

Zoning Rewrite Implementation Worksession #6

Commercial Zones

April 23, 2013

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

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)	

Translation Philosophy

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- Proposed notation

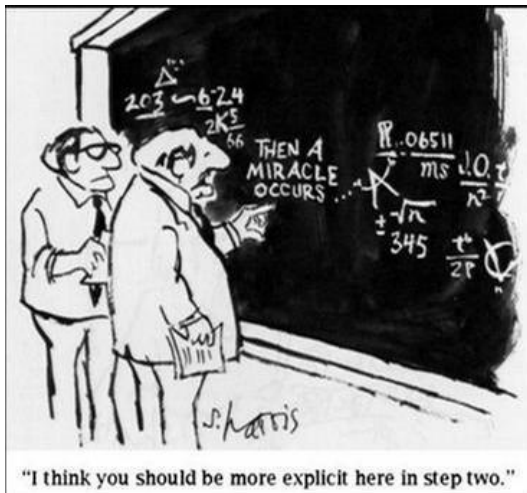
- CR_# C# R# H# T
- T signifies:
 - Density bonus is allowed under 25A
 - Height increase is allowed for WFHUs (specific formula provided for additional height)
- Removed by master plan, which assumes “bonus density” in total and residential limits
- Specific language under legal review
- # of units is determined at site plan, 15% of units must be MPDUs
- Should not apply to commercial-only zones, which are being translated to implement policy



Translation Philosophy

MPDUs

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• Math

- 100 units requires 13 MPDUs (12.5%)
- If you want a 22% density bonus & density is in units:
 - Multiply $100 \times 1.22 = 123$ units
 - Multiply 123×0.15 MPDUs = 19 MPDUs
 - Result: 17 new market rate units for 6 more MPDUs
- But if density is calculated in FAR:
 - Multiply $1.0 \text{ FAR} \times 1.22 = 1.22 \text{ FAR}$
 - MPDUs do not count towards GFA
 - Of the 22% density bonus, 2.5% must be devoted to MPDUs (assuming equal average floor areas for all units)
 - If 2.5% of density bonus does not count towards GFA, the density bonus should be reduced by 2.5% to 19.5% (otherwise the density bonus is 24.5%)
- Example
 - CRT1.5 C1.0 R1.0 H60 T
 - $R1.0 \times 1.22 = R1.22$
 - $R1.22 + C0.5 = \text{CRT}1.72$
 - But! 2.5% of R1.22 for MPDUs = 0.03 FAR, does not count against FAR
 - So, total build out would be **1.75** ($1.72 + 0.03$)
 - Ergo, allow 1.195 density bonus:
 - $R1.0 \times 1.195 = R1.195$
 - $R1.195 + C0.5 = \text{CRT}1.695$
 - 2.5% of R1.195 = 0.03, does not count against FAR
 - Total build out = $1.695 + 0.03 = \mathbf{1.725}$

Commercial Zone Translations

Density & Height (covered 4/18)

Open Space/Coverage

Setbacks

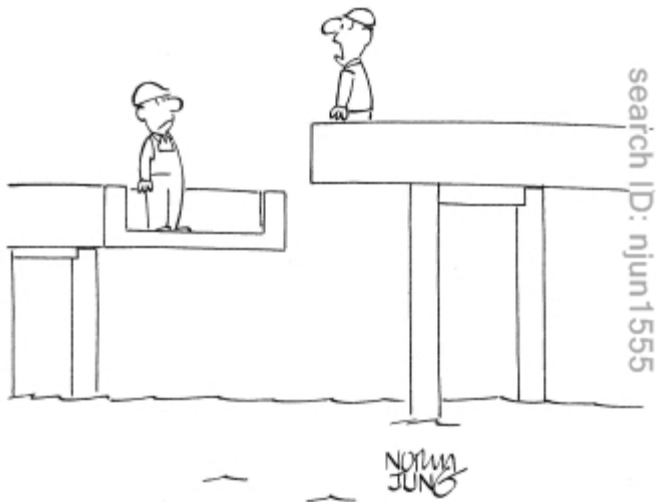
Process

• Open Space/Coverage

Standard	C-1, C-2	C-3	C-4	H-M	O-M	C-O	C-P
Min. Green Area	10%	10%	10%	45%	10-15%	n/a	40%
Max. Coverage	n/a	35%	25-45%	25%	60-75%	n/a	25%

– All C/R & Employment

- ≤ 10,000sf: 0%
- > 10,000sf
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general



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

Commercial Zone Translations

Density & Height (covered 4/18)

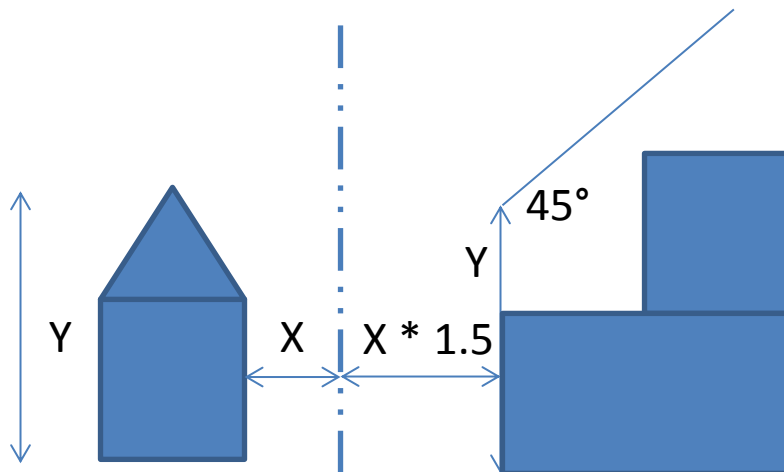
Open Space/Coverage

Setbacks

Process

• Setbacks

Standard	C-1, C-2	C-3	C-4	H-M	O-M	C-O	C-P
Abutting Res.	Abutting Zone	Abutting Zone	0'; Abutting Zone/ Bldg Height	Bldg Height	1' per 3' Bldg Height	Abutting Zone	100'
Other	10'	0-10'	0-10'	1/3 Bldg Height	0-1' per 3' Bldg Height	0'	0-150'



– C/R

- Abutting Ag/Rural/Res: Compatibility Standards
- All other: 0'
- Parking: behind front building line

– Employment

- Generally same as C/R
- Parking
 - may be in front of front building line
 - Behind front building line if on business district street or a build-to-line is recommended in a master plan (Planning Board may waive)

Commercial Zone Translations

Density & Height (covered 4/18)
 Open Space/Coverage
 Setbacks
 Process

- Process

Standard	C-1, C-2	C-3	C-4	H-M	O-M	C-O	C-P
Optional Method/Rezoning	Y, C-2	Auto-Use, Y	Density/Use	Y	Y	N	Y
Site Plan	Use/Area/Method	Y	Y	Y	Y	Height	Y

