

Zoning Rewrite Implementation Worksession #7

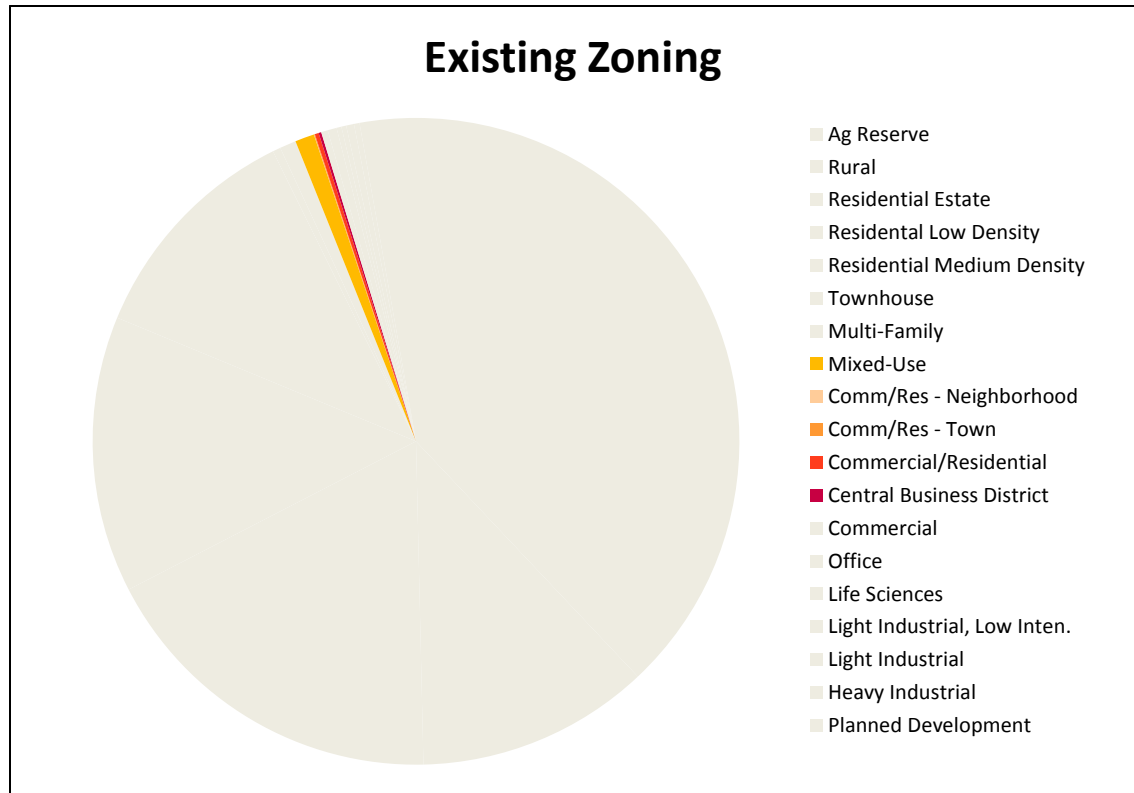
Mixed-Use Zones

April 25, 2013

Mixed-Use Zones

Mapping

CBD - 364.04 acres (0.13%)
Mixed-Use - 2,690.31 acres (0.95%)
C/R Family - 636.78 acres (0.23%)



