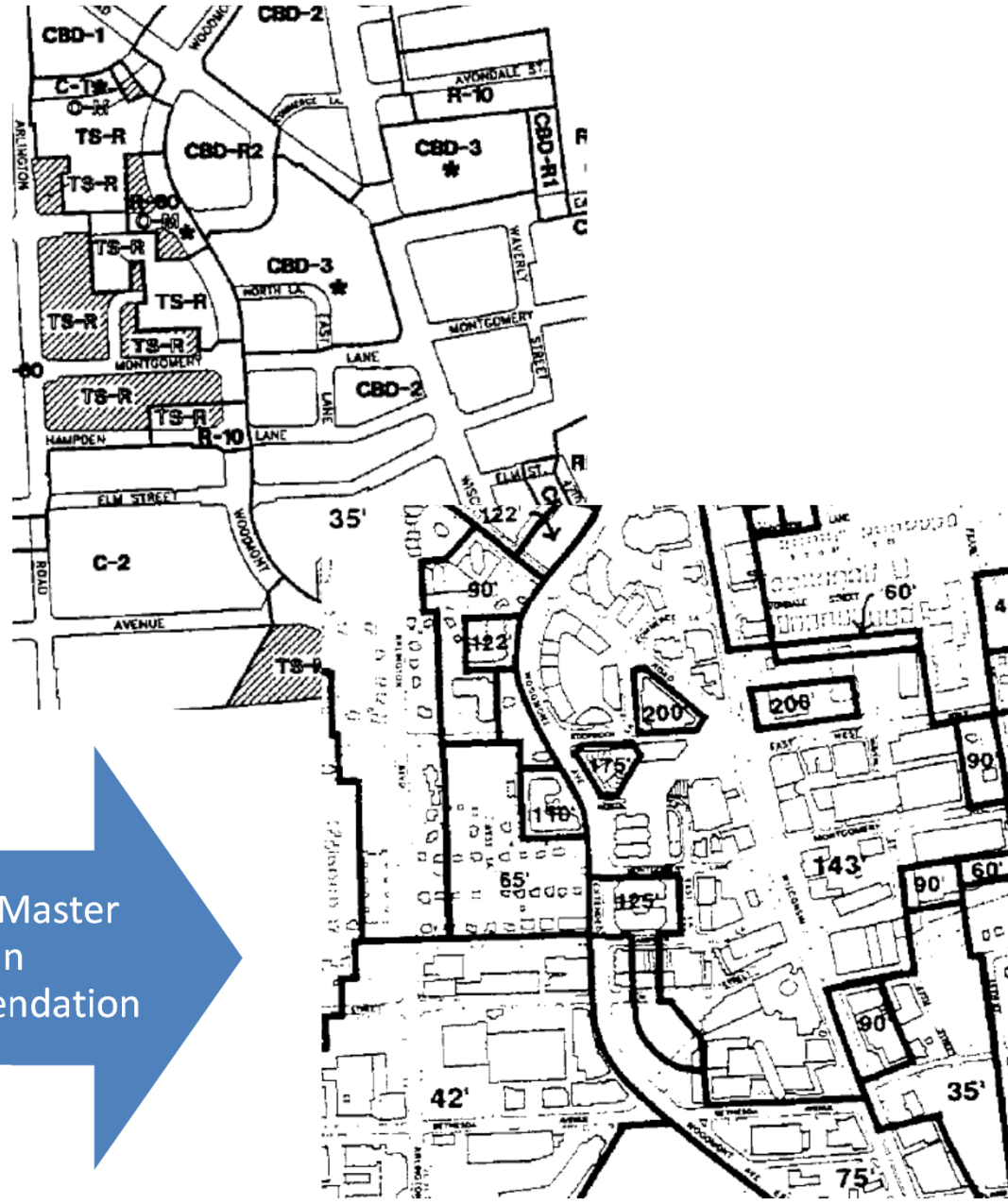


- 59-C-4.330. Purpose (C-P):
 - “The purpose of the C-P zone is to provide for ... in areas where it would **implement the land use recommendations** of approved and adopted master or sector plans...”
 - Staff position: (one site) map density recommended in MP
- 59-C-4.361. Building Height (C-3):
 - “Where **recommended as appropriate** in the applicable master or sector plan, the maximum building height for an auto sales and service mall is 7 stories or 84 feet.”
 - Staff position: map H85
- 59-C-4.378. Special Regulations – C-4 Zone:
 - “...the following optional method of development may be permitted, **provided that the applicable approved and adopted master plan does not indicate** that higher intensity commercial development above FAR 0.25 would be unsuitable...”
 - Staff position: map density at 0.25 unless no indication is made (then map at 0.75 or 1.5 if meeting certain

Translation Philosophy

CBD Zones

- Density
 - Limited by Zone
 - Further restricted by MP
- Height
 - Limited by Zone
 - Numerous footnotes to increase
 - Recommendations in MP



Translation Philosophy

CBD Zones

- Density
 - Limited by Zone
 - Further restricted by MP
- Height
 - Limited by Zone
 - Numerous footnotes to increase
 - Recommendations in MP



- 59-C-6.234. Maximum Density of Development (CBD):
 - “(b) The density allowed **must not exceed** either the following densities or the density recommended by the applicable master plan or sector plan.”
 - Staff position: map density & mix recommended in MP
- 59-C-6.235.(b), footnote 1:
 - “For projects using the optional method of development involving more than one lot under Section 59-C-6.2351, the Planning Board may approved height over 90 feet, but not more than 143 feet if the additional height is **specifically recommended for the property** in the applicable sector plan...”
 - Staff position: map H145 where recommended

Translation Philosophy

CBD Zones

- Density
 - Limited by Zone
 - Further restricted by MP
 - Height
 - Limited by Zone
 - Numerous footnotes to increase
 - Recommendations in MP
- 59-C-6.235.(b), footnote 11:
 - “...the additional height [above 143 feet up to 200 feet] is **specifically recommended for the property** in the applicable sector plan ... or the property is within a revitalization area designated in the applicable sector plan and is located fully or partially within 800 feet of an entrance to a metro station.”
 - Staff position: map H200 where conditions are met
 - 59-C-6.235.(b), footnote 12:
 - “The Planning Board may approve height over 60 feet, but not more than 90 feet, if: (i) the additional height is **consistent with an applicable sector plan....**”
 - Staff position: map H90 where consistent with MP

Overlay Example:

Sec. 59-C-18.20. Ripley/South Silver Spring Overlay Zone.

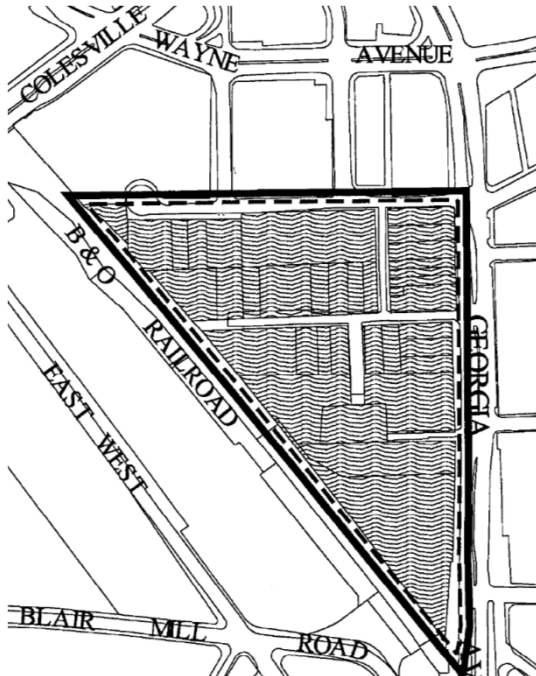
59-C-18.202. Regulations.

