

Zoning Rewrite Implementation Worksession #7

Commercial Zones

April 25, 2013

Proposal

Translation

C-1

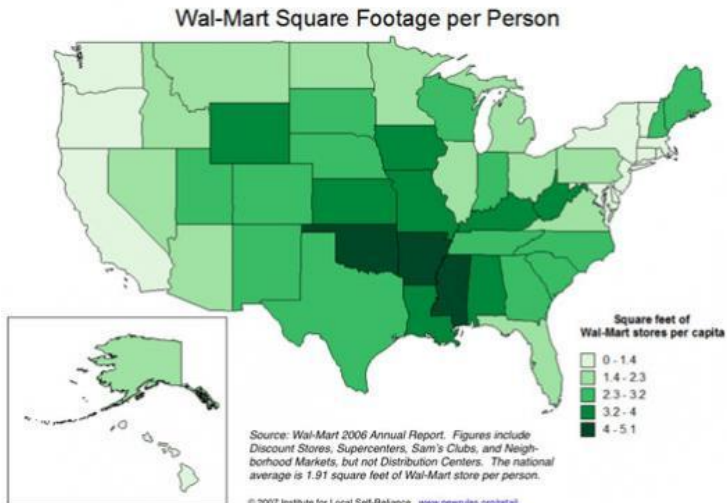
- To accommodate fuel sales/drive-thru uses
- No change in densities/heights proposed
- Translation
 - NR if abutting R-150 or lower density (no change) or 5 acres+ or contiguous with 5 acres+
 - CRT for all other sites, except
 - CRN when covered by Rural Village Overlay Zone (fuel sales allowed as conditional use in overlay)

Box Stores

Translation

- NR
- GR
- CRT
- CR

- Combination retail store
 - > 120,000 sf
 - Pharmacy & full line grocery store
 - SE in C-2, C-3, MXPDP
- Rockville Big Box ZTA/ Draft CRT & CR:
 - > 50,000 sf footprint or > 100,000 sf total GFA for one tenant
 - Within ½ mile of metro
 - Max 80,000 sf footprint
 - Mixed-use requirement
 - Design standards
 - No SE



Box Stores

Translation

- NR
- GR
- CRT
- CR

Median Grocery Store Size	
2010	46,000
2009	46,235
2008	46,755
2007	47,500
2006	48,750
2005	48,058
2004	45,561
2003	44,000
2002	44,000
2001	44,000
2000	44,600
1999	44,843
1998	40,483
1997	39,260
1996	38,600
1995	37,200
1994	35,100

• Proposal

- Add grocery store as separate retail use
 - Defined as a store with at least 80% of sales floor devoted to the sale of food products for home preparation.
 - Permitted in CRT, CR, GR, NR
 - Limited in CRN to mapped density or 47,500sf, whichever is less



Box Stores

Translation

- NR
- GR
- CRT
- CR
- Industrial



Shinsegae Centumcity Department Store
3.163 million square feet

- Proposal
 - Retail/Service Establishment (50,000 – 84,999 SF)
 - Retail/Service Establishment (85,000 – 119,999 SF)
 - Limited in CRT and CR (no change)
 - Limited in IL, IM, IH (no change)
 - Limited in GR, NR (new)
 - Site plan where abutting ag/rur/res
 - Metro station requirements for mixed-use (3.5.1.1.A.2.c.), exception in regional mall overlay
 - Retail/Service Establishment (120,000 SF and over)
 - Limited in CRT and CR (no change)
 - Limited in IL, IM, IH (no change)
 - Conditional in CRT, CR, GR, NR (keep G-2.15 requirements)

Funeral Homes

Translation

- CRT
- CR

- Current

- SE in C-T, C-4, CBD-1, CBD-2, O-M, C-O
- P in C-2, C-3

- Proposed

- P in GR (C-2 & C-3)
- C in EOF (O-M, C-O, & I-3)
- L in CRT & CR

New use in many zones (C-1, RMX, MXTC, some CBDs, MXTC, TOMX, TMX)

- Proposed Conditional Standards

- Side/rear setback 50'
- Frontage on road with >1 travel lane each way

- Proposed Limited Standards

- Site plan if abutting ag/rural/res?
- Minimum parking/queuing area?

McHUMOR.com by T. McCracken

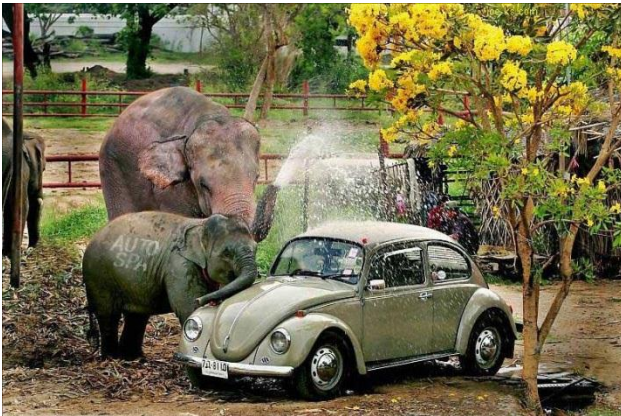


"I'd like to prearrange nine funerals."

GR Uses

Translation

- C-2
- C-3



- Car Wash **proposed limited use standards**
 - When a Car Wash occupies a corner lot, the ingress or egress driveways are located a minimum of 20 feet from the intersection of the front and side street lines of the lot.
 - Obstructions which adversely affect visibility at intersections or to the Car Wash driveways are prohibited.
 - All driveways must be perpendicular to the curb or street line.
 - Vehicle stacking space must be equivalent to 5 times the vehicle capacity of the automatic car wash or 3 times the vehicle capacity of the manual car wash bays.
 - Demonstrate that the vehicles using the Car Wash will not queue off-site.
 - Where abutting or confronting a property zoned Residential that is vacant or improved with a residential use:
 - All buildings must be set back a minimum of 100 feet from the abutting residential lot line; and
 - All parking and drive aisles for vehicles must be set back a minimum of 50 feet from the abutting residential lot line.

GR Uses

Translation

- C-2
 - C-3
- Heavy Vehicle Sales/Rental **proposed limited use standards**
 - Vehicles must be stored or parked only on a hard surface that is constructed of material resistant to erosion, is adequately treated to prevent dust emission, and is surrounded by a raised curb. The parking and storage area must be set back a minimum of 15 feet from any right-of-way, 15 feet from any lot line abutting land in a Residential zone, and 3 feet from any other lot line.
 - A minimum of 20 feet between access driveways on each street is required, and all driveways must be perpendicular to the curb or street line
 - On a corner lot, the access driveway must be located a minimum of 20 feet from the intersection of the front and side street rights-of-way, and is a maximum of 30 feet in width.
 - Product displays, parked vehicles and other obstructions, which would adversely affect visibility at intersections or to driveways are prohibited.

GR Uses

Translation

C-2

C-3

- Animal Boarding L or C?
 - C-3: P (in soundproof building)
 - C-2: Not allowed
- Limited use with standards:
 - In the Commercial/Residential and Employment zones, an outdoor exercise yard is allowed if:
 - it is fenced and set back a minimum of 50 feet from any Residential zone; and
 - any animal is prohibited from being outdoors between 9:00 p.m. and 7:00 a.m.
 - All interior areas for the keeping of animals must be soundproofed.
 - Site plan if abutting or confronting residential/ag...