Mixed-Use Zones

Mapping

CBD Zones

- CBD-0.5
- CBD-1
- CBD-2
- CBD-3
- CBD-R1
- CBD-R2



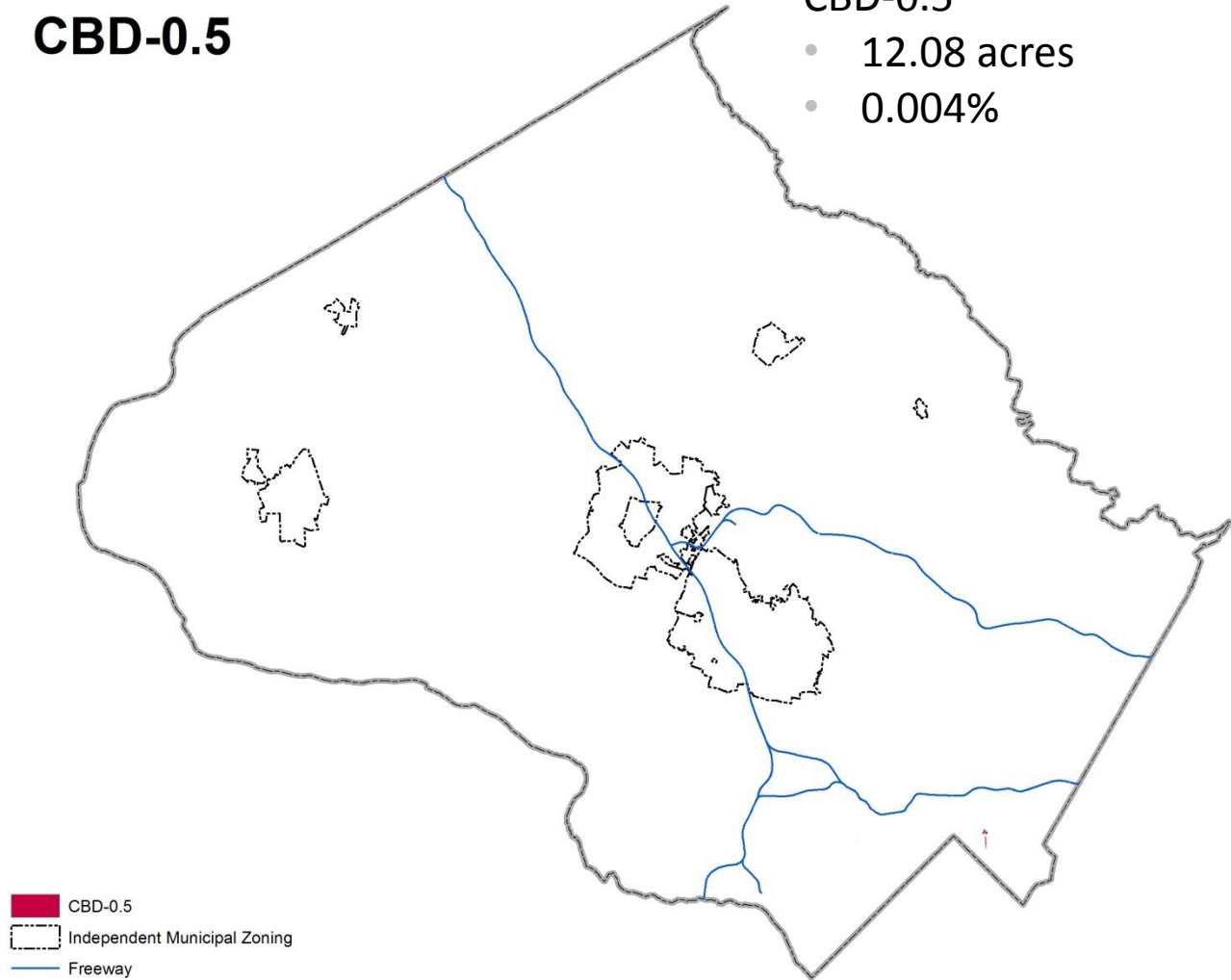
Mixed-Use Zones

Mapping