- (b) Development standards. The development standards are the same as those in the underlying zones, except:
- (1) Building height in the overlay zone along Newell Street and Eastern Avenue that confronts a residential zone in [DC] must not exceed a height of 45 feet. However, this building height may be increased to:
 - (A) a maximum of 90 feet for any building or portion of a building that is set back at least 60 feet from the street; or
 - (B) a maximum of 125 feet for residential development that is set back at least 100 feet from Eastern Avenue and Newell Street and includes a public parking garage constructed under a General Development Agreement with the County.
 - (2) The Planning Board may approved a maximum building height of 200 feet in any CBD-2 zoned optional method of development project that provides ground floor retail. Any structure or device used to collect or radiate electromagnetic waves, including a satellite dish, must not be included in calculating building height under this paragraph.
 - (3) Parking must not be allowed in the front yard of any property fronting on Georgia Avenue.
 - (4) Costs associated with meeting the public use space offsite may be shared by multiple property owners.

Translation Philosophy

CBD Zones

- Density
 - Limited by Zone
 - Further restricted by MP
- Height
 - Limited by Zone
 - Numerous footnotes to increase
 - Recommendations in MP



Translation Philosophy

Mixed-Use Zones

- No MP density/height reference:
 - TS-R
 - TS-M
 - TMX
 - C/R
- MP density/height reference:
 - MXPDP
 - MXN
 - RMX
 - MXTC
 - TOMX



Zoning Ordinance May make MP Binding:

- 59-C-7.53. Density of residential development (MXPDP):
 - “(a) The residential density in the [MXPDP] zone should be **compatible with the residential density recommendations** contained in the applicable master or sector plan....”
 - 44 units per acre for residential areas
 - 75 units per acre for commercial areas
 - “(b) The district council shall determine whether the density applied for is appropriate, **taking into consideration and being guided by** the area master or sector plan....”
 - “(c) ... the total increase [to provide bonus MPDUs] **does not exceed 22 percent of the total number of units recommended** on the appropriate master or sector plan.”
- 59-C-7.54. Density of commercial/industrial development (MXPDP)
 - “The commercial/industrial density in the [MXPDP] zone **should be compatible with** any gross floor area or floor area ratio recommended in the applicable area master or sector plan. The maximum density of commercial/industrial development shall be based on the area shown for commercial/industrial uses on the concept or development plans and shall not exceed a floor area ratio of 0.75.
- Staff position:
 - Map MP density
 - Allow height by zoning ordinance

Translation Philosophy

Mixed-Use Zones

- No MP density/height reference:
 - TS-R
 - TS-M
 - TMX
 - C/R
- MP density/height reference:
 - MXPB
 - MXN
 - RMX
 - MXTC
 - TOMX

Zoning Ordinance May make MP Binding:

- 59-C-7.74. Density of development (MXN):
 - “59-C-7.741. Maximum density of development. The maximum overall floor area ratio (FAR) for total development on the tract as a whole must not exceed 0.3, calculated on the gross tract area, provided this **does not exceed the density recommended** by the relevant approved and adopted master or sector plan.”
- Staff position: map MP density, allow height by zone CRT0.5 C0.25 R0.25 H100 (one property)



Translation Philosophy

Mixed-Use Zones

- No MP density/height reference:
 - TS-R
 - TS-M
 - TMX
 - C/R
- MP density/height reference:
 - MXP
 - MXN
 - RMX
 - MXT
 - TOM

Zoning Ordinance May make MP Binding:

- 59-C-10.2.2. Optional method of development for mixed use development (RMX):
 - “...general commercial uses and higher density residential uses are allowed in the RMX zones provided that they are **in accordance with** the provisions of ... the density, numerical limitations, and **other guidelines** contained in the applicable master plan ...”
 - Staff position: map MP densities and height (all custom)



Zoning Ordinance May make MP Binding:

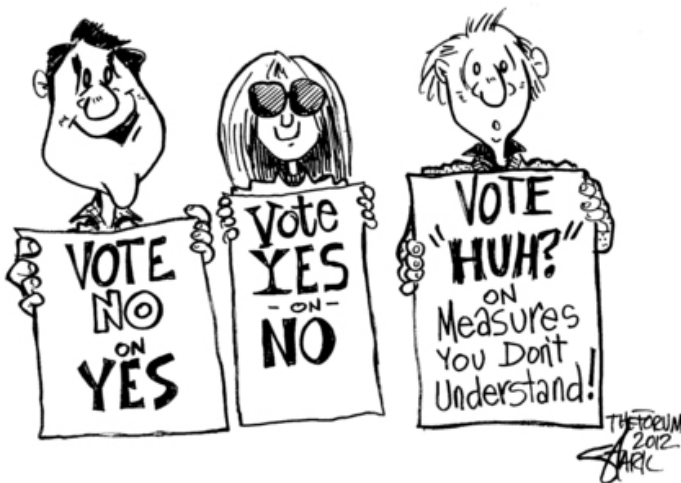
- 59-C-11.5. Development Standards, footnote 1 (MXTC):
 - “A master or sector plan **may recommend** a building height or density limit up to the maximum of the zone, and the appropriate mix of commercial, residential, and light industrial uses. Notwithstanding any building height limitation recommended in a master plan or sector plan, the Planning Board **may further limit** the maximum allowed building height.... However, the Planning Board **may waive any height limit established in a master plan, up to the maximum allowed in the zone, if expressly recommended** in the applicable master or sector plan.”

- Staff position:
 - Map zone density and height unless
 - Where MP makes recommendation, map MP density and height unless
 - Where height waiver is recommended map zone height.

Translation Philosophy

Mixed-Use Zones

- No MP density/height reference:
 - TS-R
 - TS-M
 - TMX
 - C/R
- MP density/height reference:
 - MXPB
 - MXN
 - RMX
 - MXTB
 - TOMX



Translation Philosophy

Mixed-Use Zones

- No MP density/height reference:
 - TS-R
 - TS-M
 - TMX
 - C/R
- MP density/height reference:
 - MXPB
 - MXN
 - RMX
 - MXTC
 - TOMX

Zoning Ordinance May make MP Binding:

- 59-C-13.241. Method of Development (TOMX):
 - “(b) Development ... **must conform** to the numeric limits in the applicable master or sector plan concerning floor area ratio, dwelling units per acre, building heights and setbacks.”
 - Staff position: map MP density and height (all custom)



Translation Philosophy

MPDUs

- C/R zones:
 - Provide points
 - Accommodated within maximum total and R densities mapped
- Translation:
 - 15% MPDUs provided 1.22 FAR (or unit) bonus
 - Some MPs recommend specific density limits with MPDUs
 - When no MP recommendation on density, zoning development standards establishes max density

Possible notation; example: most intense CBD-3 (with location qualifications):

- Was: CR8.0 C7.5 R7.5 H200
- New: CR8.0 (9.25) C7.5 R7.5 (9.0) H200
or
- New: CR8.0 C7.5 R7.5 H200 AH
 - AH allows increase under Chapter 25A.
 - Removed when rezoned by master plan

Accommodating MPDUs in zoning translation:

- If MP recommendation for density with bonus MPDUs: map density
- If no MP recommendation for density with bonus MPDUs:
 - Multiply allowed R by 1.195 (and adjust total to accommodate, if necessary)
 - Notation that maximum R includes 15% MPDUs?

| Max R | Max R x 1.195 |
|--|---------------|
| 1.0 | 1.25 |
| 2.0 | 2.5 |
| 3.0 | 3.5 |
| 4.0 | 4.75 |
| 5.0 | 6.0 |
| 6.0 | 7.0 |
| 7.0 | 8.5 |
| 7.5 | 9.0 |
| (max recommended in translation – CBD-3) | |