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



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



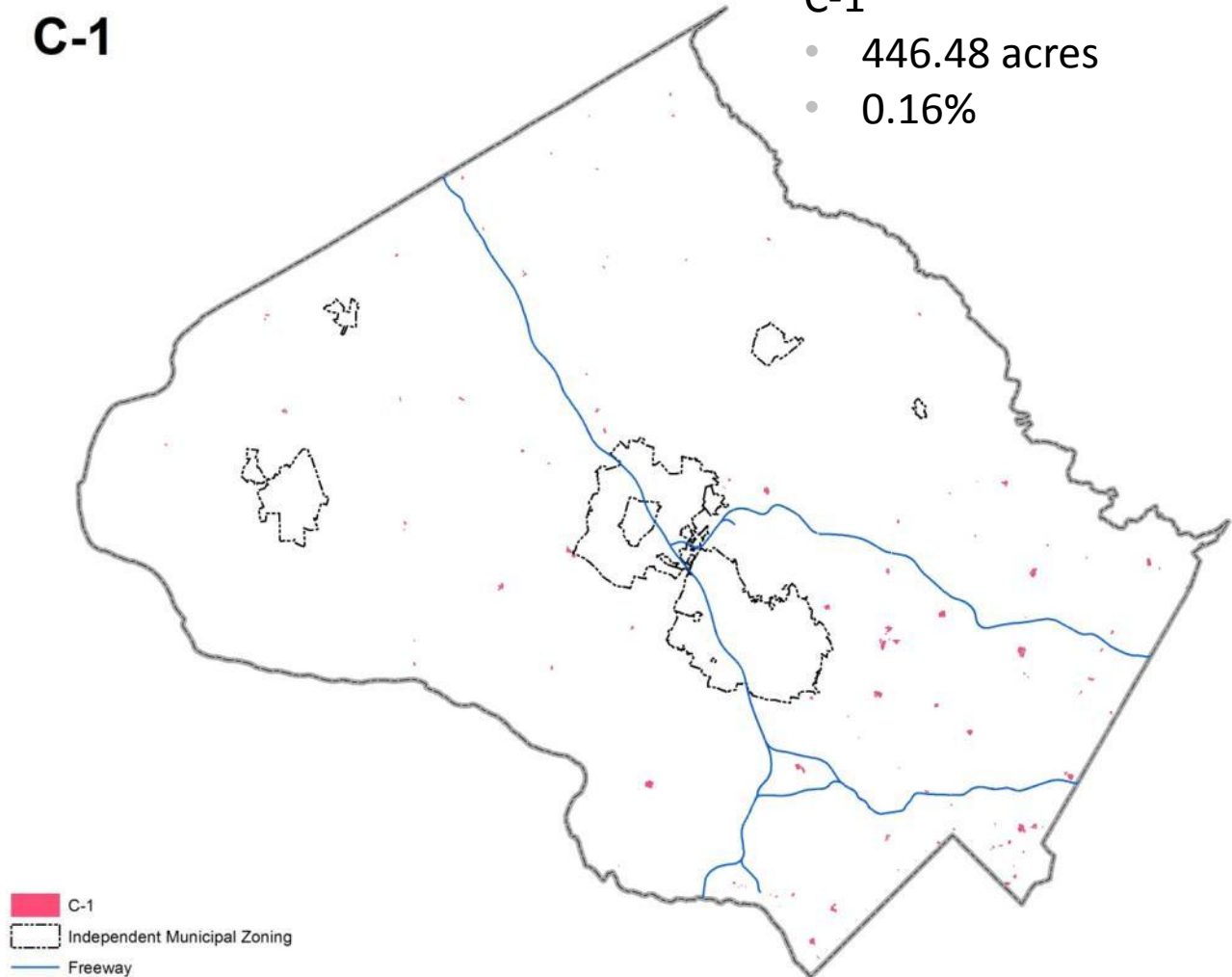
Mapping

Neighborhood Commercial

C-1

C-1

- 446.48 acres
- 0.16%



- Translation

- Density

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

- Height: comparable to adjacent zones within allowed limits

C-1 Translation

Max FAR: n/a
 Max Height: 45'

C-1	Translation			
	Classification	C	R	H
Abuts R-150 or lower (auto-centric)	NR1.0			H45
Abuts R-90/60/40 (neighborhood)	CRN0.5	C0.5	R0.25	H35
Confronts R-90/60/40 (town)	CRT0.75	C0.5	R0.5	H45
Otherwise (town)	CRT1.0	C0.75	R0.75	H45
Custom	Varies to reflect overlay zone standards			

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) (current CRN)
- 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 (current CRN)
- Home occupation, no/low impact (current CRN)
- 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 (hotel, motel allowed current CRT)
- Light vehicle sales/rental (indoor or outdoor) (site plan if adj...) (current CRT)
- 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

New Conditional Uses

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

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...)

Uses Removed from zone

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

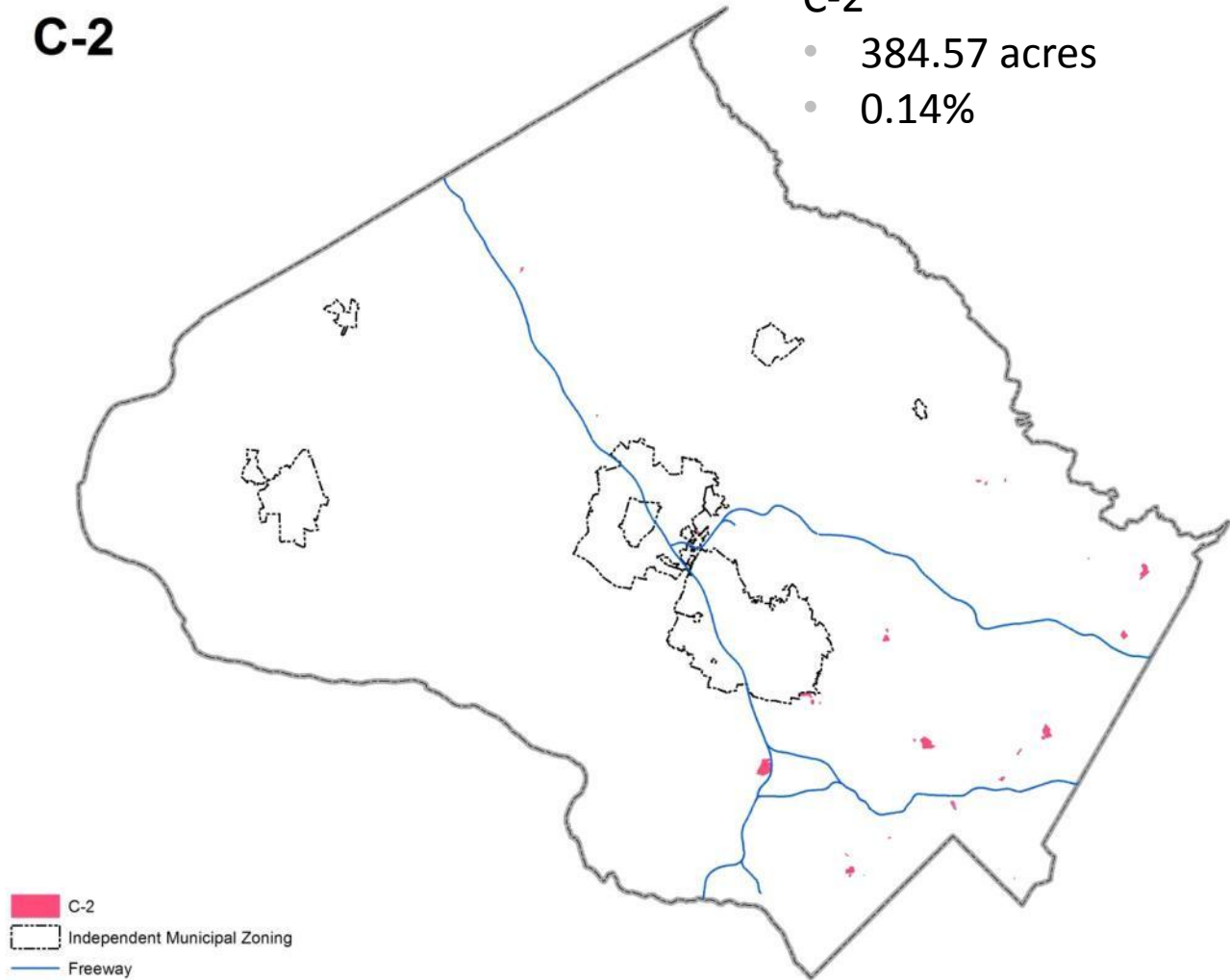
Mapping

General Commercial

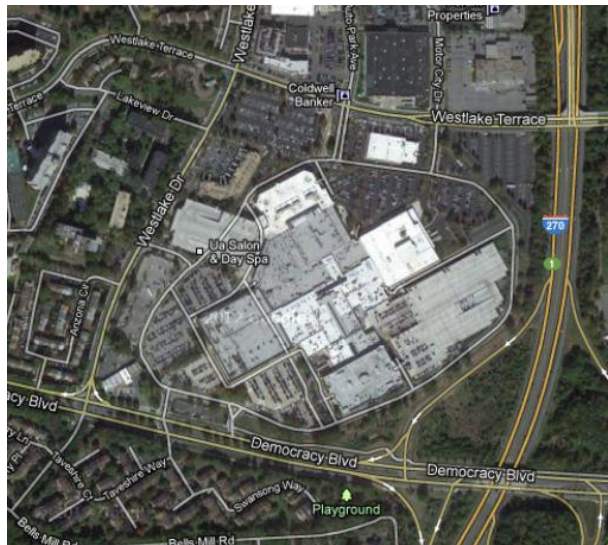
C-2

C-2

- 384.57 acres
- 0.14%



General Commercial (C-2) Examples



Proposed GR

Proposed CRT

C-2 Translation

C-2	Translation				Acres	Parcels
	Classification	C	R	H		
Abuts R-150 or lower (auto-centric)	GR1.5			H65	5.68	8
Abuts R-90/60/40 (neighborhood)	CRT1.5	C1.5	R1.0	H45	10.49	25
Confronts R-90/60/40 (town)	CRT2.0	C1.0	R1.5	H45	11.45	39
Otherwise (town)	CRT2.5	C1.5	R1.5	H75	114.90	135
Custom	Varies to reflect specific regulations or master plan recommendations				132.57	40

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**

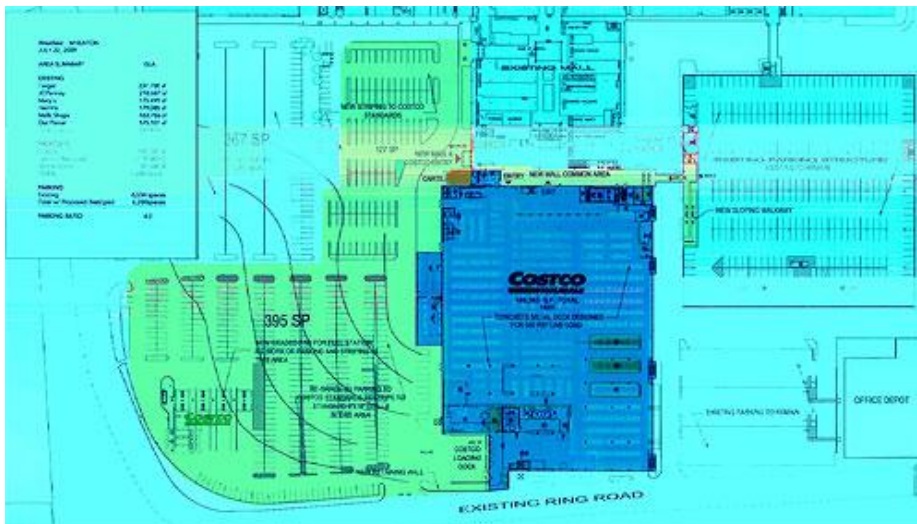
- Household Living (Limited to 30% GFA)
- Residential Care Facility (Over 16) (site plan if adj)
- Private Club, Service Org (site plan if adj)
- Combination retail stores
- Light Vehicle Sales/ Rental (outdoor)
- Drive- thru (site plan)