CBD-0.5

CBD-0.5

- 12.08 acres
- 0.004%



- CBD-0.5
- - - Independent Municipal Zoning
- Freeway

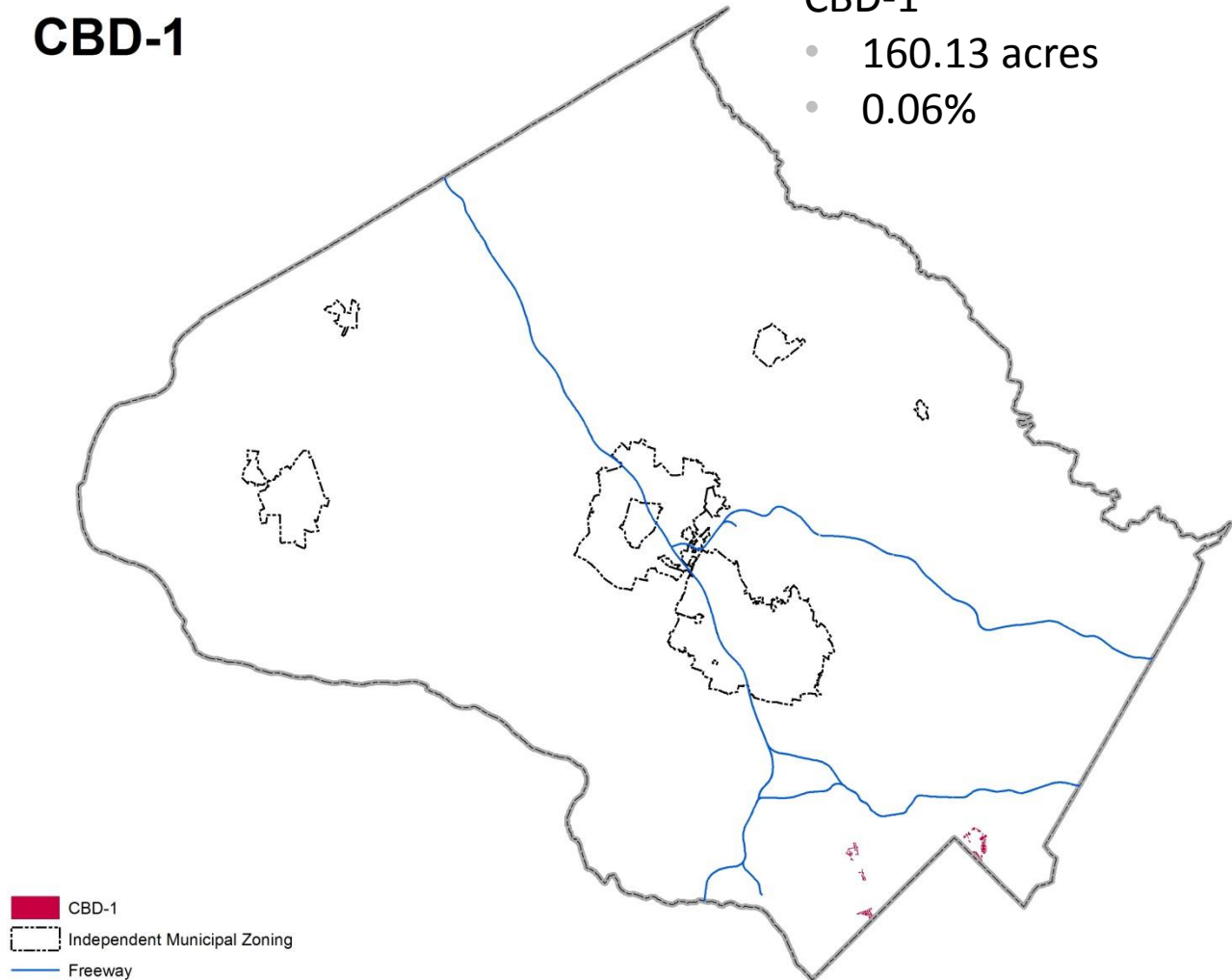
Mixed-Use Zones