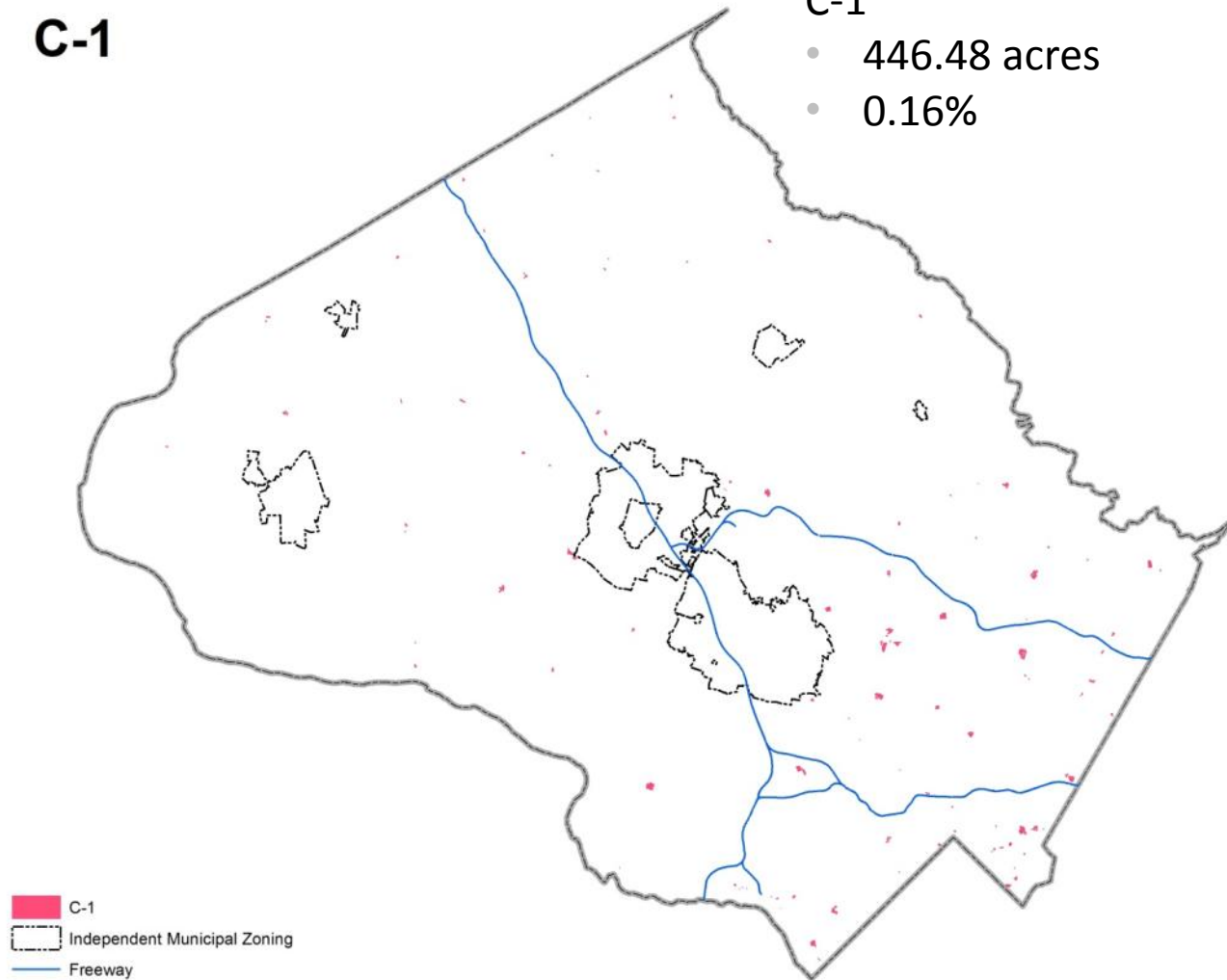
Mapping

Neighborhood Commercial

C-1

C-1

- 446.48 acres
- 0.16%



C-1 to CRN Translation:

New Permitted uses

- Seasonal outdoor sales (current CRN)
- Residential care facility (≤ 8) (current CRN)
- Residential Care Facility (over 16) (current CRN)
- Live/work units (current CRN)
- Playground, private (current CRN)
- Clinic (≤ 4)
- Artisan manufacturing/production (current CRN)
- Railroad tracks (consistency)
- Pipeline, below ground (current CRN)
- Transmission line, below ground (current CRN)

New Limited uses

- Community gardens
- Urban farming (modification of current CRN)
- Animal husbandry (only bees)
- Farm market, on-site
- Agricultural vending
- Independent living (current CRN)
- Residential Care facility (9-16) (current CRN)
- Home health, low impact
- Home occupation, no/low impact
- Cultural Institution < 5000 sf (current CRN)
- Private club (site plan if adj...) (current CRN)
- B&B
- Clinic (> 4) (site plan if adj...) (current CRN)
- Transmission line, above ground

C-1 to CRN Translation:

— New Conditional Uses

- Home Health Practitioner, major (current CRN)
- Home Occupation, major (current CRN)

— Special Exception becoming Limited or Permitted use

- Household Living (current CRN)
- Charitable/philanthropic (current CRN)
- Vet (w/ site plan if adj...) (current CRN)

— Permitted use becoming Limited uses

- Day care (> 30) (site plan if adj...) (current CRN)
- Private educational institution (site plan if adj...) (current CRN)
- Restaurant (site plan if adj...) (current CRN)
- Health Club Facilities (site plan req replaces size limitation) (current CRN)

— Removed Uses

(not allowed in current CRN)

- Drive thru (attached to restaurant)
- Freestanding Wireless Tower
- Media Broadcast Tower
- Retail/ Service over 15,000 sf)
- Minor Auto Repair

C-1 to CRT Translation:

New Permitted uses

- Agricultural Vending
- Seasonal Outdoor Sales (current CRT)
- Residential Care Facilities (all sizes) (current CRT)
- Live/Work Units (current CRT)
- Cultural Institution (current CRT)
- Hospital (current CRT)
- Playground, Outdoor Area (private) (current CRT)
- Private Club, Service Org (current CRT)
- Hotel/ Motel (current CRT)
- Clinic (current CRT)
- Medical/Dental Laboratory (current CRT)
- Research and Development (current CRT)
- Conference Center (current CRT)
- Artisan Manufacturing and Production (current CRT)
- Railroad Tracks (consistency)
- Pipeline (Belowground) (consistency)
- Transmission Line (Belowground) (consistency)

New Limited uses

- Community gardens
- Urban farming (modified current CRT use)
- Animal husbandry (only bees)
- Farm market, on site
- Independent living (current CRT)
- Home health practitioner, low impact (current CRT)
- Home occupation, no/low impact (current CRT)
- B&B
- Light vehicle sales/rental (indoor or outdoor) (site plan if adj...)
- Medical/scientific manufacturing and production (site plan if adj...) (current CRT)
- Bus/rail terminal (current CRT)
- Transmission line (above ground)
- Storage facility (up to 10,000) (current CRT)
- Solar collection system

C-1 to CRT Translation:

Permitted becoming Limited

- Ambulance/rescue squad (site plan if adj...) (current CRT)
- Day care (> 30) (site plan if adj...) (current CRT)
- Surface Parking

SE becoming Permitted or Limited

- Household Living (current CRT)
- Charitable , Philanthropic (current CRT)
- Vet (site plan if adj...) (current CRT)
- Rec & Entertainment (Indoor, capacity under 1000) (current CRT)
- Vehicle service repair (minor) (site plan if adj...) (current CRT)
- Drive-thru (site plan) (current CRT)
- Public utility structure (site plan if adj...)