C-2 Regional Malls

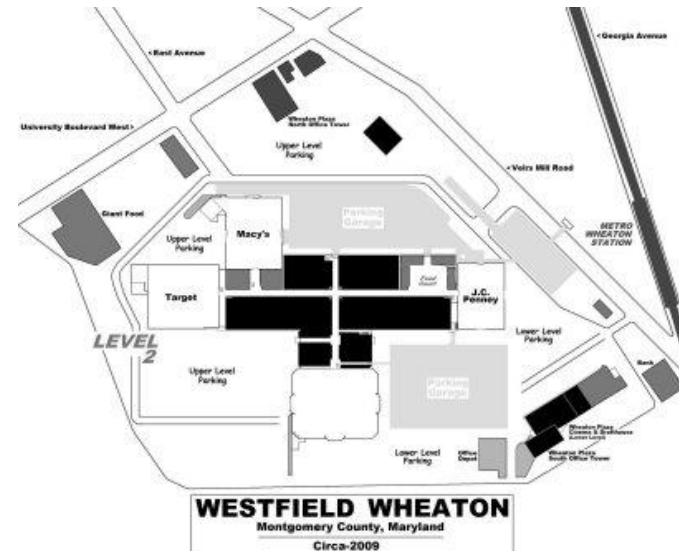
Issues Unique to Malls

- 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)



now boarding

where your pet stays when you're away

– 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) (current CRT)
(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
- Golf Course, Country Club
- Indoor Shooting Range
- Automobile Storage Lot
- Helipad/Heliport
- Storage Facility over 10,000sf

*above uses not allowed in current CRT

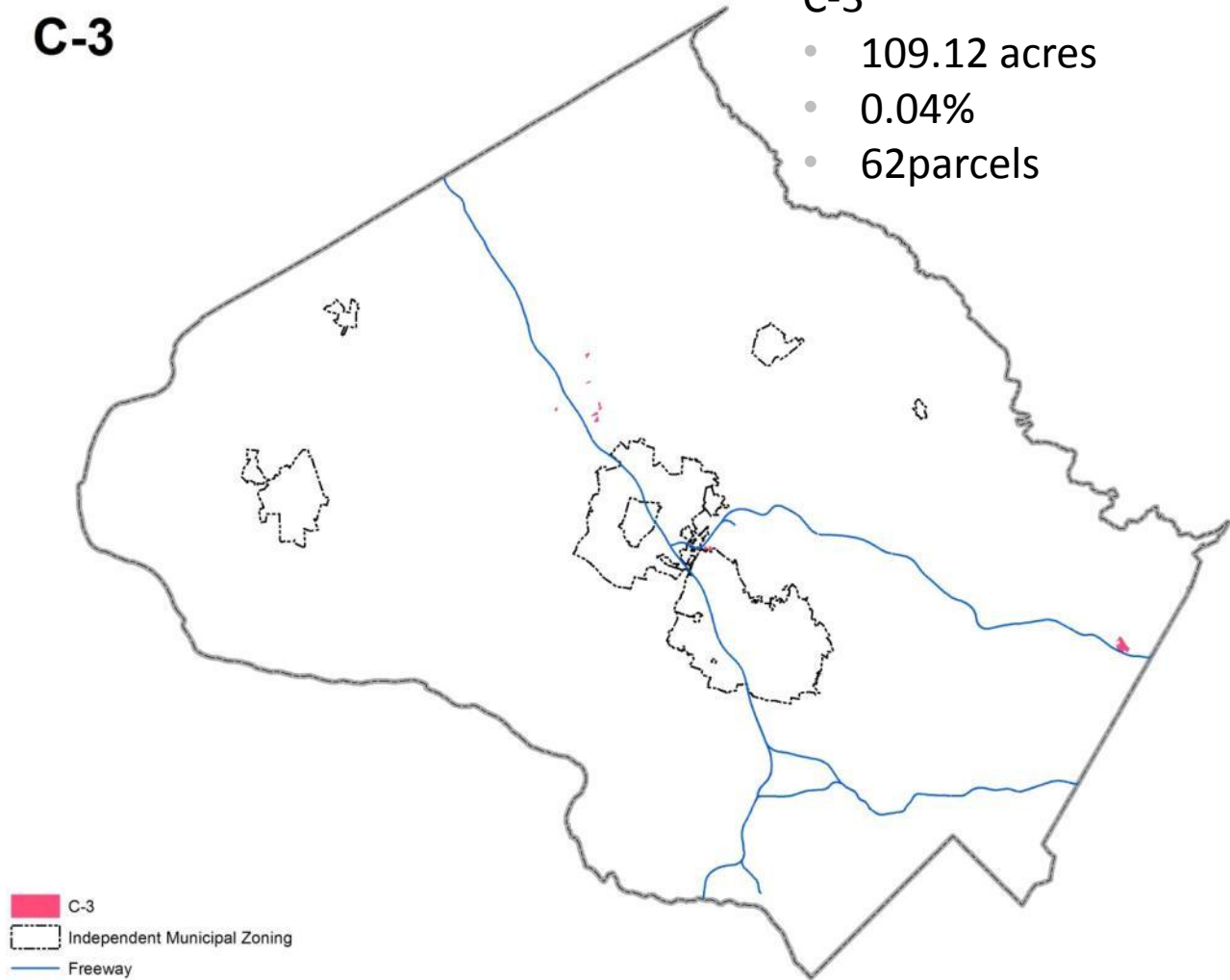
Mapping

Highway Commercial

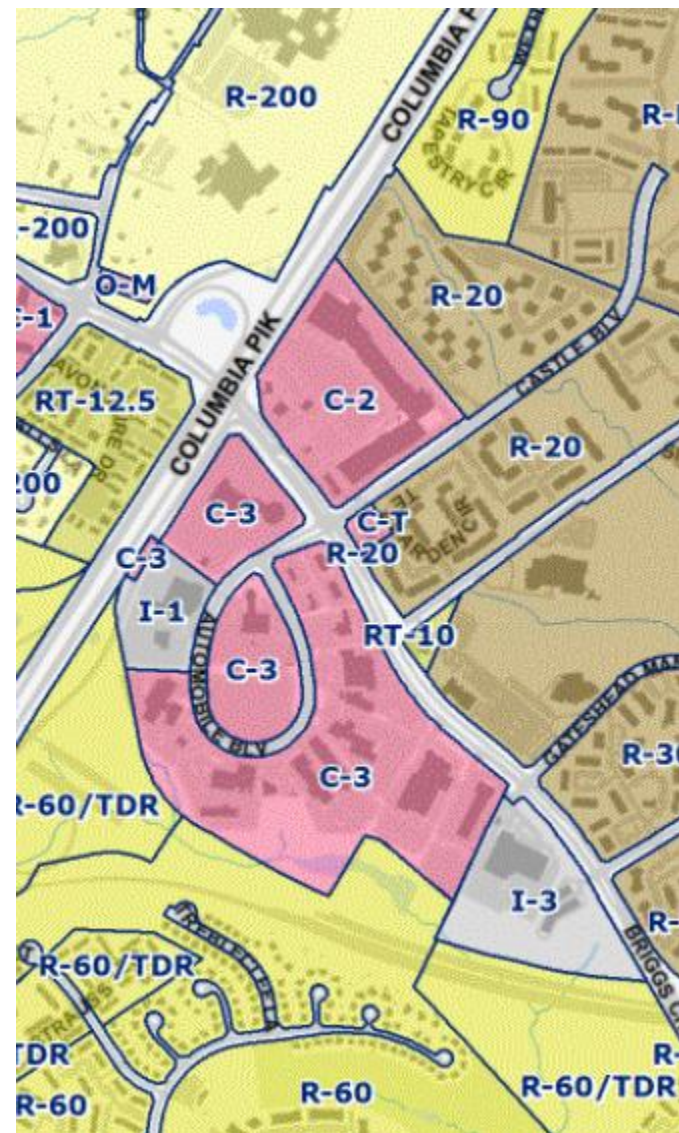
C-3

C-3

- 109.12 acres
- 0.04%
- 62 parcels



Highway Commercial (C-3) Example



Proposed GR

C-3 Translation

C-3	Translation				Acres	Parcels
	Classification	C	R	H		
Auto sales/ service mall	GR1.5			H85	39.35	14
Otherwise	GR1.5			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