Mapping

CBD-1

CBD-1

- 160.13 acres
- 0.06%



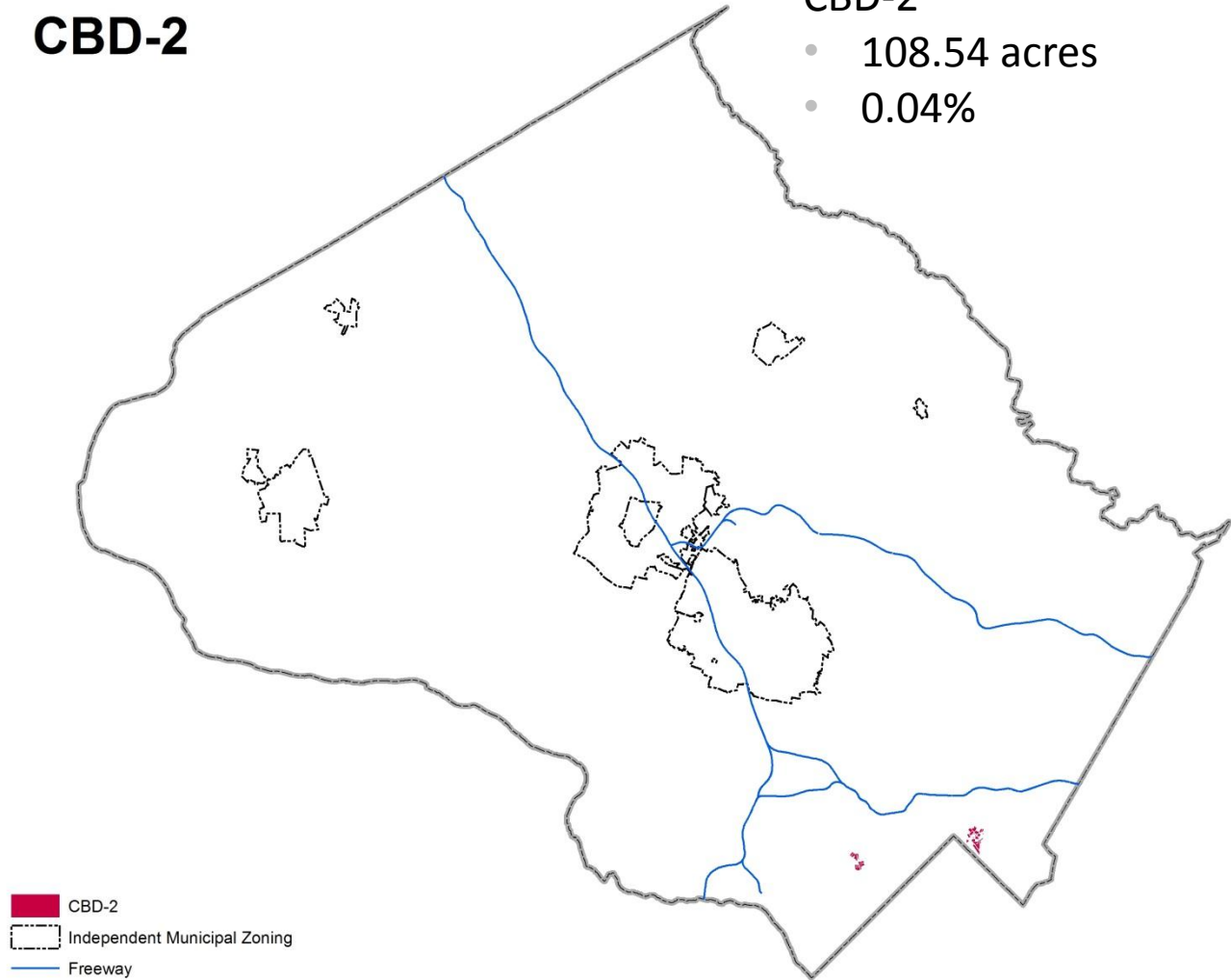
Mixed-Use Zones

Mapping

CBD-2

CBD-2

- 108.54 acres
- 0.04%



- CBD-2