New Conditional Uses

- Home health practitioner (major) (current CRT)
- Home Occupation (major) (current CRT)
- Funeral Home, undertaker
- Car Wash
- Pipeline (Aboveground)
- Self-storage (current CRT)

Uses Removed from zone

- Freestanding Telecommunications Tower
- Media Broadcast Tower
(neither allowed in current CRT)

- Translation:
 - Open Space (C/R & NR)
 - $\leq 10,000\text{sf}$: 0%
 - $> 10,000\text{sf}$
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general

C-1 Translation

| | |
|-------------|--------------------|
| Max FAR: | n/a |
| Max Height: | 45' |
| Open Space: | 10% |
| Coverage: | n/a |
| Setbacks: | 10'/adjoining zone |
| Process: | SP (sometimes) |



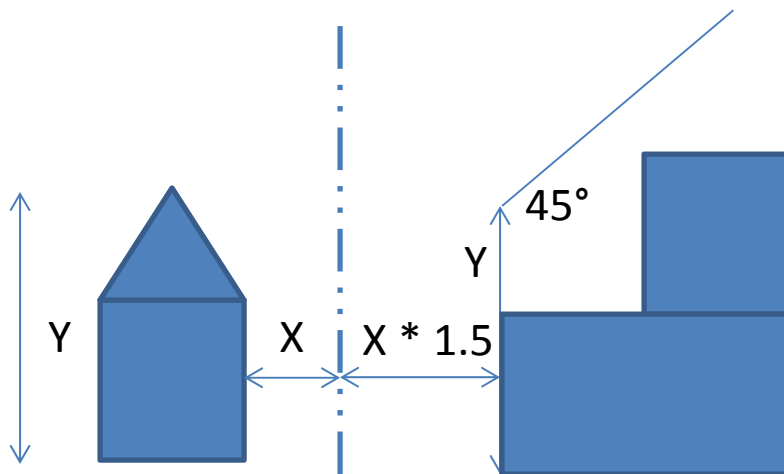
"WE'D BETTER LOOK AT THOSE PLANS AGAIN."

- Translation:
 - Setbacks in NR & C/R zones

C-1 Translation

| | |
|-------------|--------------------|
| Max FAR: | n/a |
| Max Height: | 45' |
| Open Space: | 10% |
| Coverage: | n/a |
| Setbacks: | 10'/adjoining zone |
| Process: | SP (sometimes) |

- N/A when abutting C/R, employment, industrial
- Parking must accommodate landscaping in NR zones
- Parking must be behind front buildingline in C/R zones
- Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res
 - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
 - If required screening width is greater, setback = screening width
 - Height may also be restricted by angular plane

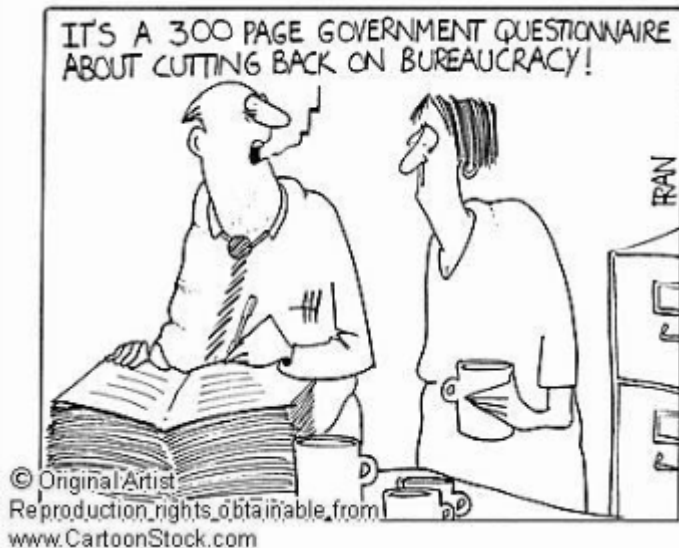


- Translation:
 - Process for NR & C/R zones

C-1 Translation

Max FAR: n/a
 Max Height: 45'
 Open Space: 10%
 Coverage: n/a
 Setbacks: 10'/adjoining zone
 Process: SP (sometimes)

| Subject Property's Zone | Proposed Use | Proposed Intensity | Abutting/Confronting Property's Zone | Site Plan Required |
|-------------------------|--------------|----------------------|--------------------------------------|--|
| Employment | Permitted | < 10,000sf and ≤ 40' | Any | No |
| | | ≥ 10,000sf or > 40' | Ag/Rur/Res | Yes |
| | | | All other | No |
| | Limited | Any | Any | If req'd under 59-3; if not follow permitted use |