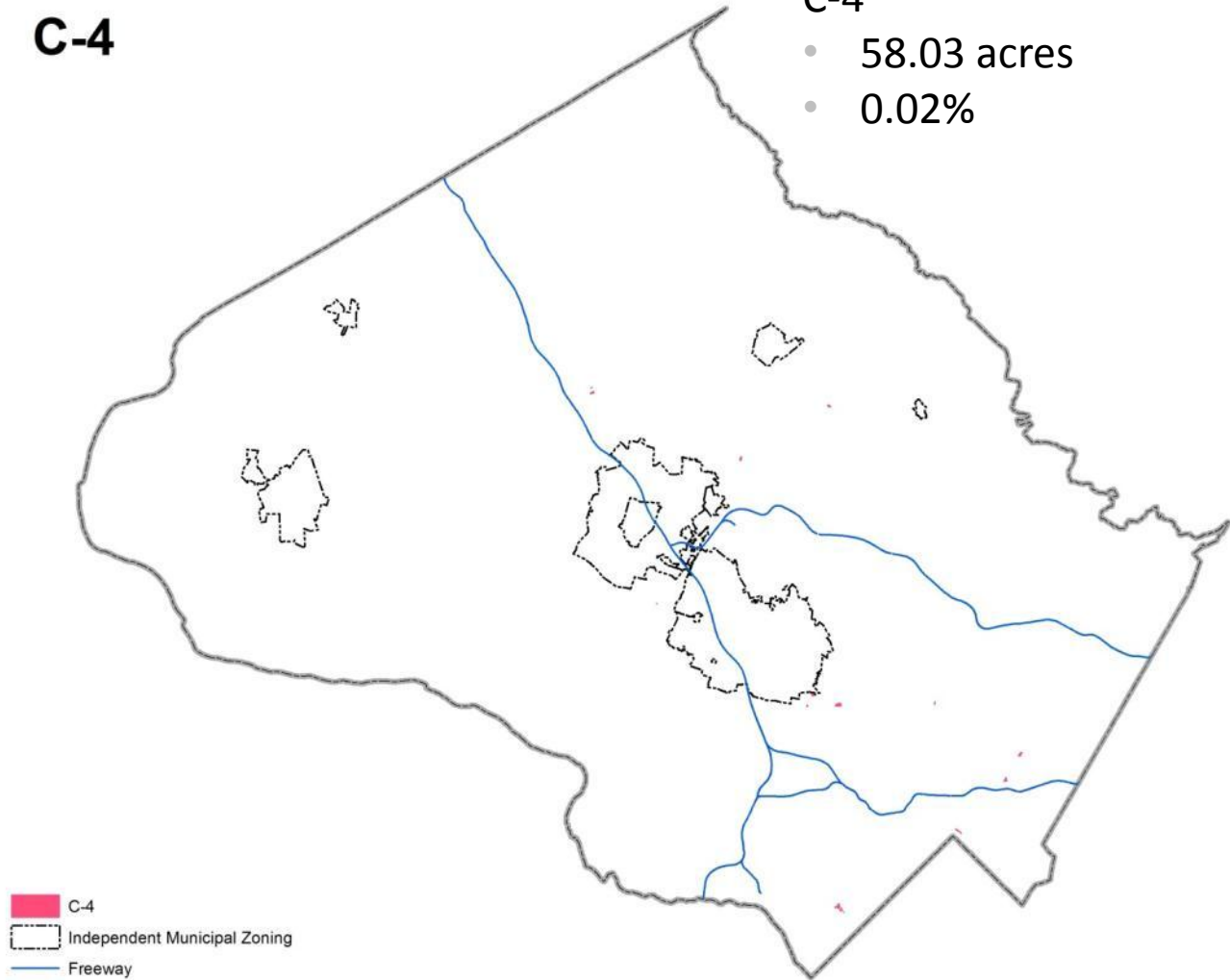
Mapping

Limited Commercial

C-4

C-4

- 58.03 acres
- 0.02%



C-4 Translation

C-4	Translation				Acres	Parcels
	Classification	C	R	H		
MP recommends low intensity	CRT 0.25	0.25	0.25	H 30	3.53	3
Otherwise	CRT 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 CRT Translation:

– New Permitted uses

- Agricultural Vending (current CRT)
- Seasonal Outdoor Sales (current CRT)
- Nursery (current CRT)
- Residential Care (up to 8) (current CRT)
- Live/Work Units (current CRT)
- Playground (private) (current CRT)
- Hospital (current CRT)
- Private Club, Service Org (current CRT)
- Hotel, Motel (current CRT)
- Med/Dental Lab (current CRT)
- R&D (current CRT)
- Conference center (current CRT)
- Artisan manufacturing (current CRT)
- Belowground pipeline (current CRT)
- Transmission Lines (belowground) (current CRT)

– New Limited uses

- Community gardens
- Urban farming (modified CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ... (current CRT)
- Residential Care (9+) (current CRT)
- Home Occupation (no/low) (current CRT)
- Home Health Practitioner (low) (current CRT)
- Vet (site plan if adj...) (current CRT)
- B&B
- Light Vehicle Sales/ Rental (current CRT)
- Med/Sci Manufacturing & Production (current CRT)
- Bus, Rail Terminal
- Transmission Lines (aboveground)
- Solar Collection System

C-4 to CRT Translation:

Special Exceptions becoming Limited or Permitted

- Household Living (current CRT)
- Private Education (current CRT)
- Structured Parking (current CRT)
- Rec & Ent Indoor (up to 1000)
- Minor Auto Repair (current CRT)
- Drive-thru (current CRT)
- Public Utility Structure
- Storage Facility < 10,000sf (current CRT)

Permitted use becoming Limited use

- Day Care 30+ (site plan if adj...) (current CRT)
- Surface Parking (only for interim use)

New Conditional uses

- Home Health (Major) (current CRT)
- Home Occupation (Major) (current CRT)
- Animal Boarding and Care (current CRT)
- Aboveground Pipeline
- Self-storage (current CRT)

Removed Uses

- Swimming Pools, community
- Telecommunications Tower
- Helistop
- Helipad, Heliport
- Storage Facility >10,000sf