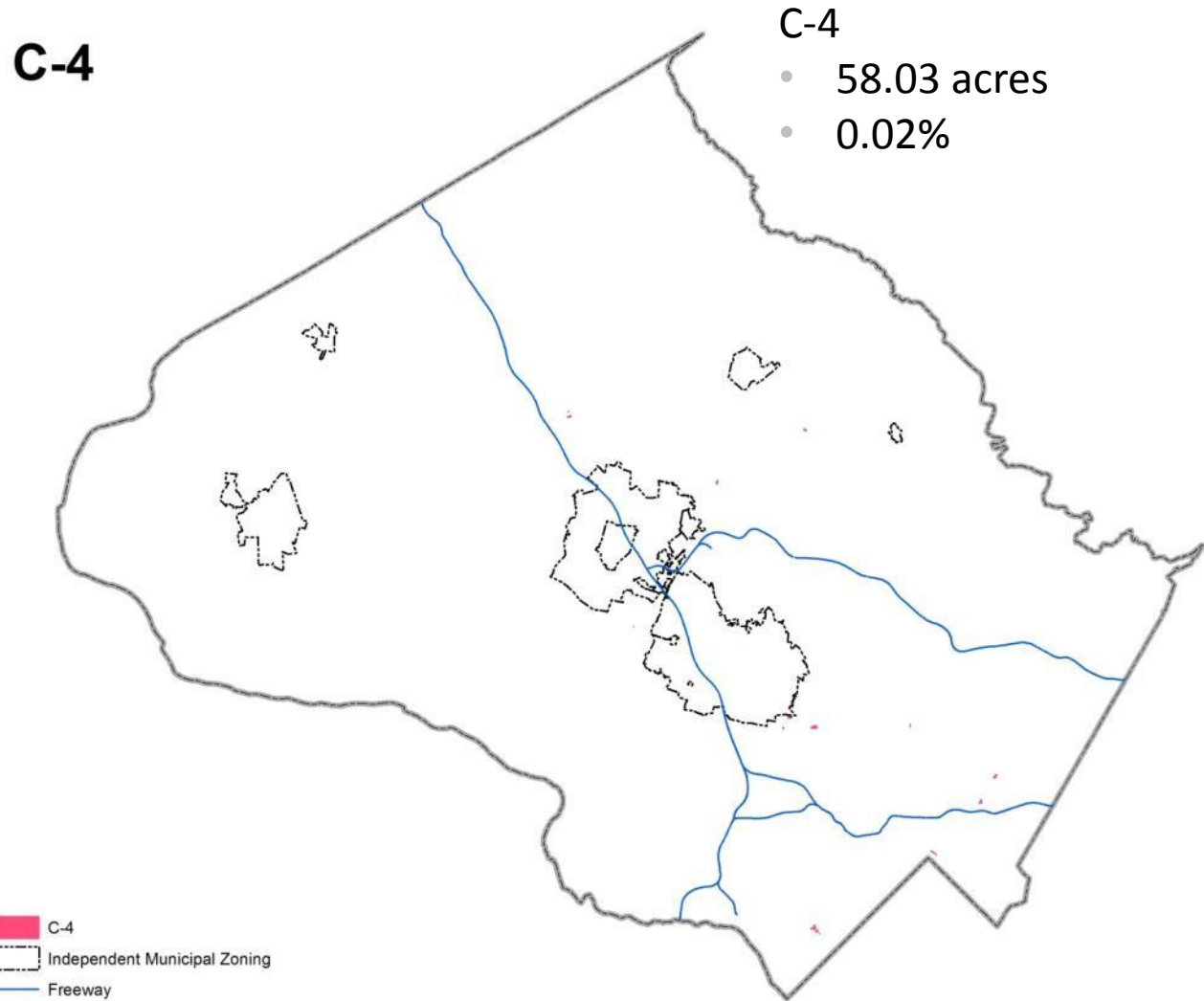
- Agricultural vending (consistency)
- Light Vehicle Sales/Rental (SE in current C-2)
- Drive-thru restaurant (site plan)

– 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)

Mapping

Limited Commercial



Limited Commercial (C-4) Examples



Proposed CRN



C-4 Translation

C-4	Translation				Acres	Parcels
	Classification	C	R	H		
MP recommends low intensity	CRN 0.25	0.25	0	H 30	3.53	3
Otherwise	CRN 0.75	0.75	0.5	H 40	31.08	39



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

C-4 to CRN Translation:

– New Permitted uses

- Seasonal Outdoor Sales (current CRN)
- Residential Care (up to 8) (current CRN)
- Live/Work Units (current CRN)
- Playground, Outdoor Area (private)
- Artisan manufacturing (current CRN)

– New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ... (current CRN)
- Residential Care (9+) (current CRN)
- Home Occupation (no/low) (current CRN)
- Home Health Practitioner (low) (current CRN)
- Private Club, Service Org (current CRN)
- Vet (site plan if adj...) (current CRN)
- B&B
- Solar Collection System

C-4 to CRN Translation:

Special Exceptions becoming Limited or Permitted

- Household Living
- Private Education (current CRN)

Permitted use becoming Limited use

- Day Care 30+ (site plan if adj...) (current CRN)
- Restaurant (site plan if adj...) (current CRN)
- Surface Parking (only for interim use)
- Health Club (site plan if adj...) (current CRN)
- Retail to 5,000sf (site plan if adj...) (current CRN)

New Conditional uses

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

C-4 to CRN Translation:

Removed Uses

- Ambulance or Rescue Squads (Private)
- Cultural institution (over 5000 GFA)
- Swimming pools, community
- Telecommunications Tower
- Media Broadcast Tower
- Funeral Home
- Retail/ Service (over 15,000sf)
- Structured parking (as primary use)
- Auto sales and rental
- Car Wash
- Fuel Sales
- Auto Repair
- Drive-thru
- Helistop
- Dry cleaning facility

Mapping

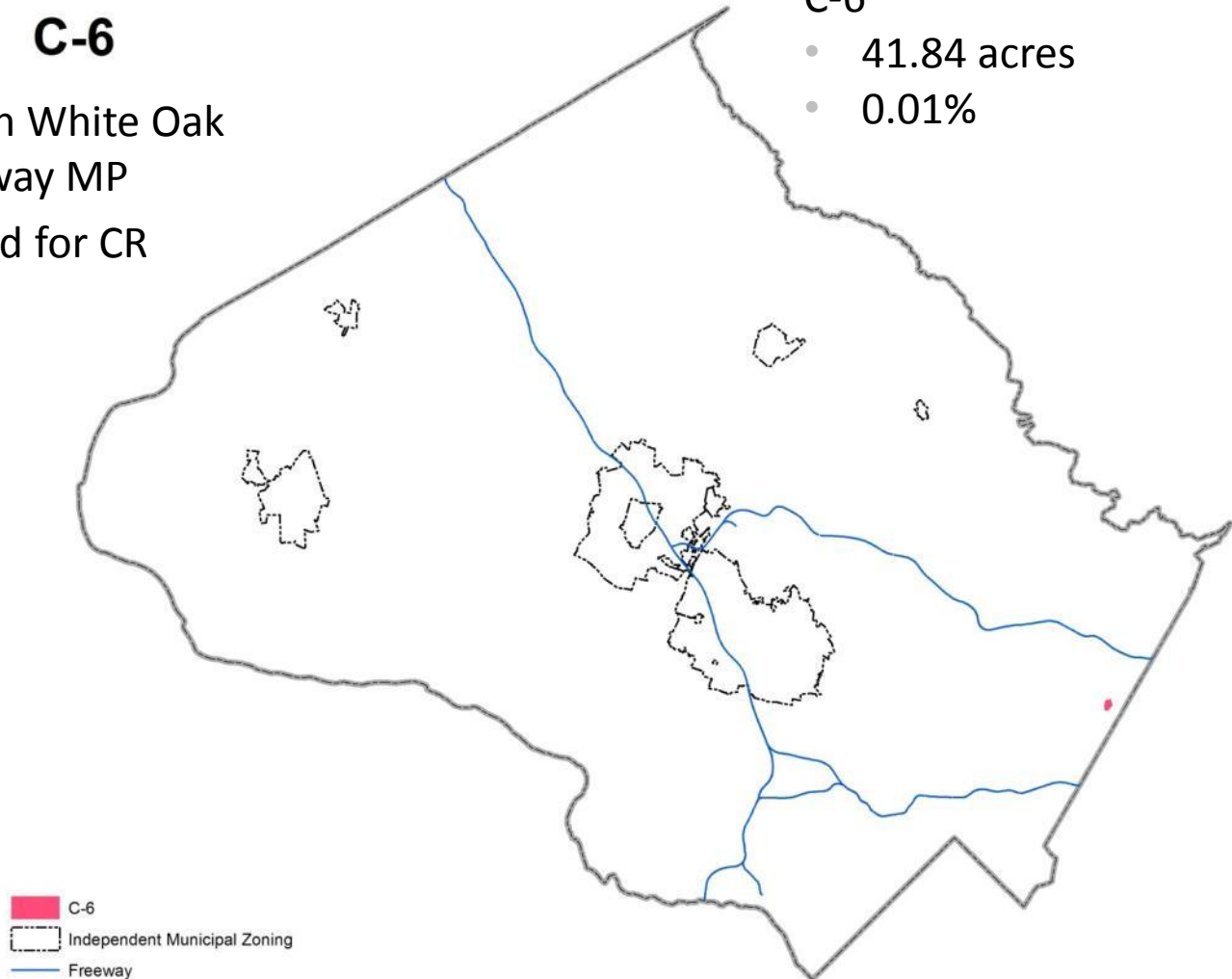
Regional Commercial (low density)