- ▭ Independent Municipal Zoning
- Freeway

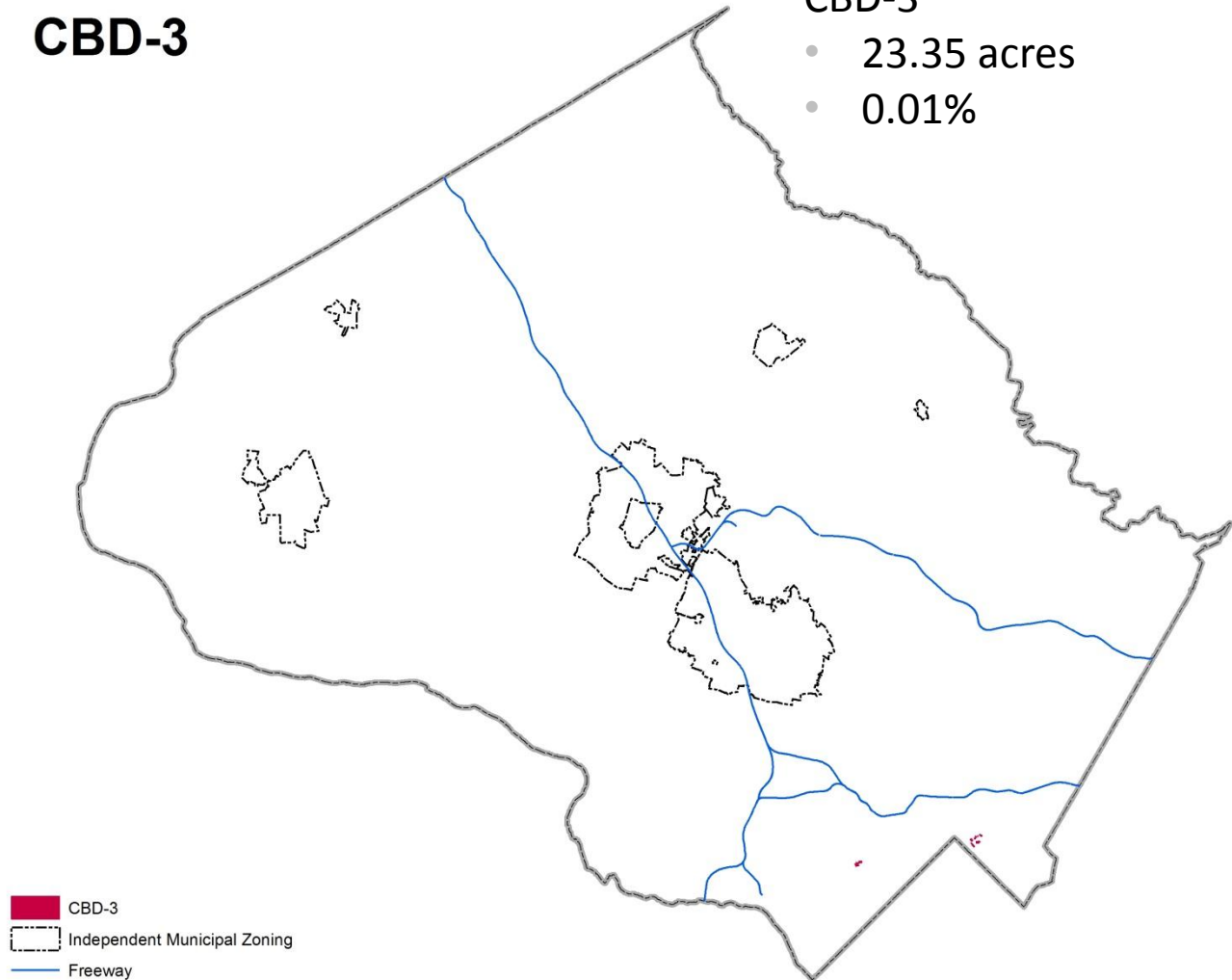
Mixed-Use Zones

Mapping

CBD-3

CBD-3

- 23.35 acres
- 0.01%