Mapping

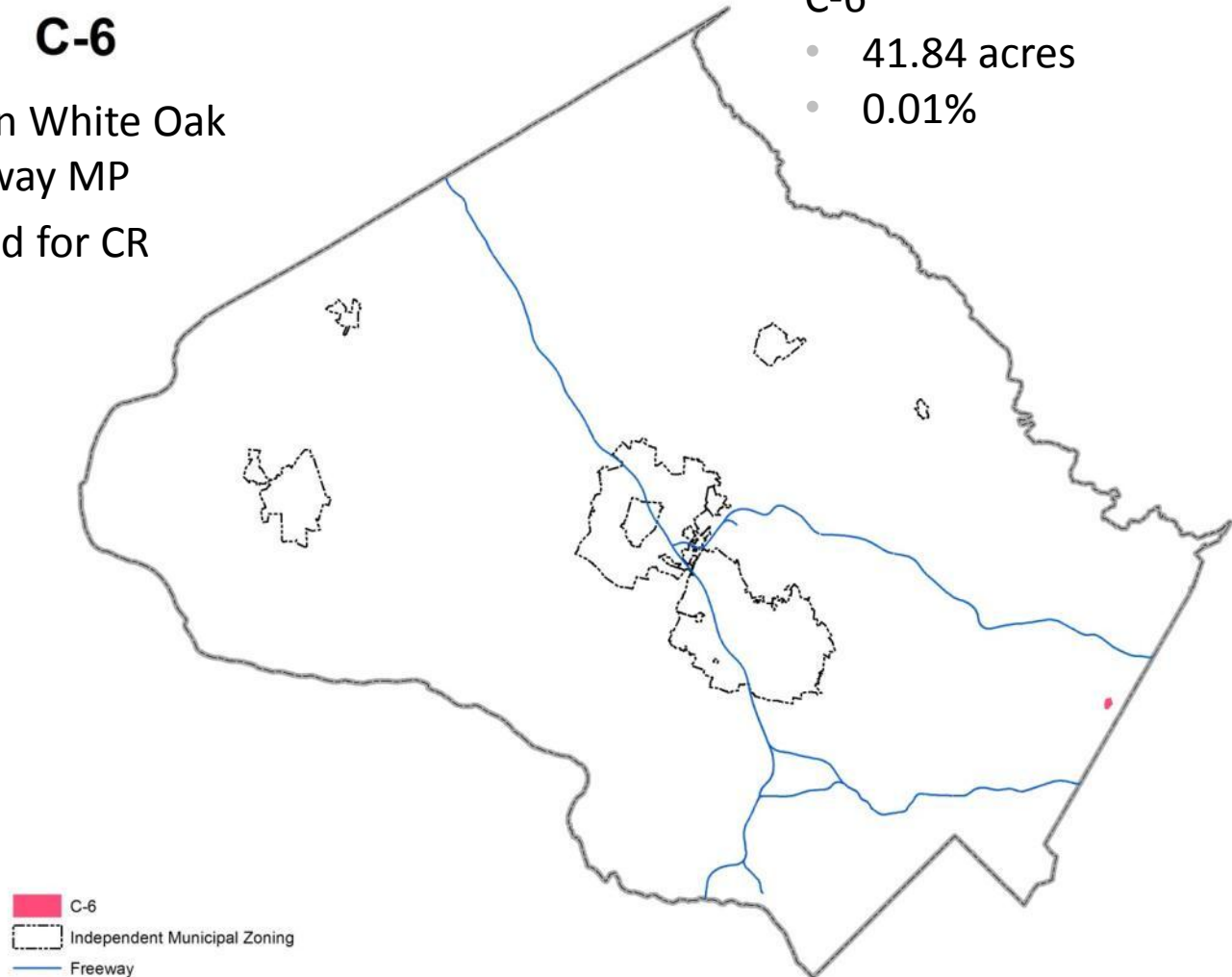
Regional Commercial (low density)