C-6

- Under study in White Oak Science Gateway MP
- Recommended for CR

C-6

- 41.84 acres
- 0.01%



Mapping

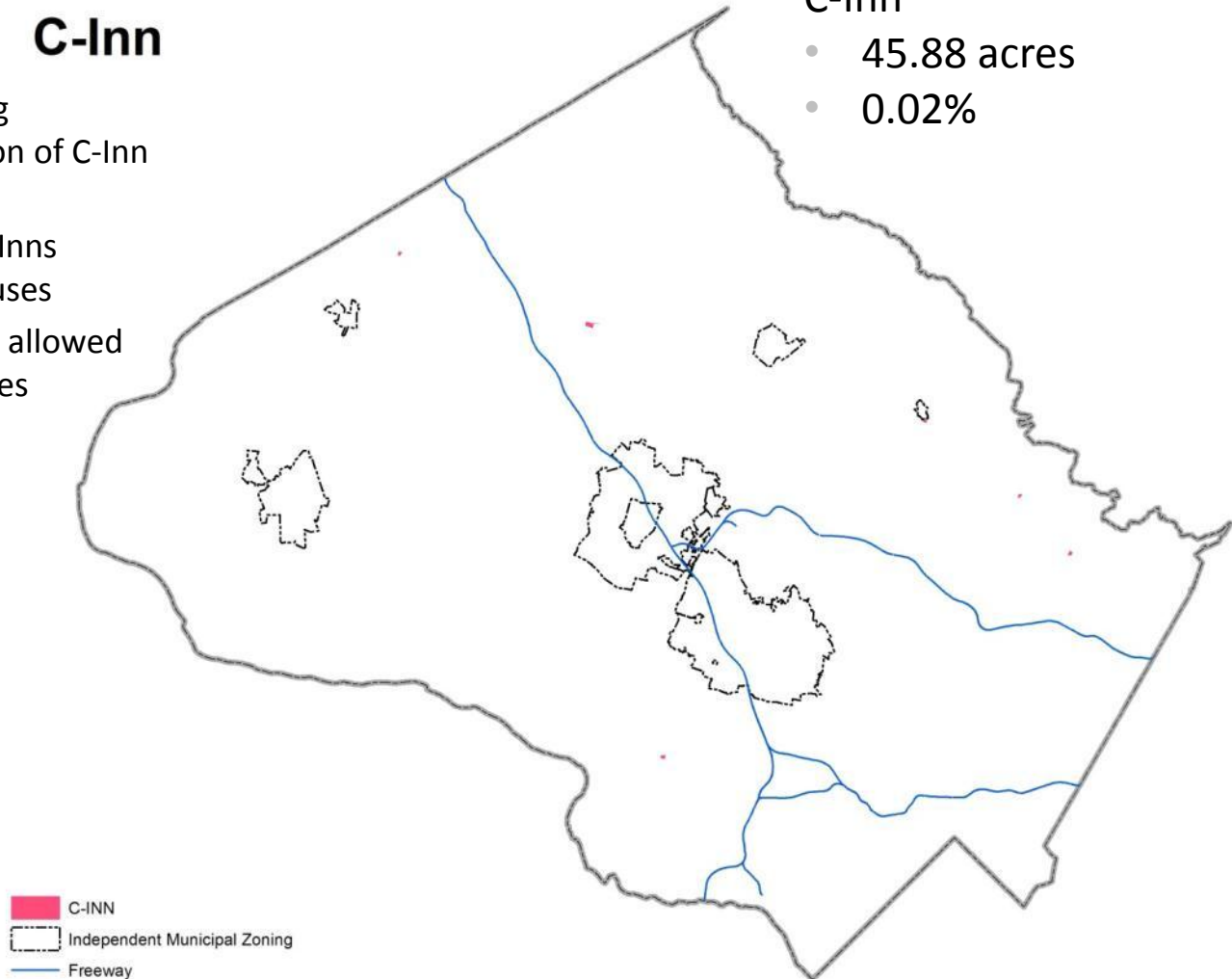
Country Inn

C-Inn

- Convert to zoning preceding creation of C-Inn zone
- Existing Country Inns become limited uses
- New County Inns allowed as conditional uses

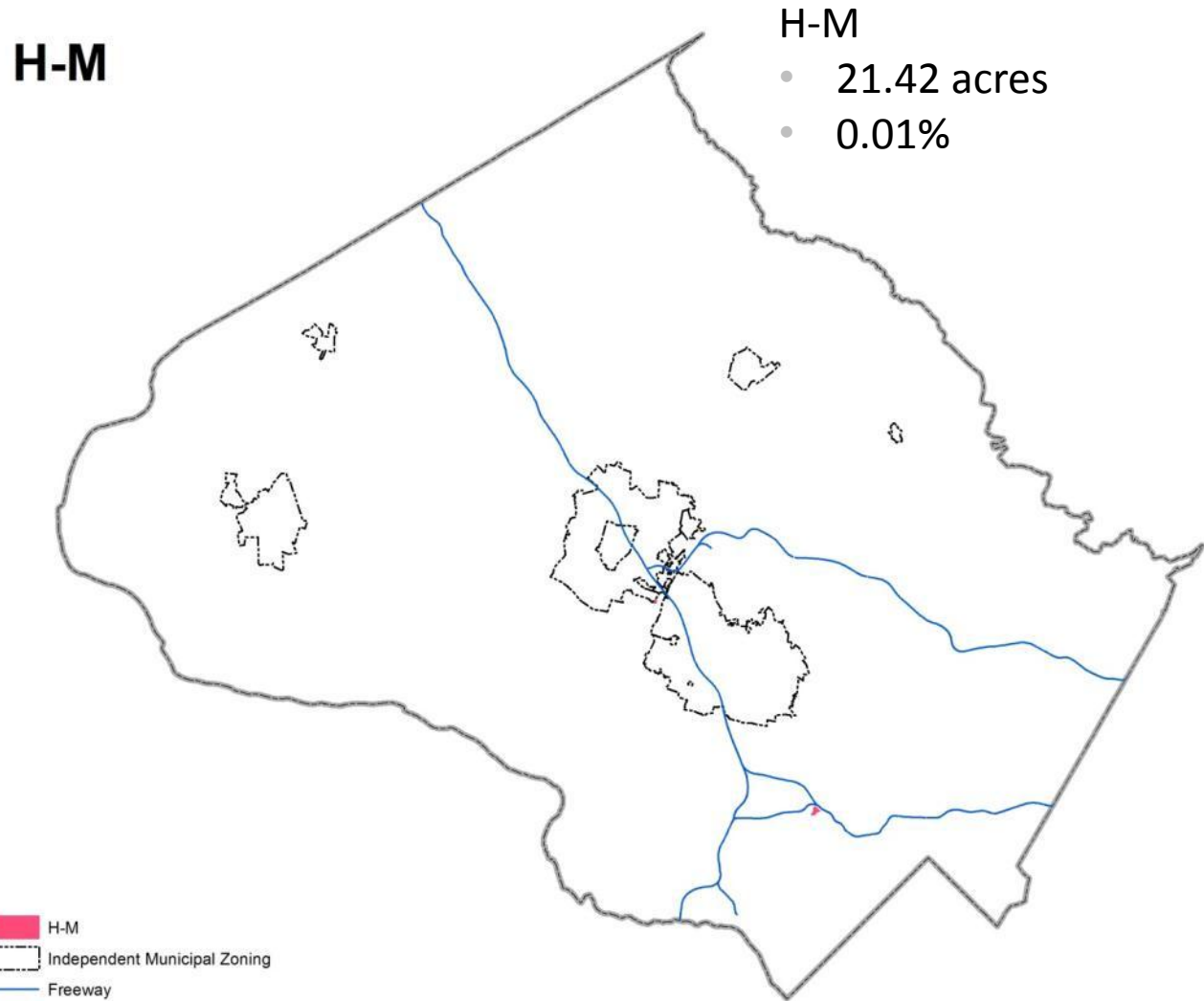
C-Inn

- 45.88 acres
- 0.02%



Mapping

Hotel-Motel



HM Translation

HM	Translation				Acres	Parcels
	Classification	C	R	H		
	CRT1.0	1.0	0.75	H150	21.42	2

HM to CRT Translation:

New Permitted uses

- Ag Vending
- Seasonal Outdoor Sales (current CRT)
- Nursery (current CRT)
- Household Living (current CRT)
- Residential Care (all sizes) (current CRT)
- Live/Work Units (current CRT)
- Charitable, Philanthropic (current CRT)
- Cultural Institution (current CRT)
- Day Care (up to 30) (current CRT)
- Private Ed (current CRT)
- Hospital (current CRT)
- Private Playground (current CRT)
- Private Club, Service Org (current CRT)
- Public Use (current CRT)
- Religious Assembly (current CRT)
- Clinic (current CRT)
- Med/ Dental Lab (current CRT)
- Office (current CRT)
- R&D (current CRT)
- Conference Center (current CRT)
- Health Club (current CRT)
- Rec & Ent (up to 1,000) indoor (current CRT)
- Artisan manufacturing (current CRT)
- Med/Sci Manufacturing (current CRT)
- Railroad Tracks
- Underground pipeline
- Underground transmission line

H-M to CRT Translation:

New Limited uses

- Community gardens
- Urban farming (modification of current CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ... (current CRT)
- PLQ < 50 (current CRT)
- Home Occupation (no/low) (current CRT)
- Home Health Practitioner (low) (current CRT)
- Private Ambulance/ Rescue (current CRT)
- Day Care (over 30) (current CRT)
- Vet (current CRT)
- B&B
- Light vehicle sales & rental (current CRT)
- Minor auto repair (current CRT)
- Drive-thru (current CRT)
- Dry cleaning (up to 3,000sf) (current CRT)
- Bus, Rail Terminal
- Taxi/Limo Facility
- Underground transmission line (current CRT)
- Storage (up to 10,000sf) (current CRT)
- Solar Collection System

H-M to CRT Translation:

New Conditional uses

- PLQ > 50
- Home Health (Major) (current CRT)
- Home Occupation (Major) (current CRT)
- Animal Boarding and Care (current CRT)
- Funeral Home (current CRT)
- Rec & Ent Outdoor & over 1000
- Car Wash
- Fuel Sales
- Major auto repair
- Aboveground Pipeline
- Self-storage (current CRT)

Special Exceptions becoming Limited or Permitted

- Public Utility Structures

Permitted use becoming Limited use

- Parking

Removed Uses

- Telecom Tower

Mapping

Office Zones

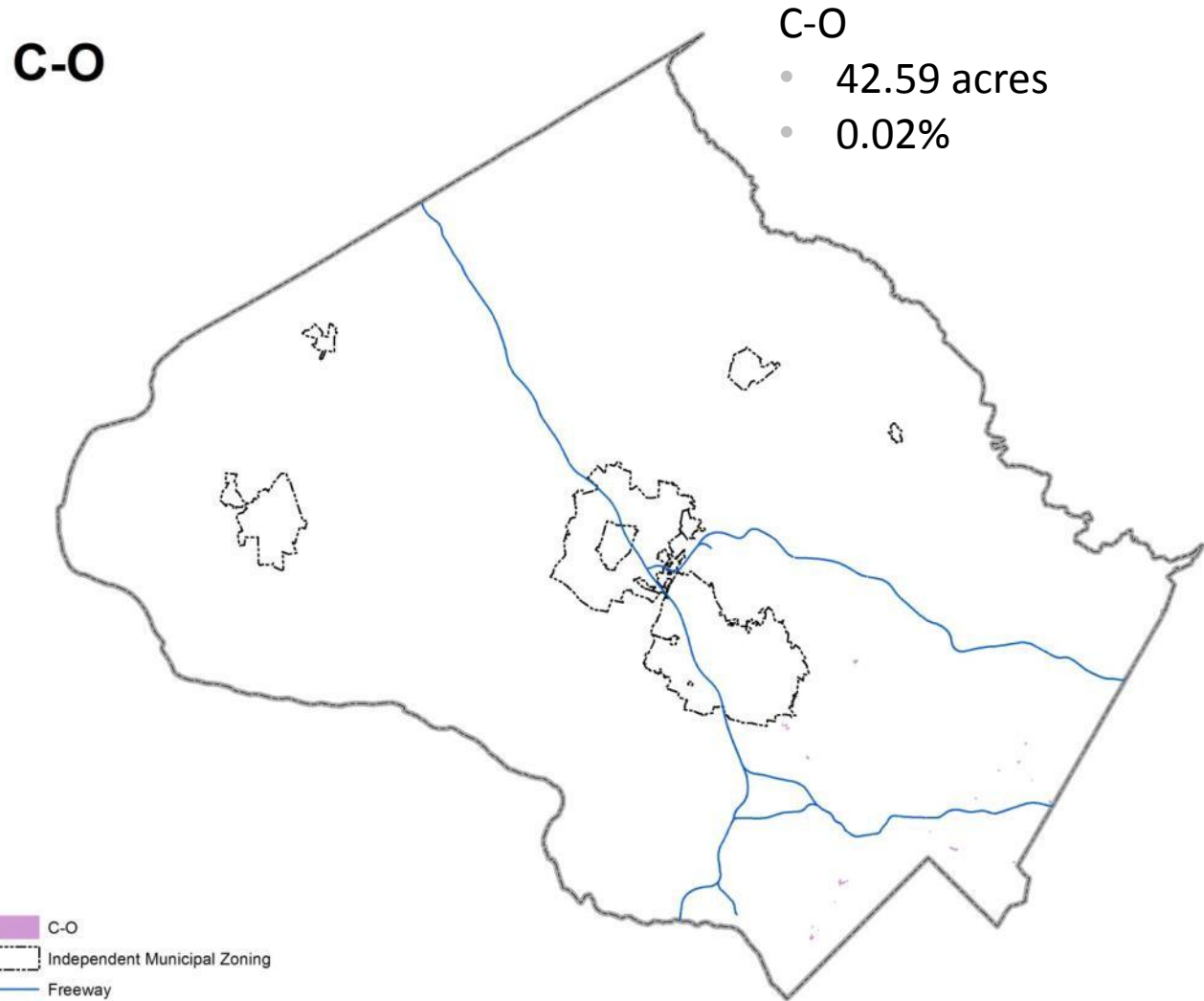
- C-O
- C-P
- O-M
- I-3

- LSC

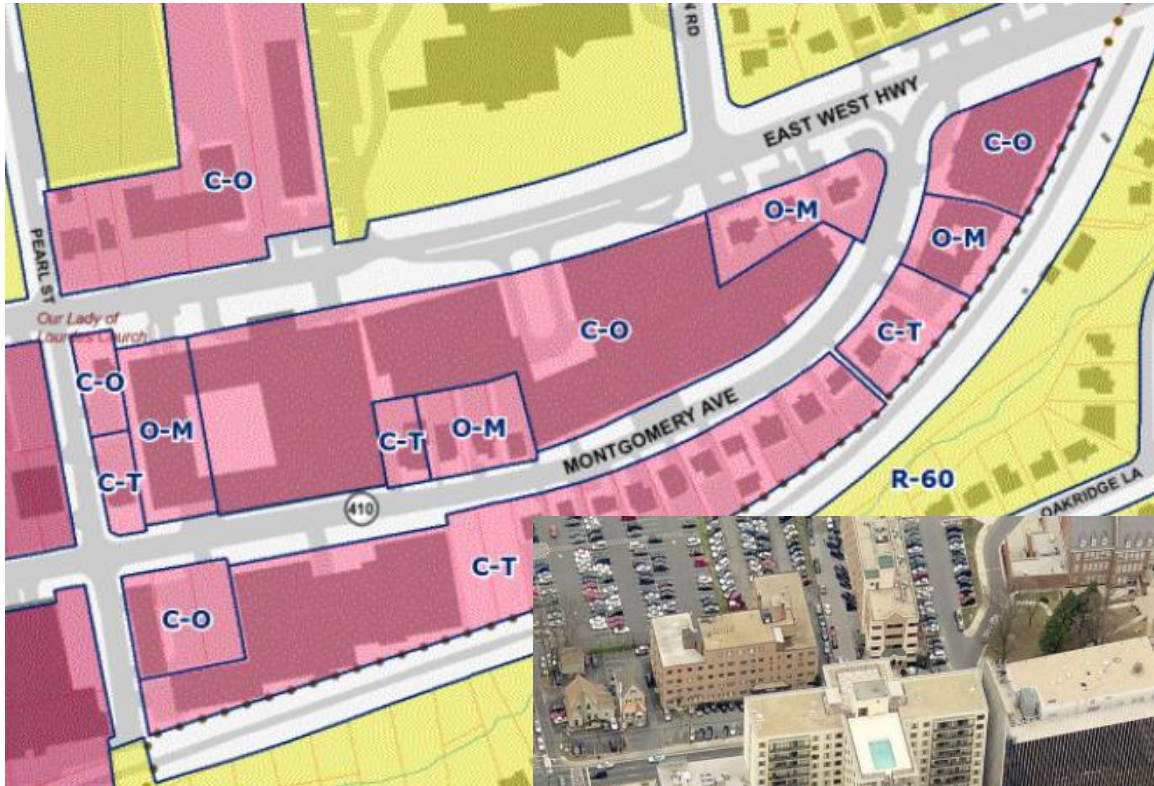


Mapping

Commercial, Office Building



Commercial, Office Building (C-O) Examples



Proposed EOF



C-O Translation

C-O	Translation		Acres	Parcels
	Classification	H		
	EOF3.0	H100	29.52	43

C-O to EOF Translation:

New Permitted uses

- Live/Work Units
- Private Playground
- Med/ Dental Lab

New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Ag Vending
- Seasonal Outdoor Sales
- Household living (single-unit currently allowed? See footnote 2)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Expanded Retail/Service (up to 15,000sf)
- Minor auto repair
- Drive-thru
- Bus, Rail Terminal
- Taxi/Limo Facility
- Solar Collection System



C-O to EOF Translation:

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Expanded Indoor Rec & Ent Uses
- Fuel Sales

Special Exceptions becoming Limited or Permitted

- Private Ambulance/ Rescue
- Private Club/ Service Org
- Restaurant

Permitted use becoming Limited use

- Aboveground Trans Line (elec only)