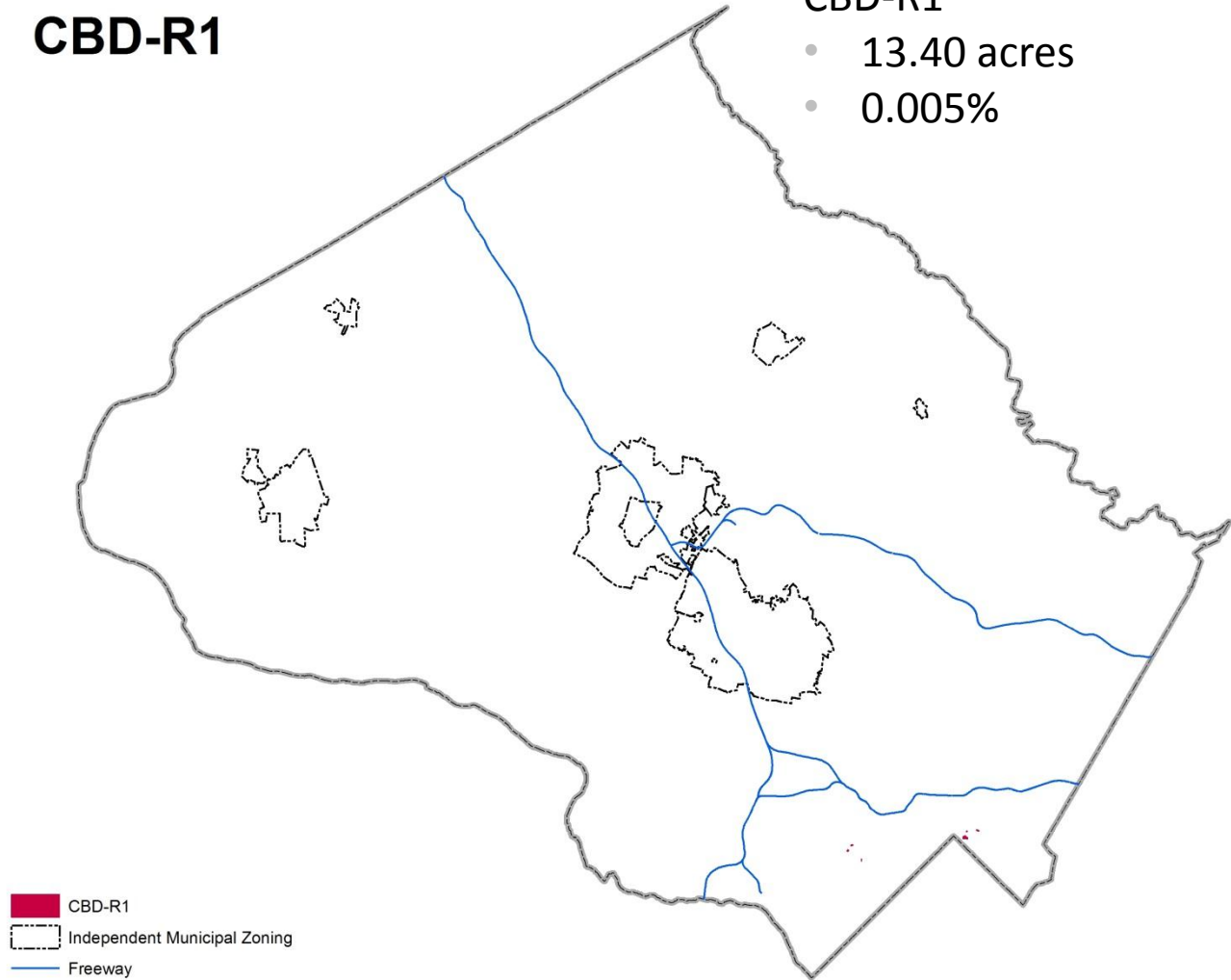
Mixed-Use Zones

Mapping

CBD-R1

CBD-R1

- 13.40 acres
- 0.005%



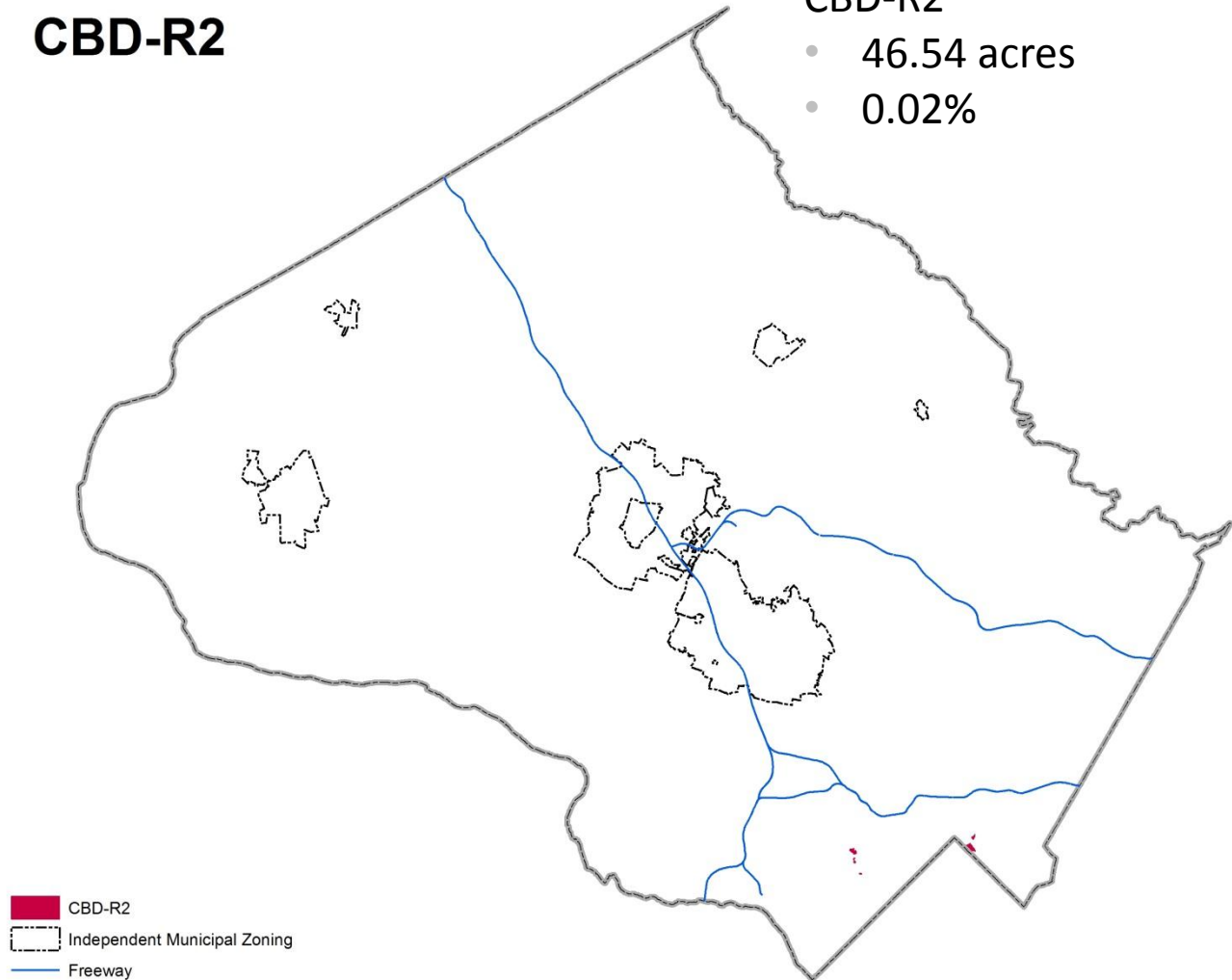
Mixed-Use Zones

Mapping