C-6

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

C-6

- 41.84 acres
- 0.01%



Mapping

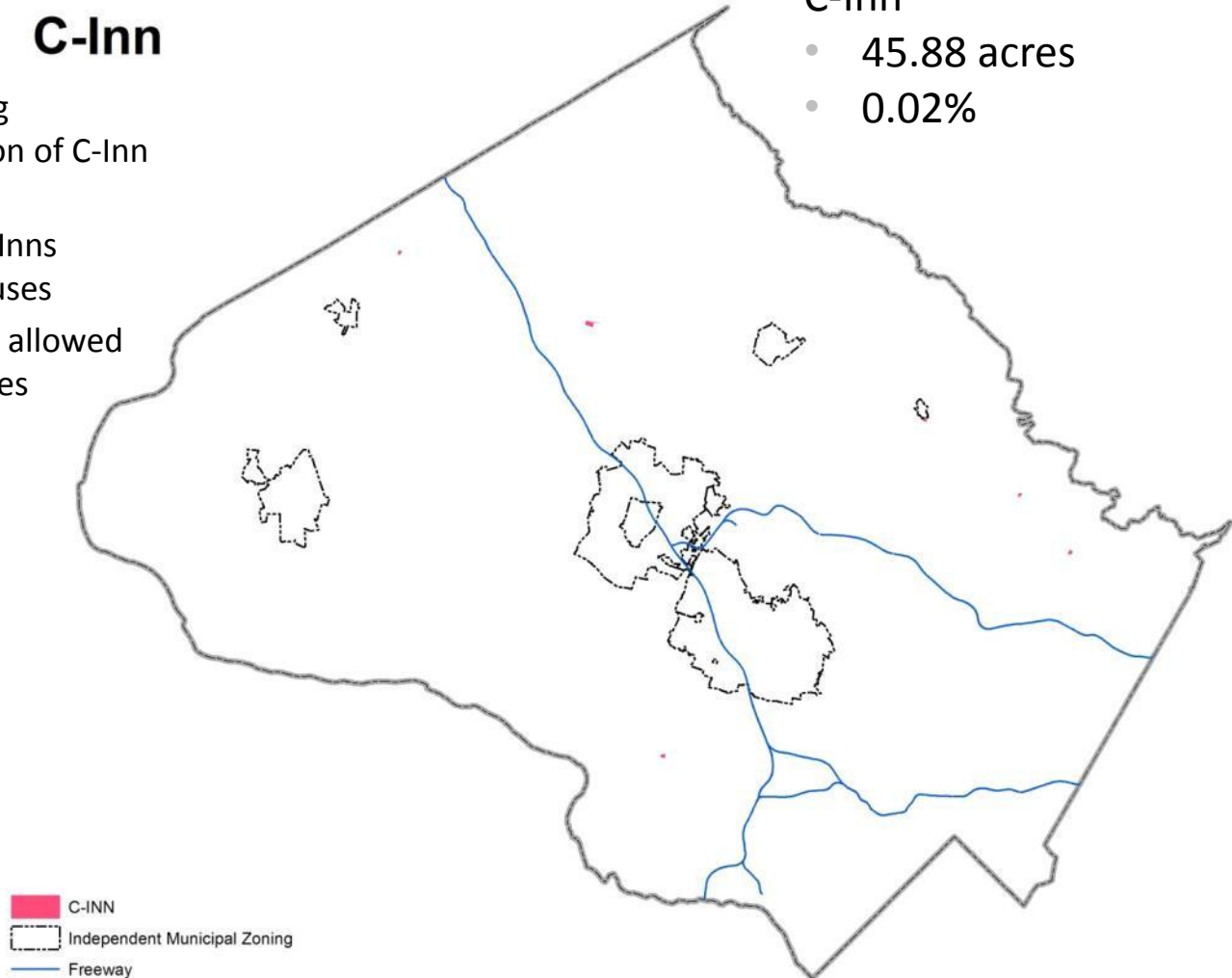
Country Inn

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%



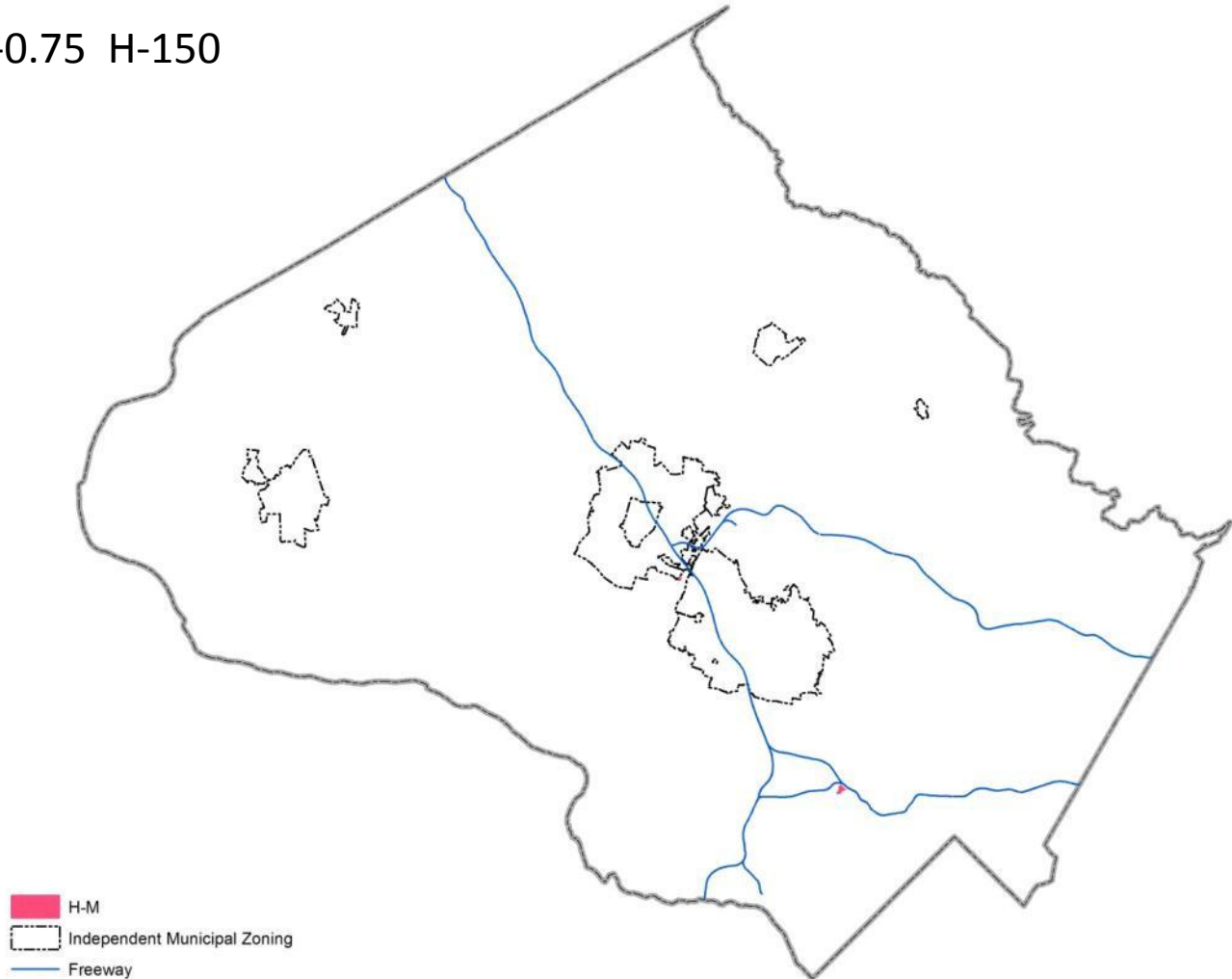
Mapping

Hotel-Motel (H-M)

Translation

CRT-1.0 C-1.0 R-0.75 H-150

- 21.42 acres
- 0.01%



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 (consistency)
- Underground pipeline (current CRT)
- Underground transmission line (current CRT)

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 (current CRT)
- Major auto repair
- Aboveground Pipeline
- Self-storage (current CRT)

Special Exception becoming Limited or Permitted

- Public Utility Structures (site plan if adj...)

Permitted becoming Limited

- Parking

Removed

- Telecom Tower

Mapping

Office Zones

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



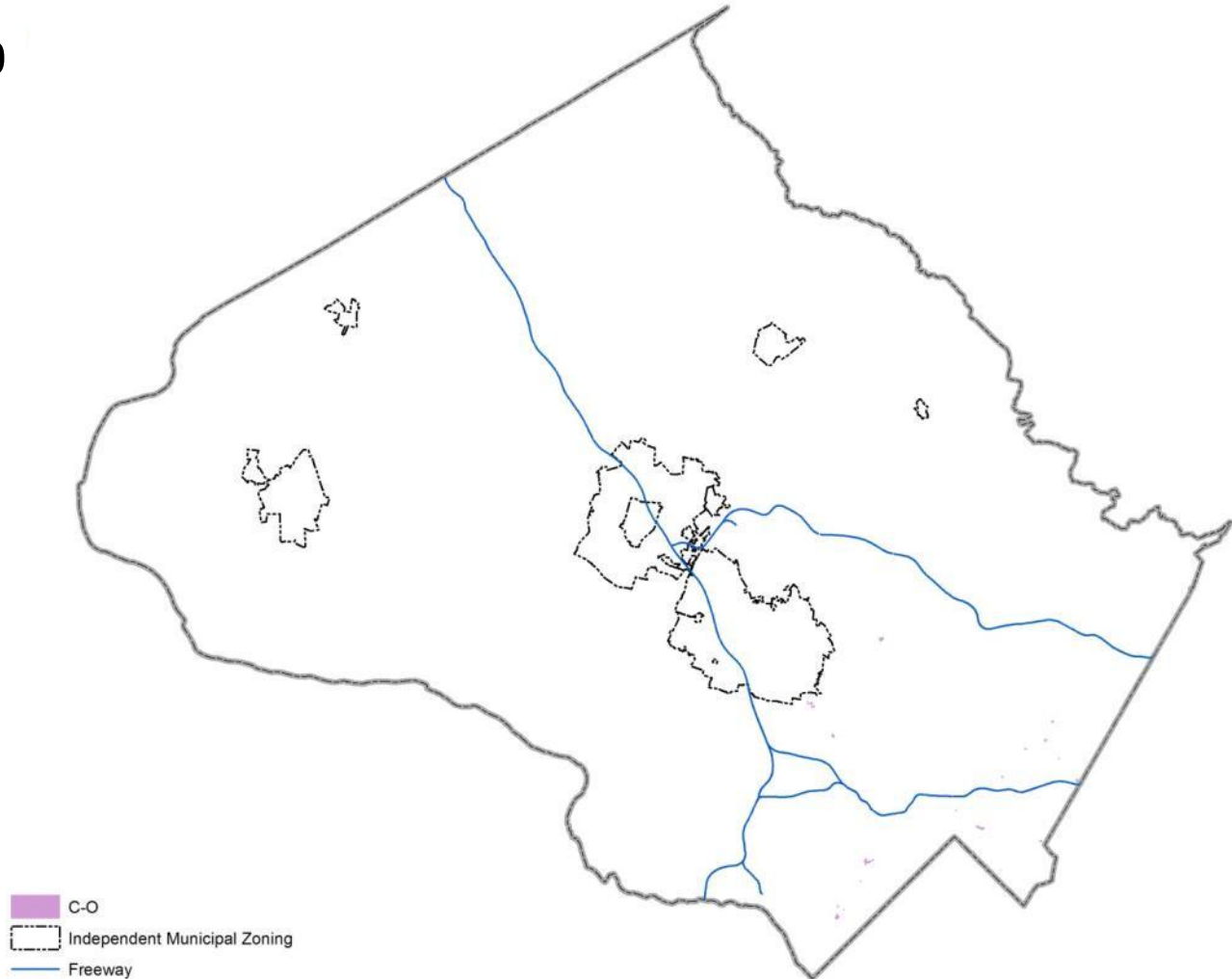
Mapping

Commercial, Office Building (C-O)