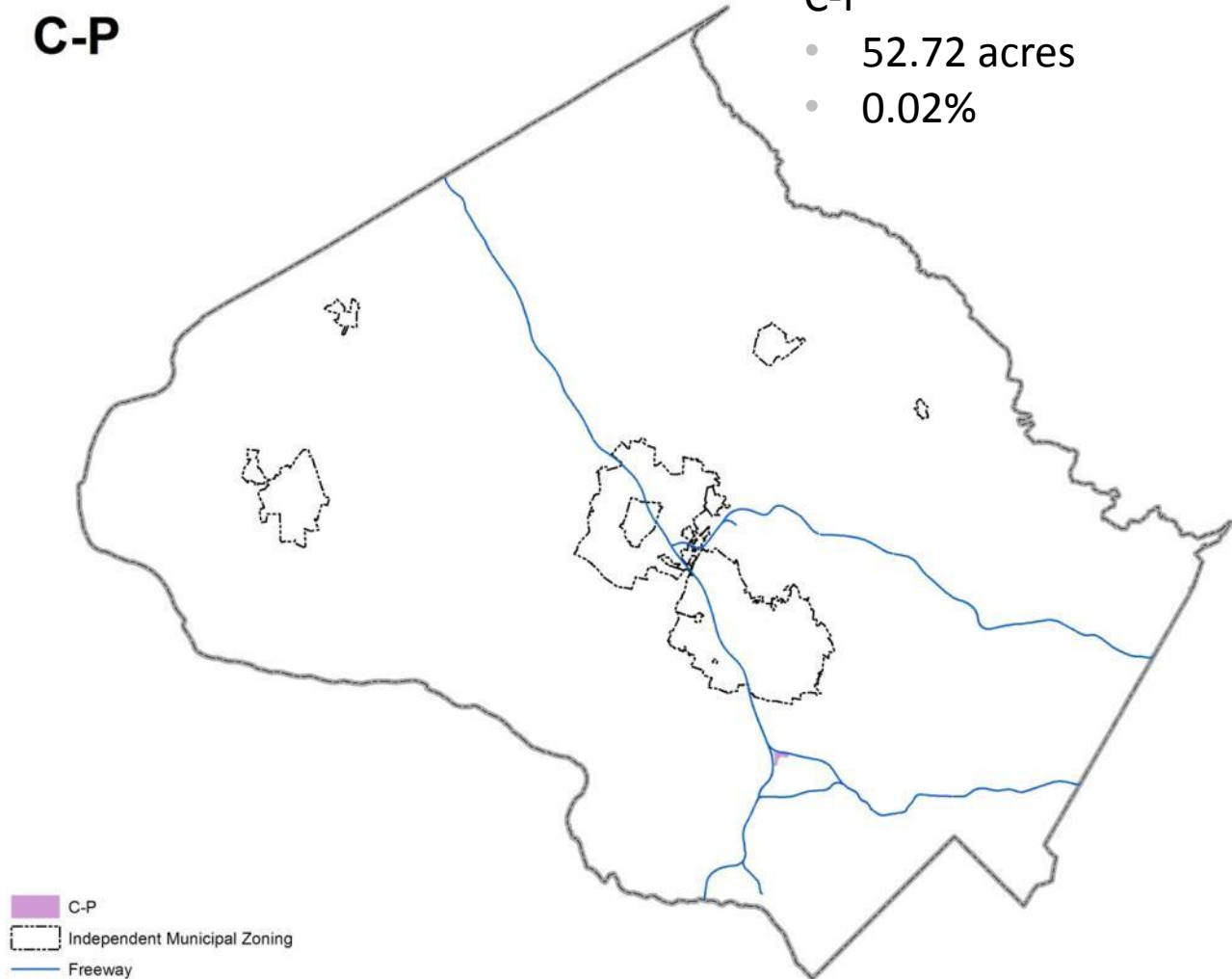
Mapping

Commercial, Office Park

C-P

C-P

- 52.72 acres
- 0.02%



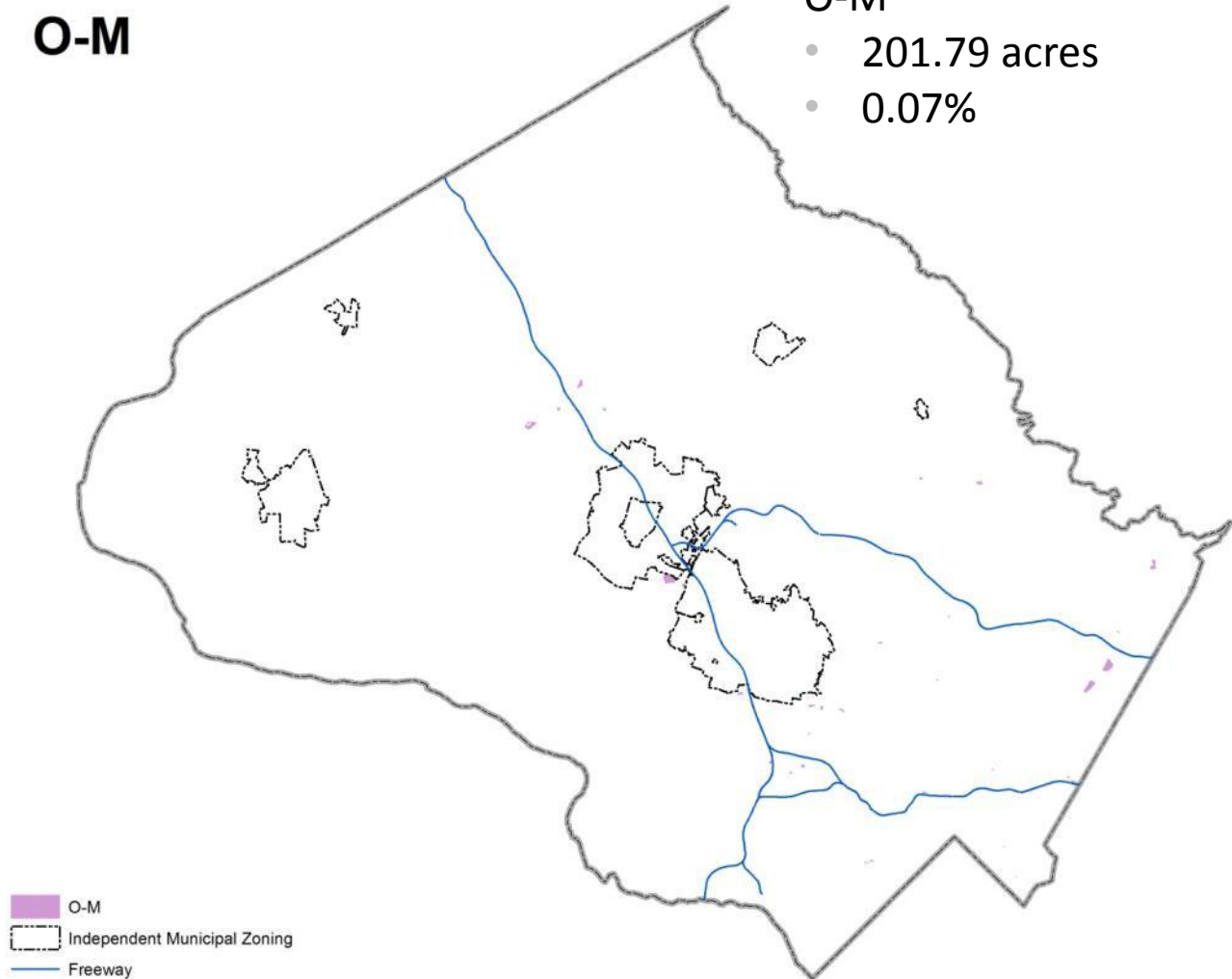
Mapping

Office Building (moderate intensity)

O-M

O-M

- 201.79 acres
- 0.07%



Office Building, Moderate Intensity (O-M) Examples



Proposed EOF



O-M Translation

O-M	Translation		Acres	Parcels
	Classification	H		
Abuts C-2, < ½ acre	CRT1.5 C1.5 R0.5	H60	1.87	8
Abuts C-2, > ½ acre	CRT1.5 C1.5 R0.5	H75	3.28	2
Other & < ½ acre	EOF1.5	H60	4.74	35
Other & >½ acre	EOF1.5	H75	162.55	32
Custom	EOF1.0	Varies	5.42	6

O-M to EOF Translation:

– New Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Hotel/Motel (consolidation w/ C-O and I-3)
- Medical/Dental Labs (consolidation w/ I-3)
- Bus/Rail Terminal
- Railroad Tracks (consolidation w/ C-O and I-3)
- Taxi/Limo Facility
- Pipelines (consolidation w/ C-O and I-3)
- Transmission Lines

– New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Household Living (currently only those units grandfathered at reclassification to OM)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Private Club, Service Org (consolidation w/ C-O and I-3)
- Drive Thru
- Solar Collection System

O-M to EOF Translation:

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Residential Care (over 16) (consolidation w/ C-O)
- Hospital (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Media Broadcast Tower (consolidation w/ C-O)
- Filling Station
- Helipad/Heliport (consolidation w/ C-O)

Special Exceptions becoming a Limited or Permitted uses

- Freestanding Wireless communication (consolidation w/ C-P and C-O)

Permitted use becoming Limited use

- Retail/Service Establishments (limited to 30% gfa under one application)