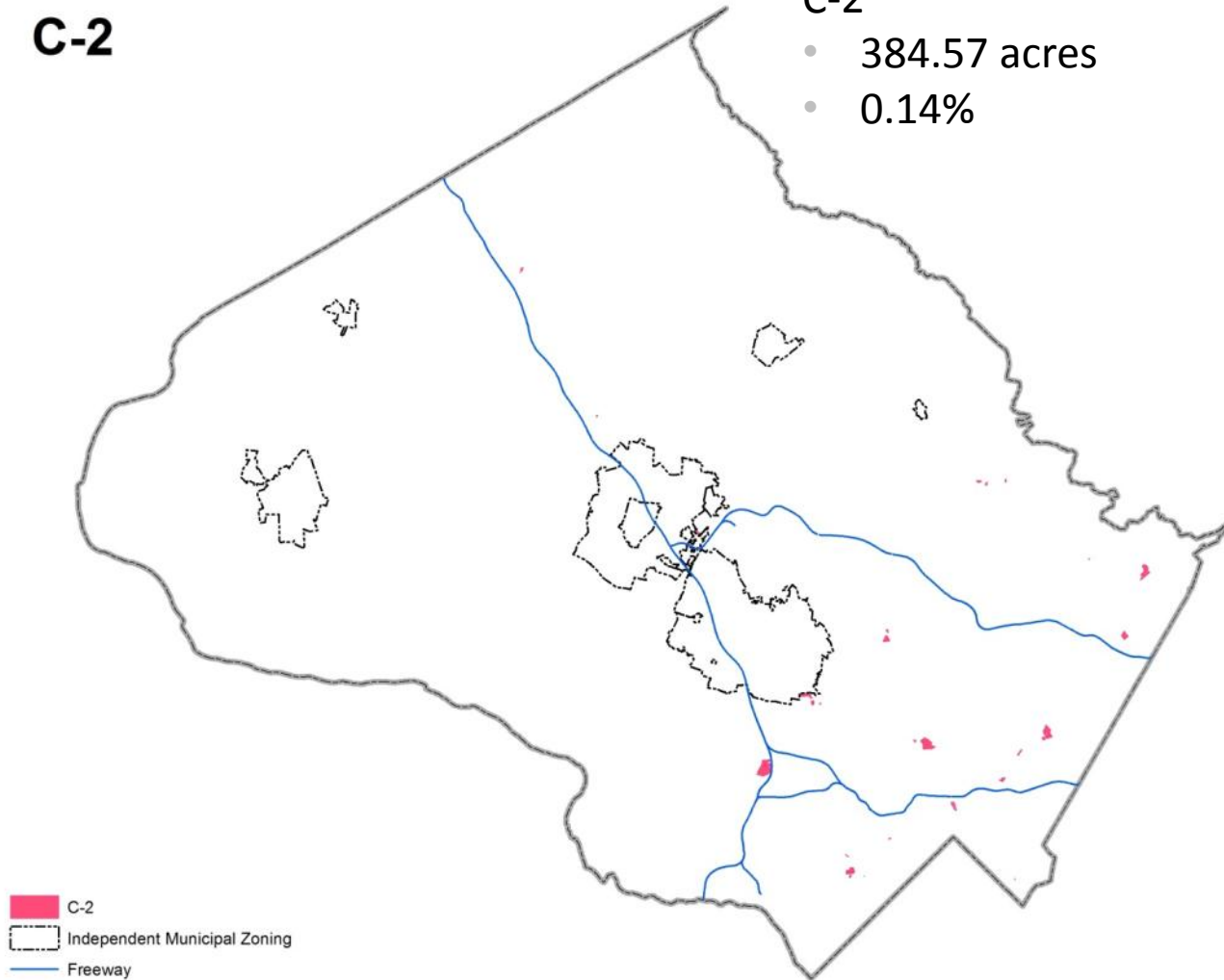
Mapping

General Commercial

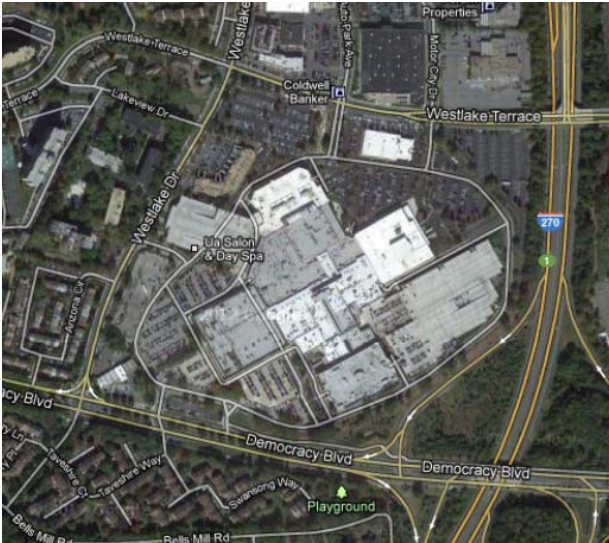
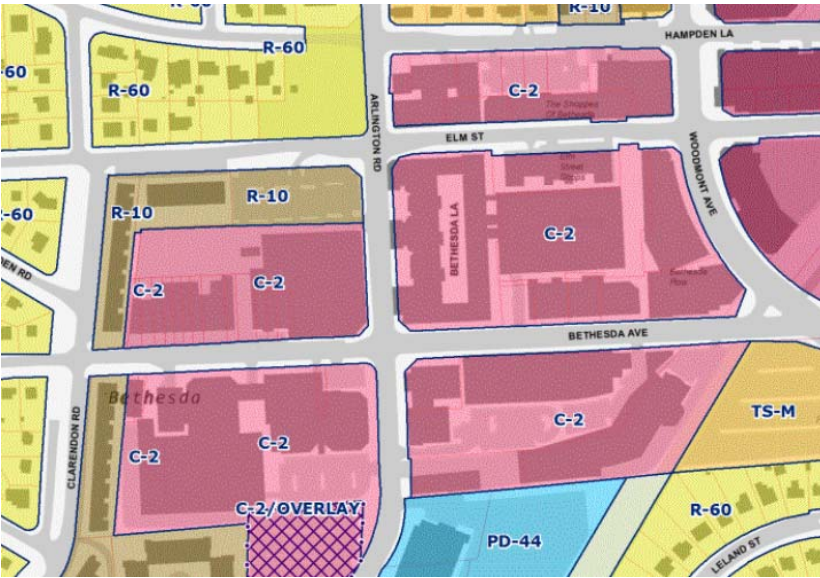
C-2

C-2

- 384.57 acres
- 0.14%



General Commercial (C-2) Examples



Proposed GR

Proposed CRT

- Translation

- Density

- Accommodate allowed
 - Factors:
 - Parking environment
 - Open space requirement
 - Service area target

- Height: based on zone

C-2 Translation

Max FAR: 1.5 (commercial)
2.5 (mixed use)

Max Height: 45'
60' (SE expansions)
75' (mixed use)

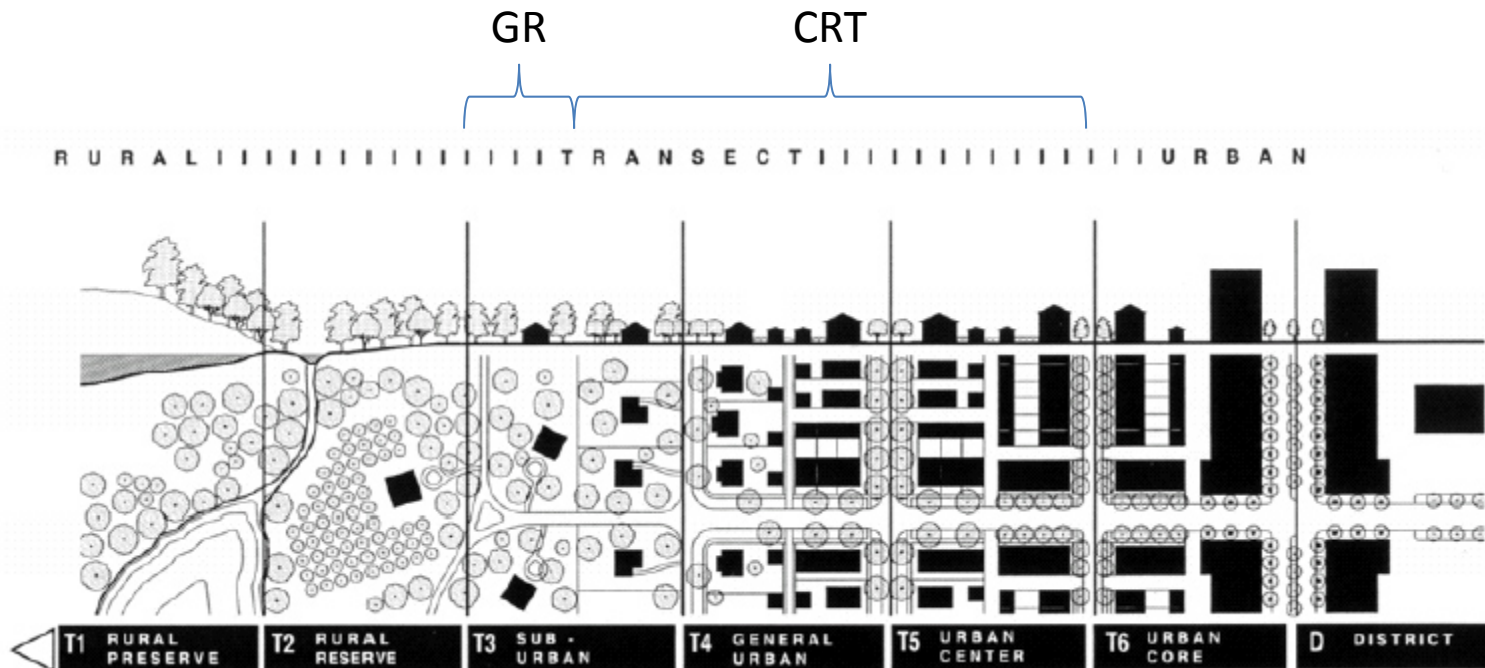
| C-2 | Translation | | | | Acres | Parcels |
|-------------------------------------|---|------|------|-----|-------|---------|
| | Classification | C | R | H | | |
| Abuts R-150 or lower (auto-centric) | GR1.5 | | | H65 | 61.96 | 11 |
| Abuts R-90/60/40 (neighborhood) | CRT1.5 | C1.5 | R1.0 | H45 | 9.59 | 17 |
| Confronts R-90/60/40 (town) | CRT2.0 | C1.0 | R1.5 | H45 | 10.96 | 30 |
| Otherwise (town) | CRT2.5 | C1.5 | R1.5 | H75 | 91.85 | 96 |
| Custom | Varies to reflect specific regulations or master plan recommendations | | | | 99.68 | 90 |