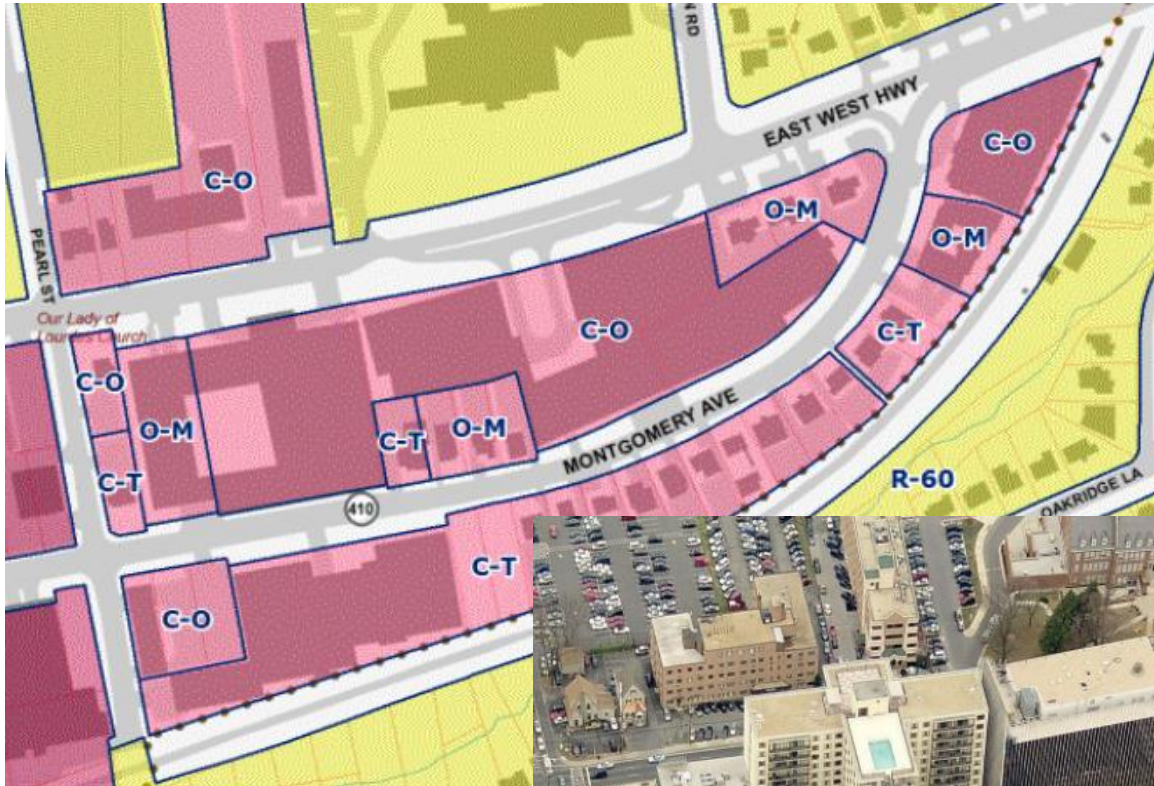
Translation:

EOF-3.0 H-100

- 42.59 acres
- 0.02%



Commercial, Office Building (C-O) Examples



Proposed EOF



C-O to EOF Translation:

New Permitted uses

- Live/Work Units
- Private Playground
- Med/ Dental Lab
- Taxi/Limo Facility
- Bus, Rail Terminal

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
- 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 becoming Limited

- Aboveground Trans Line (elec only)



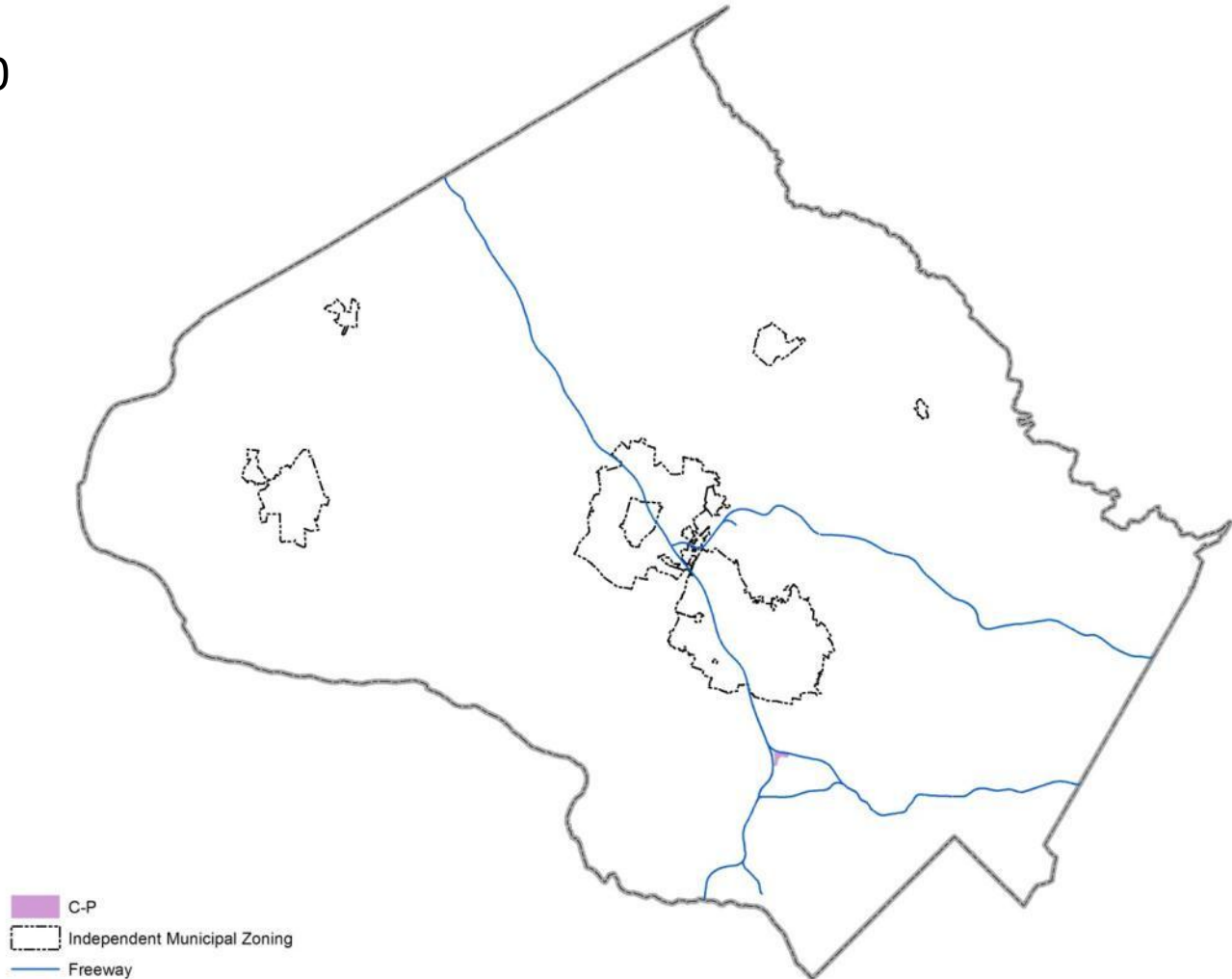
Mapping

Commercial, Office Park (C-P)