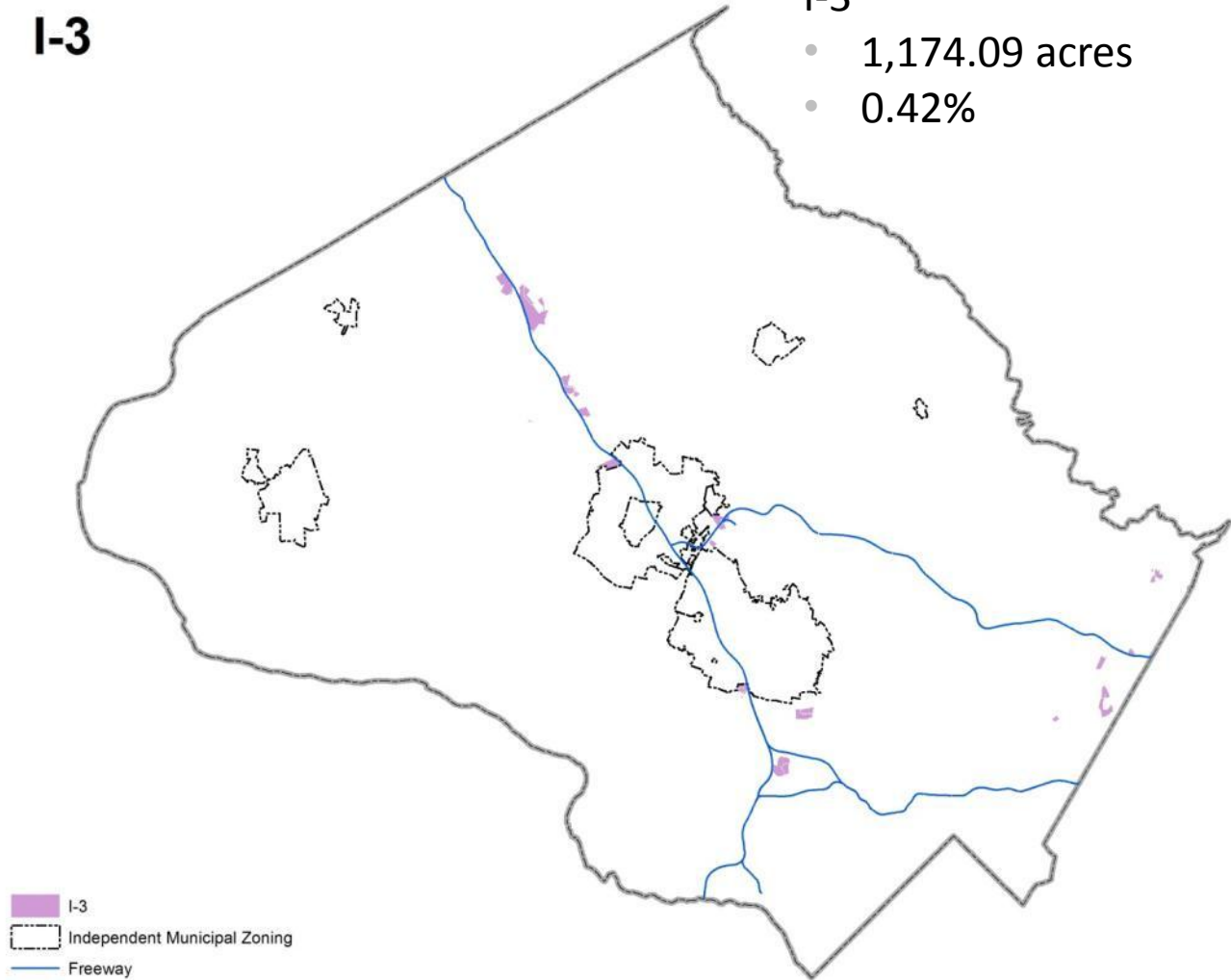
Mapping

Technology & Business Park

I-3

I-3

- 1,174.09 acres
- 0.42%



Technology and Business Park (I-3) Examples



Proposed EOF

I-3 Translation

I-3	Translation		Acres	Parcels
	Classification	H		
	EOF0.75	H100	970.29	270

I-3 to EOF Translation:

– New Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Ambulance/ Rescue (private)
(consolidation w/ C-O)
- Charitable/ Philanthropic (consolidation
w/ C-O)
- Hotel/Motel (consolidation w/ C-O)
- Bus/Rail Terminal
- Taxi/Limo Facility

– New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Telecom towers (consolidation w/ C-O)
- Minor Vehicle Repair
- Drive Thru
- Solar Collection System

I-3 to EOF Translation:

Special Exceptions becoming a Limited or Permitted uses

- Household Living
- Private Club/ Service Org
- Restaurants (consolidation w/ C-O)
- Funeral home, undertaker (consolidation w/ C-O)
- Pipelines (aboveground) (consolidation w/ C-O)

Permitted use becoming Limited use

- R&D (includes some limitations from C-O)
- Aboveground Transmission Lines (only electric)

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Residential Care (over 16) (consolidation w/ C-O)
- Hospital (consolidation w/ C-O)
- Community Swimming Pool (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Filling Station
- Rec & Ent (Indoor) < 1000

Removed uses

- Conference Center
- Some light manufacturing uses
- Med/Sci Manufacturing and Production
- Storage Facilities

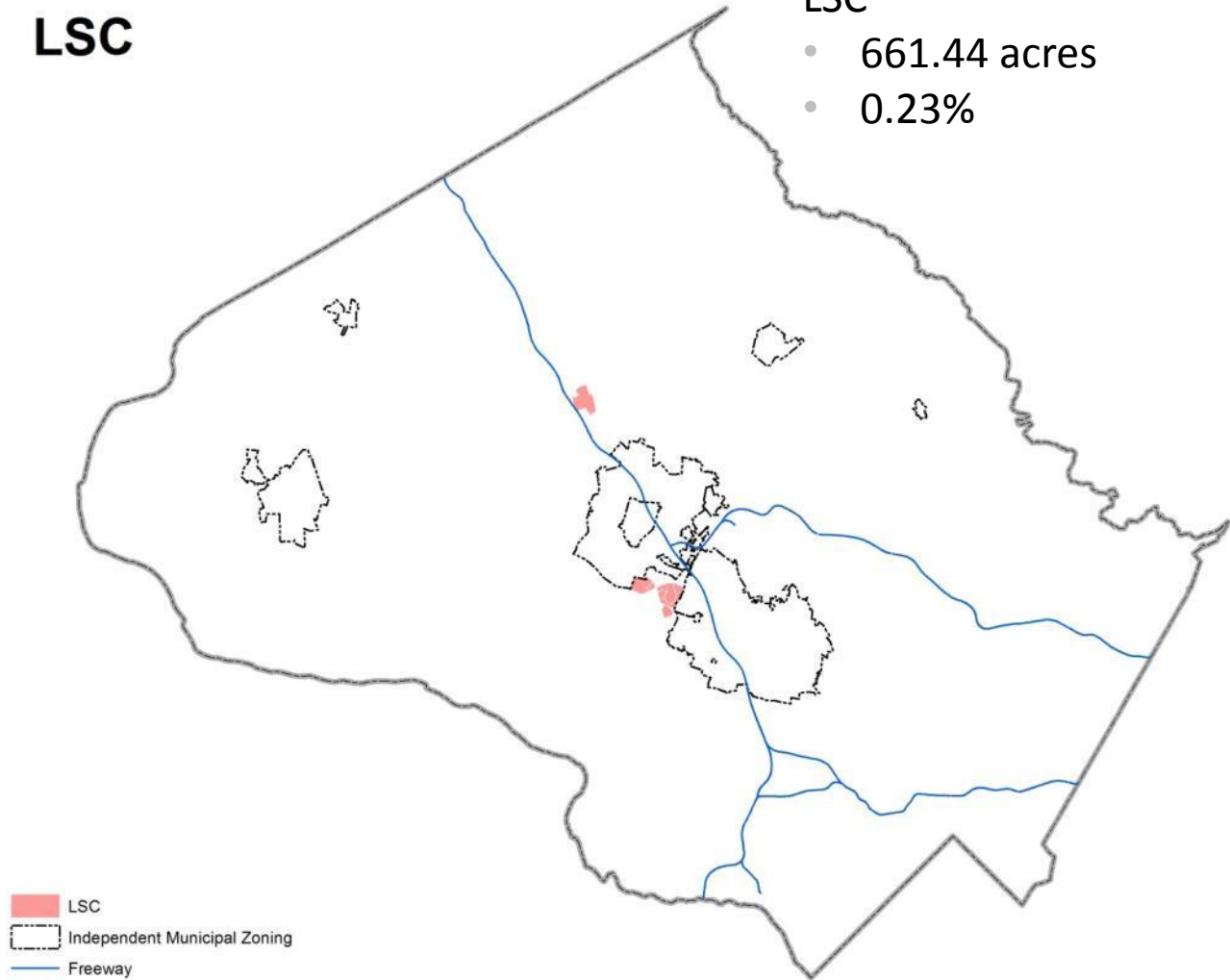
Mapping

Life Science Center

LSC

LSC

- 661.44 acres
- 0.23%



LSC Translation

	Translation		Acres	Parcels
	Classification	H		

LSC Translation:

– New Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Ambulance/ Rescue (private)
- Charitable/ Philanthropic
- Bus/Rail Terminal

– New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Transitory Use
- Solar Collection System