- Translation:
 - Translation varies based on context

C-2 Translation

Max FAR: 1.5 (commercial)
2.5 (mixed use)

Max Height: 45'
60' (SE expansions)
75' (mixed use)



C-2 to GR Translation:

— New Permitted uses

- Seasonal Outdoor Sales
- Residential Care (up to 8)
- Live/Work Units
- Playground, Outdoor Area (private)
- Hotel (P with footnote restricting use to CBD or as part of a regional mall)
- Light Vehicle Rental Indoor (sales = P)
- Bus/ Rail Terminal
- Underground Transmission Line (consistency)

— New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- Independent Living ...
- Residential Care (9-16)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- B&B
- Solar Collection System



- **C-2 to GR Translation:**



- **New Conditional uses**

- Home Health Practitioner (Major)
- Home Occupation (Major)
- Animal Boarding and Care (P in C-3)
- Heavy Vehicle Sale and Rental (P in C-3)

- **Special Exceptions becoming Permitted or Limited uses**

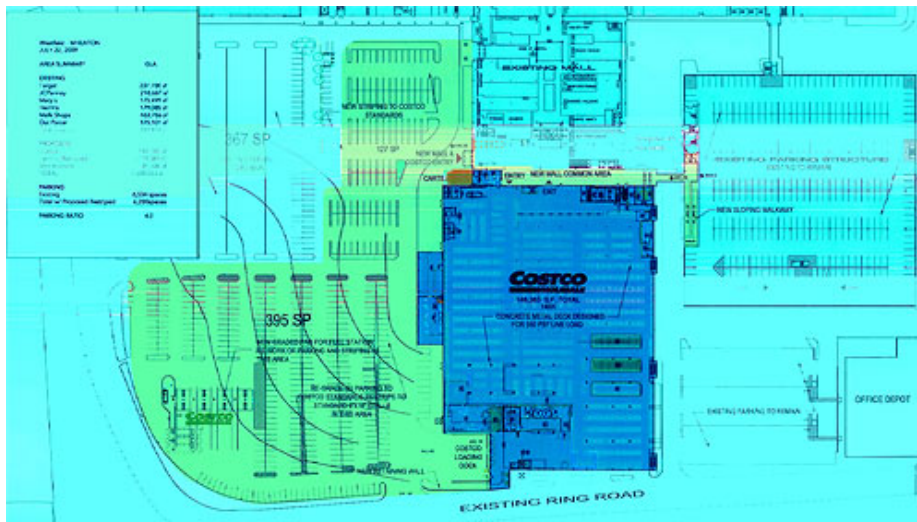
- Household Living (Limited to 30% GFA)
- Residential Care Facility (Over 16)
- Private Club, Service Org (site plan if adj)
- Combination retail stores
- Light Vehicle Sales/ Rental (outdoor)
- Drive- thru (site plan)



C-2 Regional Malls

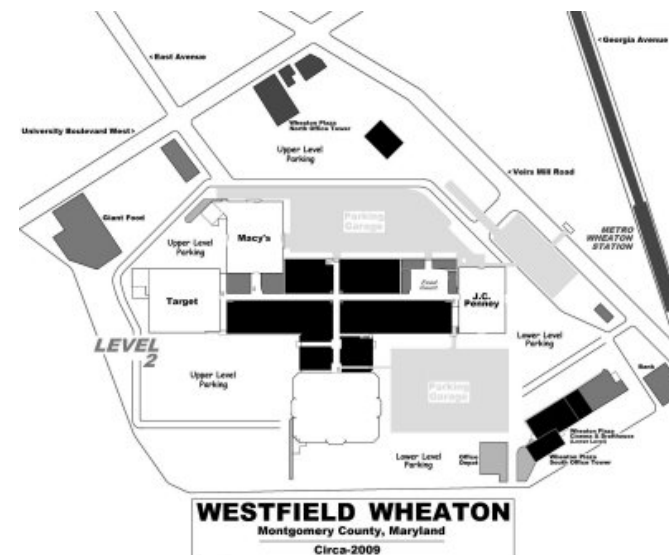
Issues Unique to Malls

- Theater complex max height- 90' w/ increased setbacks
- Hotel max height- 130' w/ increased setbacks
- Theater of any size- P
- Parking and site features unique to regional malls



Proposal- Overlay Zone

- Cover Westfield Montgomery & Wheaton
- Allow theaters and hotels per current code
- Allow parking and site features
- Amend max height allowed in GR to 130'



C-2 to CRT Translation:

– New Permitted uses

- Seasonal Outdoor Sales (current CRT)
- Residential Care (up to 8) (current CRT)
- Live/Work Units (current CRT)
- Playground, Outdoor Area (private)
- Hotel (current CRT and in C-2 it is a P with footnote restricting use to CBD or as part of a regional mall)
- Conference Center (current CRT)
- Artisan Manufacturing (current CRT)
- Underground Transmission Line (consistency)



– New Limited uses

- Community gardens
- Urban farming (modified CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- Independent Living ... (current CRT)
- Residential Care (9-16) (current CRT)
- Home Occupation (no/low) (current CRT)
- Home Health Practitioner (low) (current CRT)
- B&B
- Light Vehicle Rental Indoor (sales = P)
- Med/Sci Manufacturing (current CRT)
- Bus/Rail Terminal (current CRT)
- Solar Collection System

C-2 to CRT Translation:

— New Conditional uses

- Home Health Practitioner (Major) (current CRT)
- Home Occupation (Major) (current CRT)
- Animal Boarding and Care (current CRT)



— Permitted Use becoming a Limited use

- Private Ambulance/Rescue (site plan if adj ...) (current CRT)
- Day Care (Over 30) (site plan if adj ...) (current CRT)
- Surface Parking (to allow for interim use??)
- Aboveground Transmission (electric only)

— Permitted Use becoming a Special Exception

- Funeral Home (not allowed in current CRT)
- Major Auto Repair (separated auto repair into major and minor - minor repair is L)
- Aboveground Pipelines (not allowed in current CRT)
- Self-Storage (current CRT)

C-2 to CRT Translation:

– Special Exceptions becoming a Limited or Permitted use

- Household Living (current CRT)
- Residential Care Facility (Over 16) (current CRT)
- Hospital (current CRT)
- Private Club, Service Org (current CRT)
- Light Vehicle Sales/ Rental (outdoor) (site plan if adj ...) (current CRT)
- Drive- thru (site plan) (current CRT)
- Public Utility Building or structure (modified CRT)

– Uses Removed from the zone

- Community swimming pools
- Freestanding Wireless Tower
- Media Broadcast Tower
- Funeral Home
- Adult Entertainment
- Golf Course, Country Club
- Indoor Shooting Range
- Automobile Storage Lot
- Helipad/Heliport
- Storage Facility over 10,000sf

*above uses not allowed in current CRT

C-2 Translation

| | |
|-------------|--------------------------|
| Max FAR: | 2.5 |
| Max Height: | 75' |
| Open Space: | 10% |
| Coverage: | n/a |
| Setbacks: | 0-10'/ adjoining zone |
| Process: | SP (sometimes) |