Translation:

EOF-1.25 H-90

- 52.72 acres
- 0.02%



C-P to EOF Translation:

New Permitted uses

- Live/Work Units
- Private Playground
- Ambulance/ Rescue (private)
- Hotel, motel
- Med/ Dental Lab
- Bus, Rail Terminal
- Railroad tracks
- Taxi/Limo Facility
- Aboveground Pipeline (current C-O)

New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Ag Vending
- Seasonal Outdoor Sales
- Household living
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Private Club/ Service Org
- Minor auto repair
- Drive-thru
- Aboveground Transmission
- Solar Collection System

C-P to EOF Translation:

New Conditional uses

- Res Care (over 16) (current CO)
- Home Health (Major)
- Home Occupation (Major)
- Hospital (current CO)
- Media Broadcast Tower (current CO)
- Funeral Home (current CO)
- Indoor Rec & Ent
- Fuel Sales

Special Exceptions becoming Limited or Permitted

- Restaurant
- Retail/Service (up to 50,000sf)

Removed Uses

- Conference center (corporate training center)

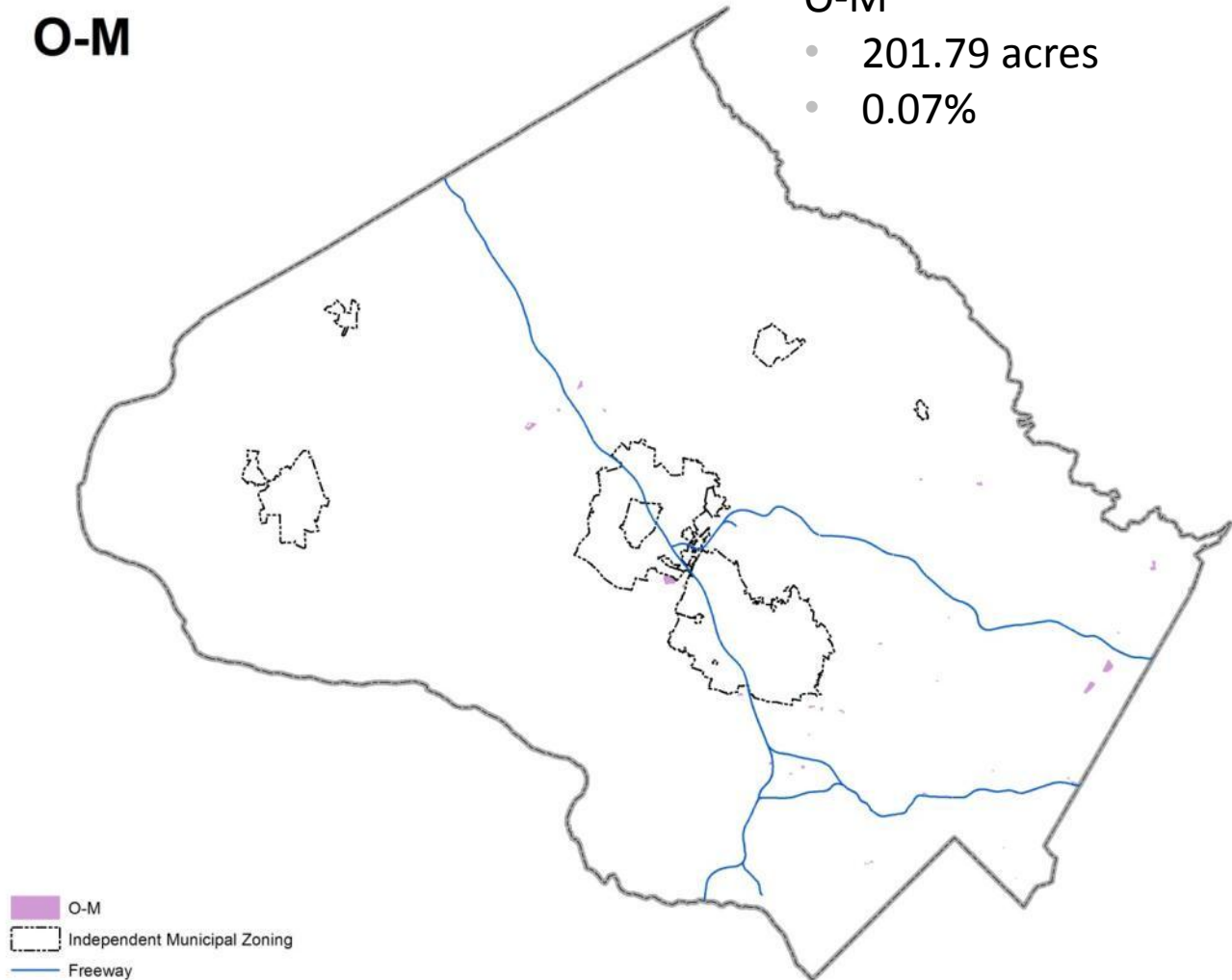
Mapping

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

- PLQs > 50
- Home Health (Major)
- Home Occupation (Major)
- Residential Care (all sizes)
- 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)

O-M to CRT Translation:

New Permitted uses

- Nursery
- Agricultural Vending
- Seasonal Outdoor Sales
- Live/Work Units
- Playground, Outdoor Area (private)
- Household Living (currently only those units grandfathered at reclassification to OM)
- Hospital
- Private Club, Service Org
- Hotel/Motel
- Medical/Dental Labs
- Rec & Ent (Indoor < 1000)
- More retail service uses < 50,000)
- Artisan Manufacturing & Produc
- Med/Sci Manufacturing & Produc
- Railroad Tracks
- Underground Pipe/Transmission Lines

New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ...
- PLQ < 50
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Vet
- More retail service uses >50,000
- Light vehicle sales, rental
- Minor auto repair
- Drive Thru
- Dry cleaning (< 3000sf)
- Bus/Rail Terminal
- Taxi/Limo Facility
- Storage < 10,000 sf
- Solar Collection System

O-M to CRT Translation:

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Animal Boarding
- Rec & Ent (Outdoor & > 1000)
- Car wash
- Filling Station
- Major auto repair
- Aboveground Pipelines
- Self storage

Special Exceptions becoming Limited or Permitted

- Public Utility Structures

Permitted becoming Limited

- Day Care over 30 (site plan if adj...)
- Telecom Tower
- Parking

Industrial Zone Translations (I-3 & LSC)

Density & Height

Open Space/Coverage

Setbacks

Process

- Density & Height

I-3 & LSC	Translation		Acres	Parcels
	Classification	H		
I-3	EOF0.75	100	970.29	270
LSC	LSC2.0	200	661.47	65

Industrial Zone Translations (I-3 & LSC)

Density & Height

Open Space/Coverage

Setbacks

Process



“...the effect of environmental certification (such as [LEED](#) or [Energy Star](#)) on rents and occupancy for industrial warehouses was contingent upon local politics. “Green” certified warehouses in politically liberal areas received rent and occupancy premiums, renting for 10% more than their counterparts. However, environmentally certified warehouses in conservative-leaning areas rented for 20% lower and had 25% higher vacancy than non-certified competing properties in the same area.”