CBD-R2

CBD-R2

- 46.54 acres
- 0.02%



Mixed-Use Zones

Mapping

Mixed-Use Zones

- TS-R
- TS-M
- TMX-2



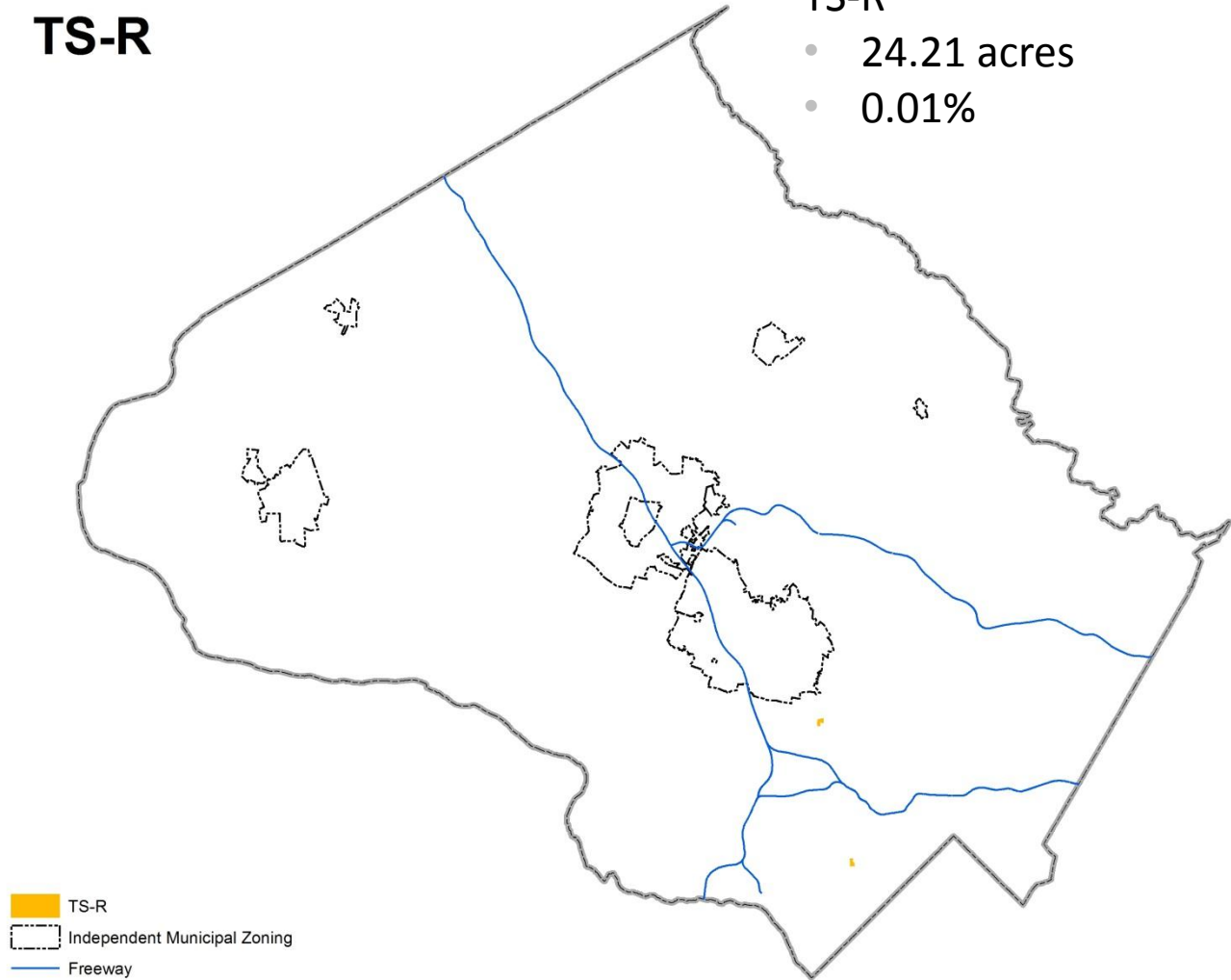