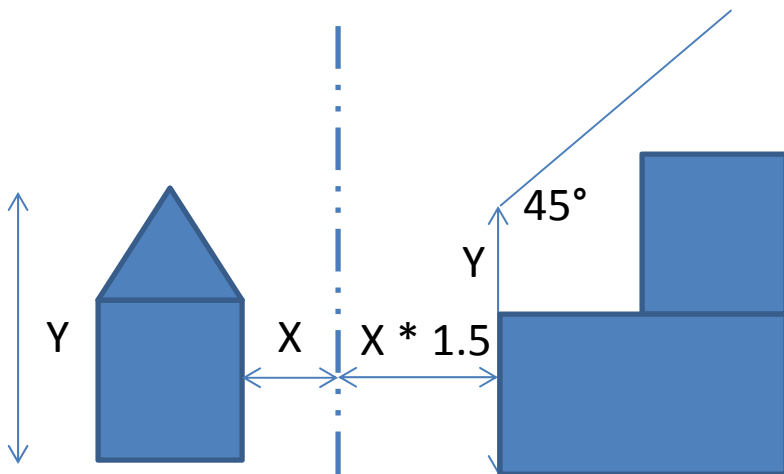
- Translation:
 - Open Space (C/R & GR)
 - $\leq 10,000\text{sf}$: 0%
 - $> 10,000\text{sf}$
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general

- Translation:
 - Setbacks in GR & C/R zones

- N/A when abutting C/R, employment, industrial
- Parking must accommodate landscaping in GR zones
- Parking must be behind front buildingline in C/R zones
- Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res
 - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
 - If required screening width is greater, setback = screening width
 - Height may also be restricted by angular plane

C-2 Translation

| | |
|-------------|--------------------------|
| Max FAR: | 2.5 |
| Max Height: | 75' |
| Open Space: | 10% |
| Coverage: | n/a |
| Setbacks: | 0-10'/ adjoining zone |
| Process: | SP (sometimes) |



- Translation:
 - Process for GR & C/R zones

C-2 Translation

Max FAR: 2.5
 Max Height: 75'
 Open Space: 10%
 Coverage: n/a
 Setbacks: 0-10'/
 adjoining zone
 Process: SP (sometimes)

| Subject Property's Zone | Proposed Use | Proposed Intensity | Abutting/ Confronting Property's Zone | Site Plan Required |
|-------------------------|--------------|----------------------|---------------------------------------|--|
| Employment | Permitted | < 10,000sf and ≤ 40' | Any | No |
| | | ≥ 10,000sf or > 40' | Ag/Rur/Res | Yes |
| | | | All other | No |
| | Limited | Any | Any | If req'd under 59-3; if not follow permitted use threshold |



"We cut through all the red tape, but a new shipment came in this morning."

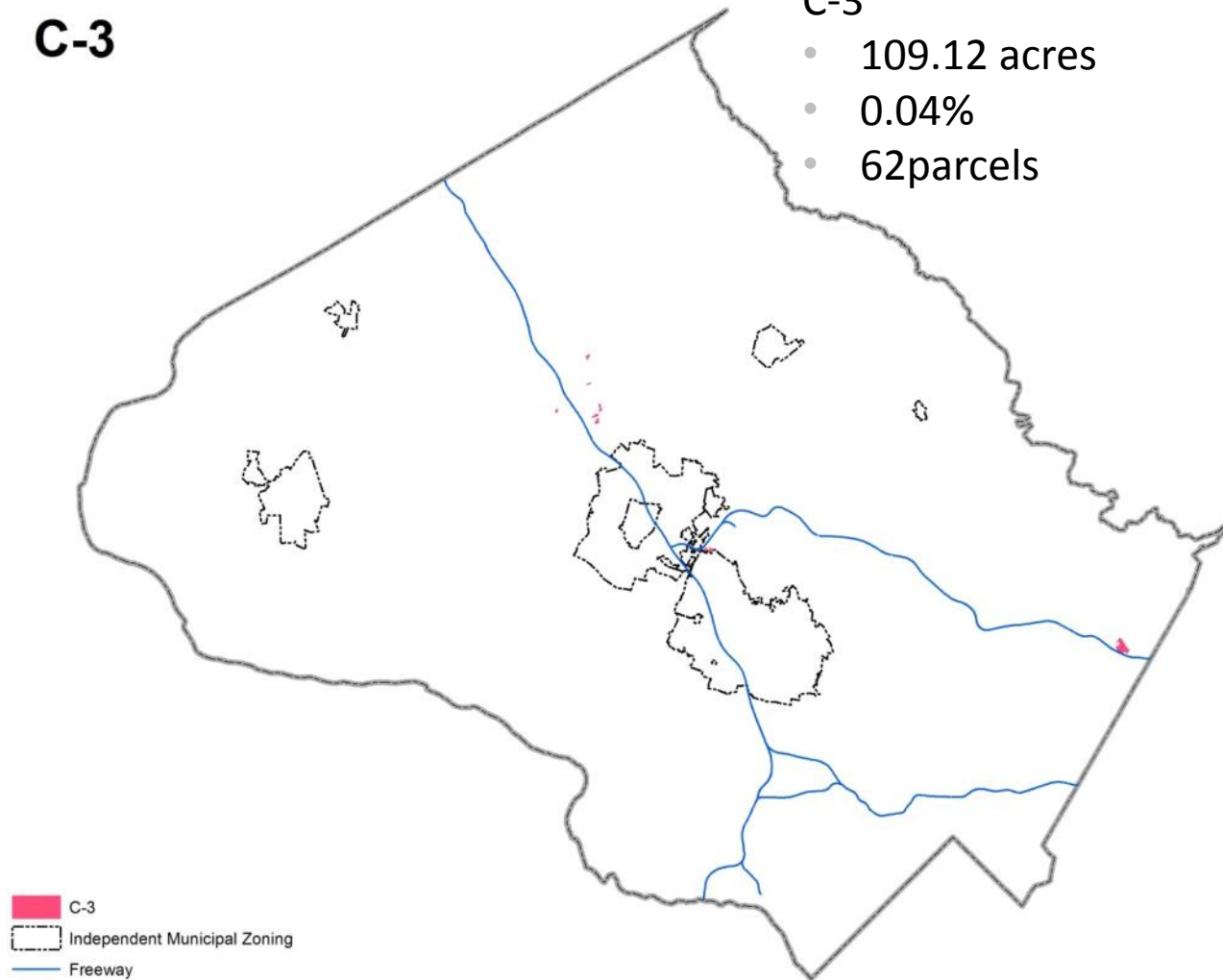
Mapping

Highway Commercial

C-3

C-3

- 109.12 acres
- 0.04%
- 62 parcels

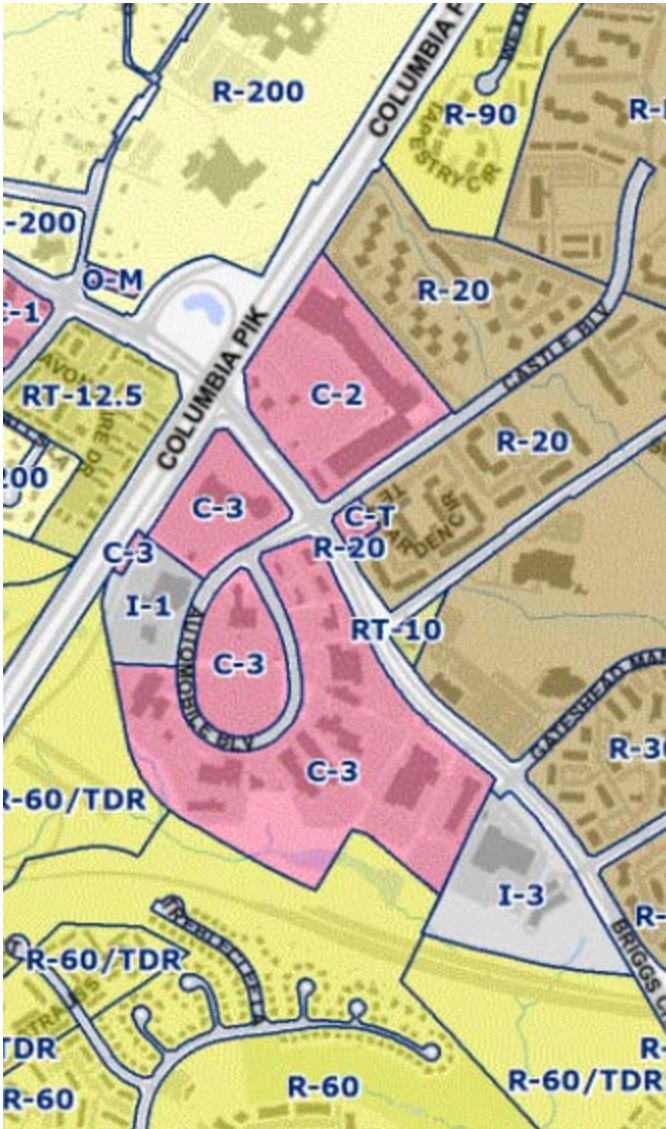


- Translation

- Density

- Accommodate allowed
 - Factors:
 - Parking environment
 - Open space requirement
 - Service area target