• Open Space/Coverage

Standard	I-3	LSC
Min. Green Area	35%	20%
Max. Coverage	n/a	n/a

– 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

Commercial Zone Translations (I-3 & LSC)

Density & Height (covered 4/18)

Open Space/Coverage

Setbacks

Process

• Setbacks

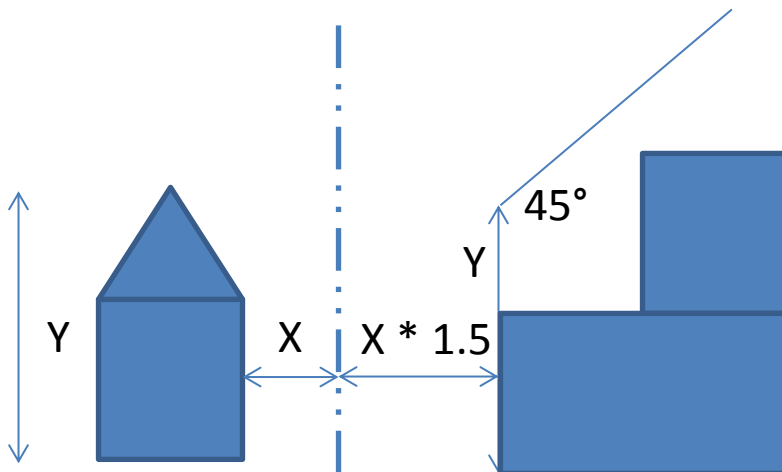
Standard	I-3	LSC
Abutting Res.	30-200'	n/a
Other	25-200'	n/a

– 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)

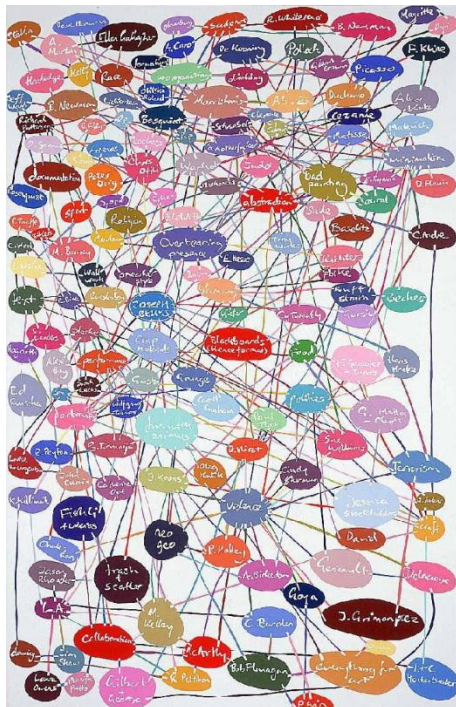


Commercial Zone Translations (I-3 & LSC)

- Density & Height
- Open Space/Coverage
- Setbacks
- Process

- Process

Standard	I-3	LSC
Optional Method/Rezoning	Y	n/a
Site Plan	Y	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	If req'd under 59-3; if not follow permitted use

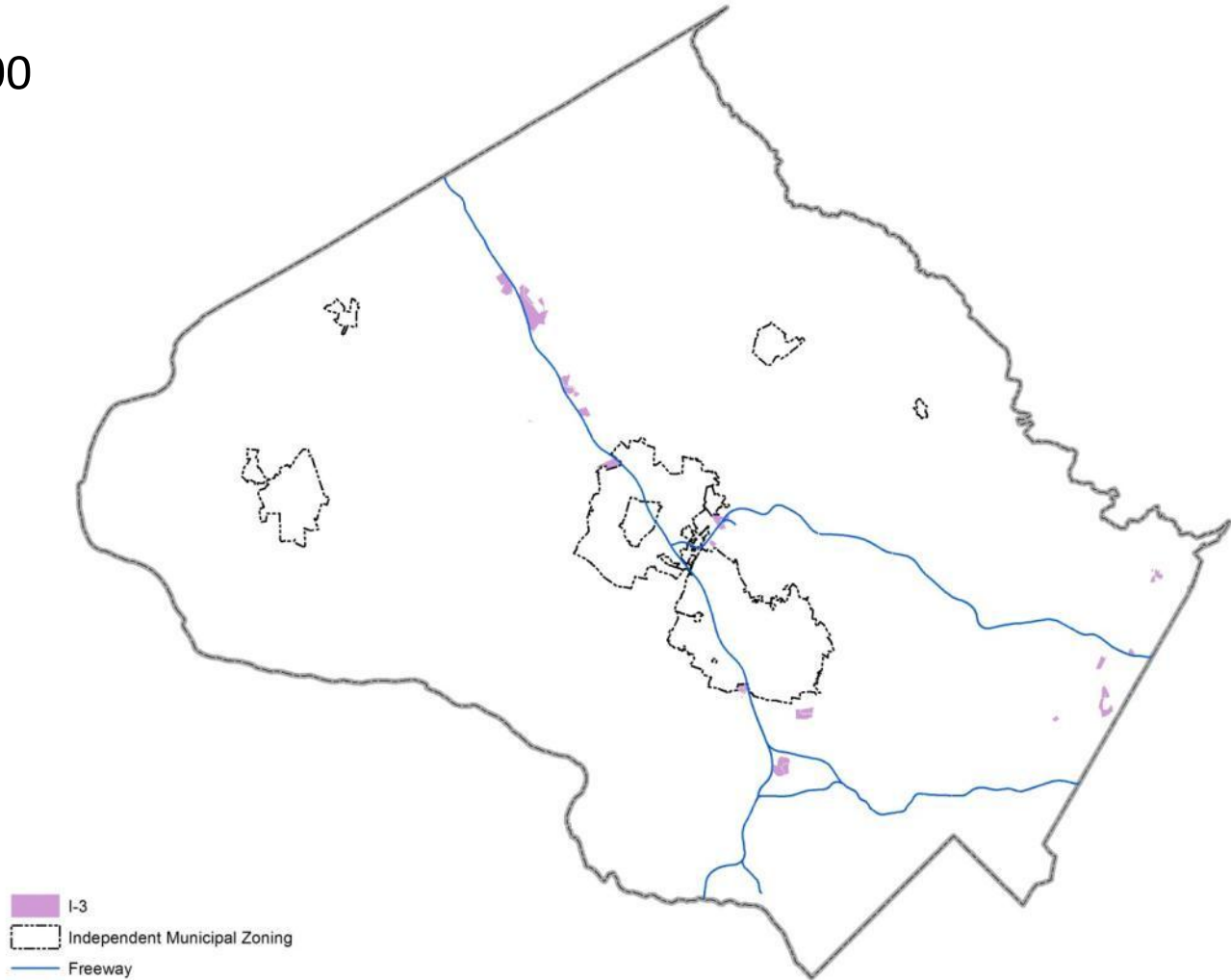
Mapping

Technology & Business Park (I-3)

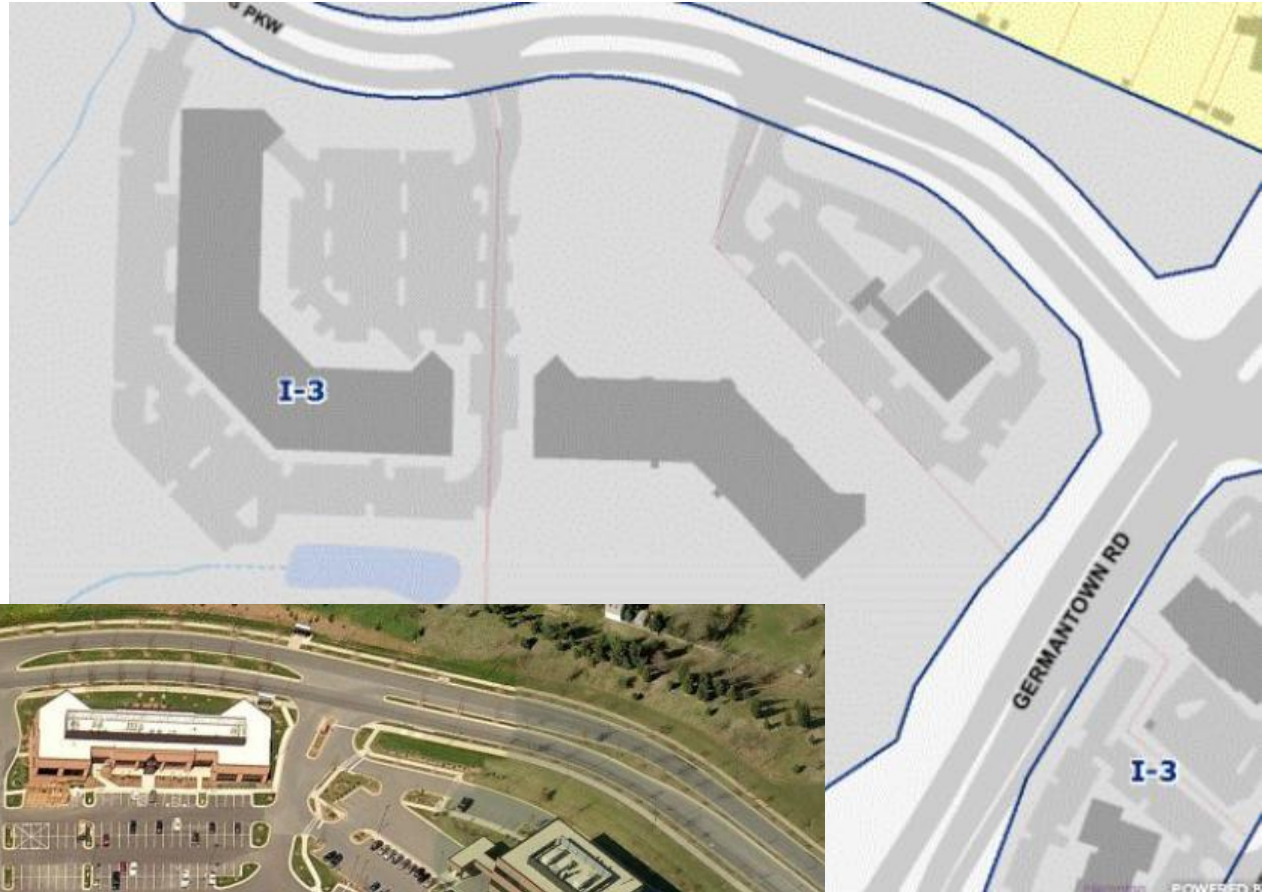
Translation

EOF-0.75 H-100

- 1,174.09 acres
- 0.42%



Technology and Business Park (I-3) Examples



Proposed EOF

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

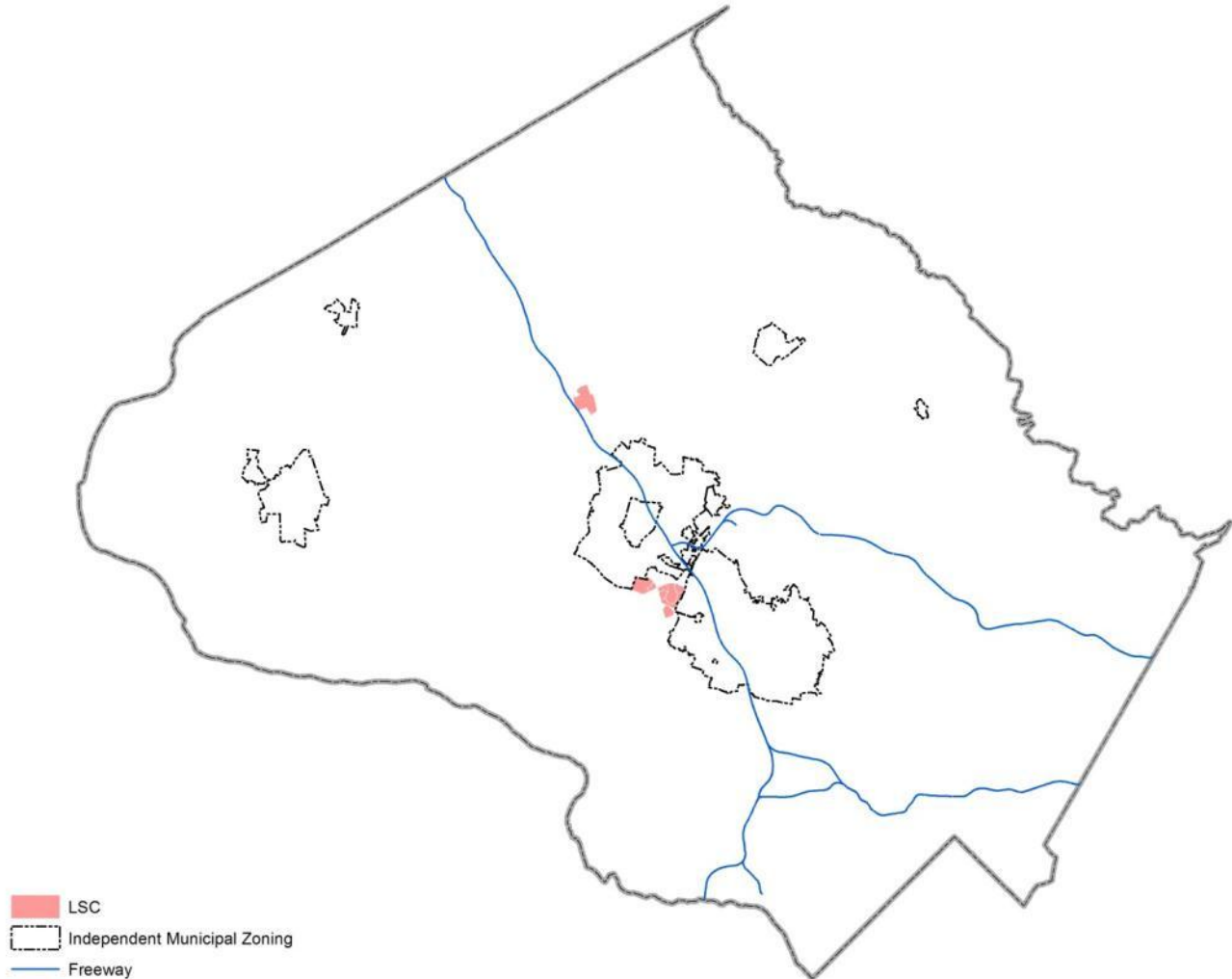
Mapping

Life Science Center (LSC)

Translation

LSC-2.0 H-200

- 661.44 acres
- 0.23%



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