- Height: based on zone



| Classification | Translation | | | Acres | Parcels |
|----------------|-------------|---|-----|-------|---------|
| | C | R | H | | |
| 1.5 | | | H85 | 39.35 | 14 |
| 1.5 | | | H45 | 69.82 | 48 |

C-3 to GR Translation:

– New Permitted uses

- Seasonal Outdoor Sales
- Residential Care (up to 8)
- Live/Work Units
- Private Ed Inst (current C-2)
- Playground, Outdoor Area (private)
- Restaurant (current C-2)
- Hotel/Motel (Tourist homes are P)
- Medical/Dental Labs (current C-2)
- Bus/Rail Terminal
- Railroad Tracks (current C-2)
- Taxi/Limo Facility (current C-2)
- Pipelines (current C-2)
- Transmission Lines (consistency)
- Storage Facility (ice storage is a P & current C-2)

– New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ...
- Residential Care (9+)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- B&B
- Adult Entertainment (current C-2)
- Dry Cleaning (up to 3,000 sf) (current C-2)
- Solar Collection System

C-3 to GR Translation:

— New Conditional uses

- Home Health Practitioner (Major)
- Home Occupation (Major)
- Hospital (current C-2)
- Community Swimming Pool (current C-2)
- Golf Course, Country Club (current C-2)
- Shooting Range Indoor (current C-2)
- Automobile Storage Lot (current C-2)

— Special Exceptions becoming a Limited or Permitted use

- Household Living (limited to 30% GFA)
- Combination retail stores

— Permitted use becoming Limited use

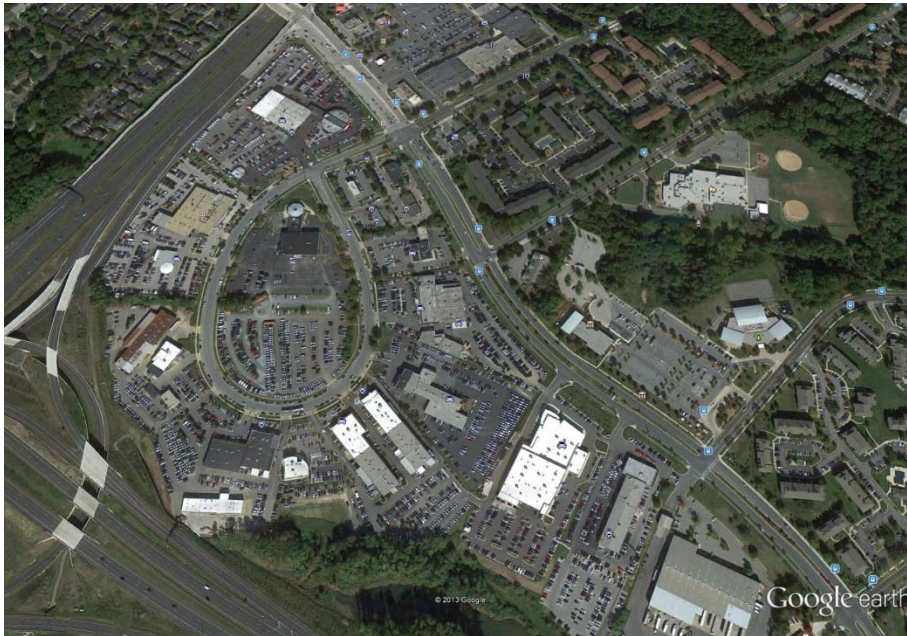
- Agricultural vending (consistency)
- Light Vehicle Sales/Rental (SE in current C-2)
- Drive-thru restaurant (site plan)

— Permitted Use becoming a Special Exception

- Animal Boarding (not allowed in current C-2)
- Heavy Vehicle Sales and Rental (not allowed in current C-2)
- Car Wash (SE in Current C-2)

C-3 Translation

| | |
|-------------|--------------------------|
| Max FAR: | n/a |
| Max Height: | 42' |
| | 84' (auto mall) |
| Open Space: | 10% |
| Coverage: | 35% (qualified) |
| Setbacks: | 0-10'/ adjoining zone |
| Process: | SP |



- Translation:
 - Open Space (GR)
 - $\leq 10,000\text{sf}$: 0%
 - $> 10,000\text{sf}$
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general

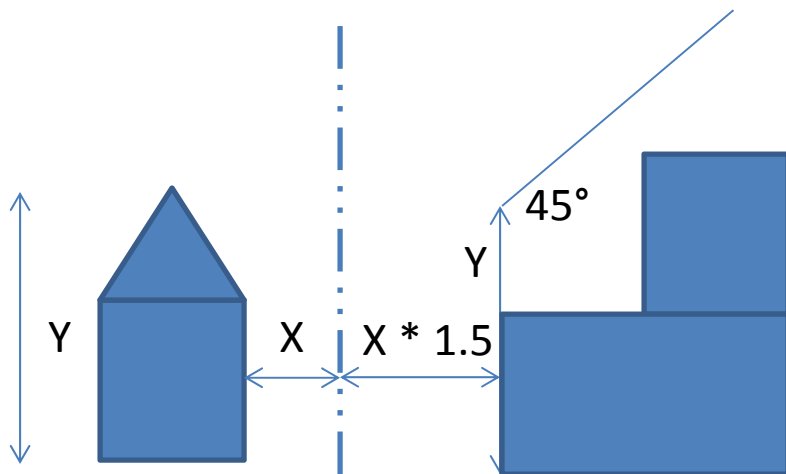
- Translation:

- Setbacks in GR zones

- N/A when abutting C/R, employment, industrial
 - Parking must accommodate landscaping in GR zones
 - Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res
 - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
 - If required screening width is greater, setback = screening width
 - Height may also be restricted by angular plane

C-3 Translation

| | |
|-------------|--------------------------|
| Max FAR: | n/a |
| Max Height: | 42' |
| | 84' (auto mall) |
| Open Space: | 10% |
| Coverage: | 35% (qualified) |
| Setbacks: | 0-10'/ adjoining zone |
| Process: | SP |



- Translation:
 - Process for GR

C-3 Translation

Max FAR: n/a
 Max Height: 42'
 84' (auto mall)
 Open Space: 10%
 Coverage: 35% (qualified)
 Setbacks: 0-10'/
 adjoining zone
 Process: SP



“It's not so much the distance to your proposed house site, but that I'm not familiar with your planet's building codes.”

| Subject Property's Zone | Proposed Use | Proposed Intensity | Abutting/ Confronting Property's Zone | Site Plan Required |
|-------------------------|--------------|----------------------|---------------------------------------|--|
| Employment | Permitted | < 10,000sf and ≤ 40' | Any | No |
| | | ≥ 10,000sf or > 40' | Ag/Rur/Res | Yes |
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