Mixed-Use Zones

Mapping

TS-R

TS-R

- 24.21 acres
- 0.01%



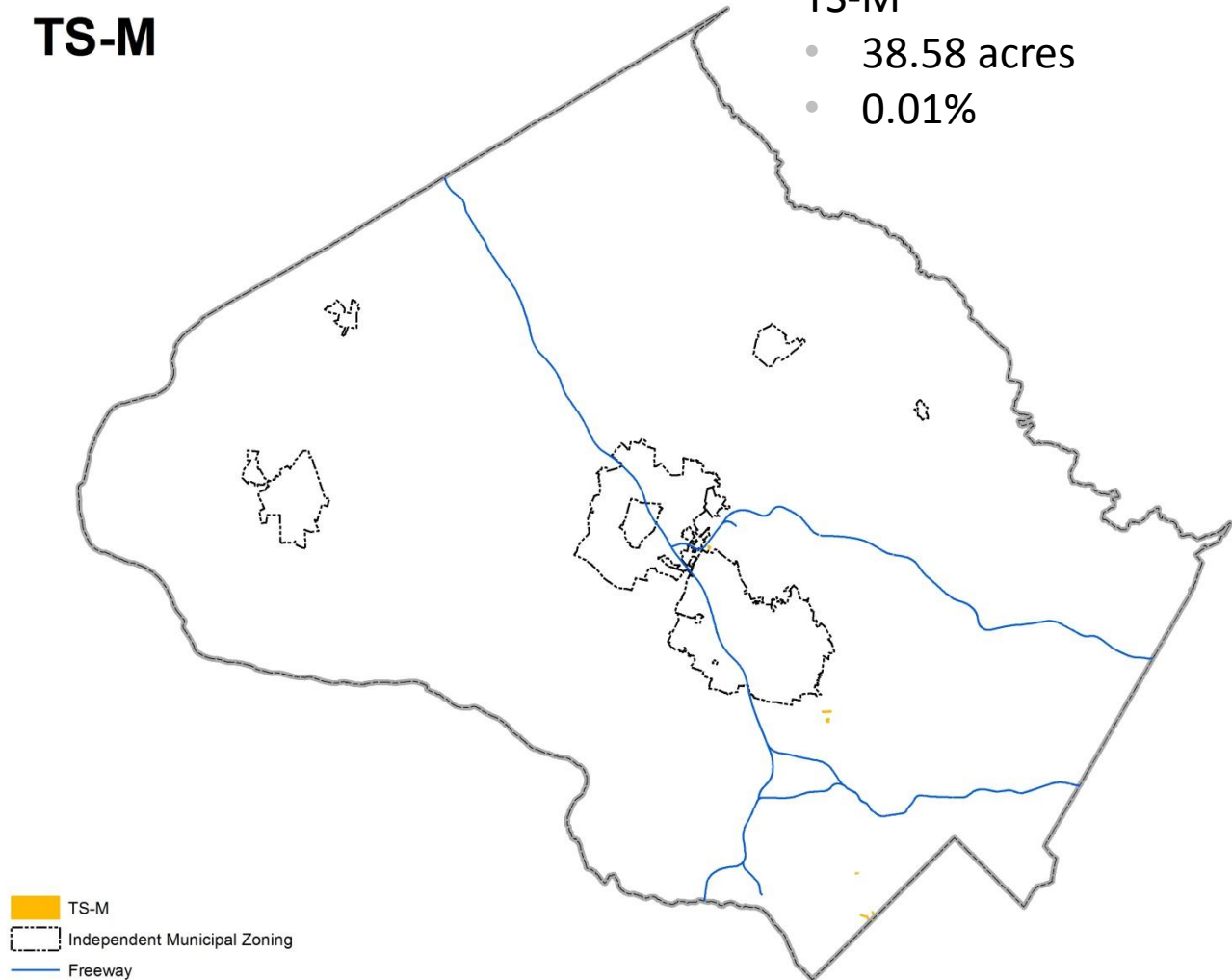
Mixed-Use Zones

Mapping

TS-M

TS-M

- 38.58 acres
- 0.01%



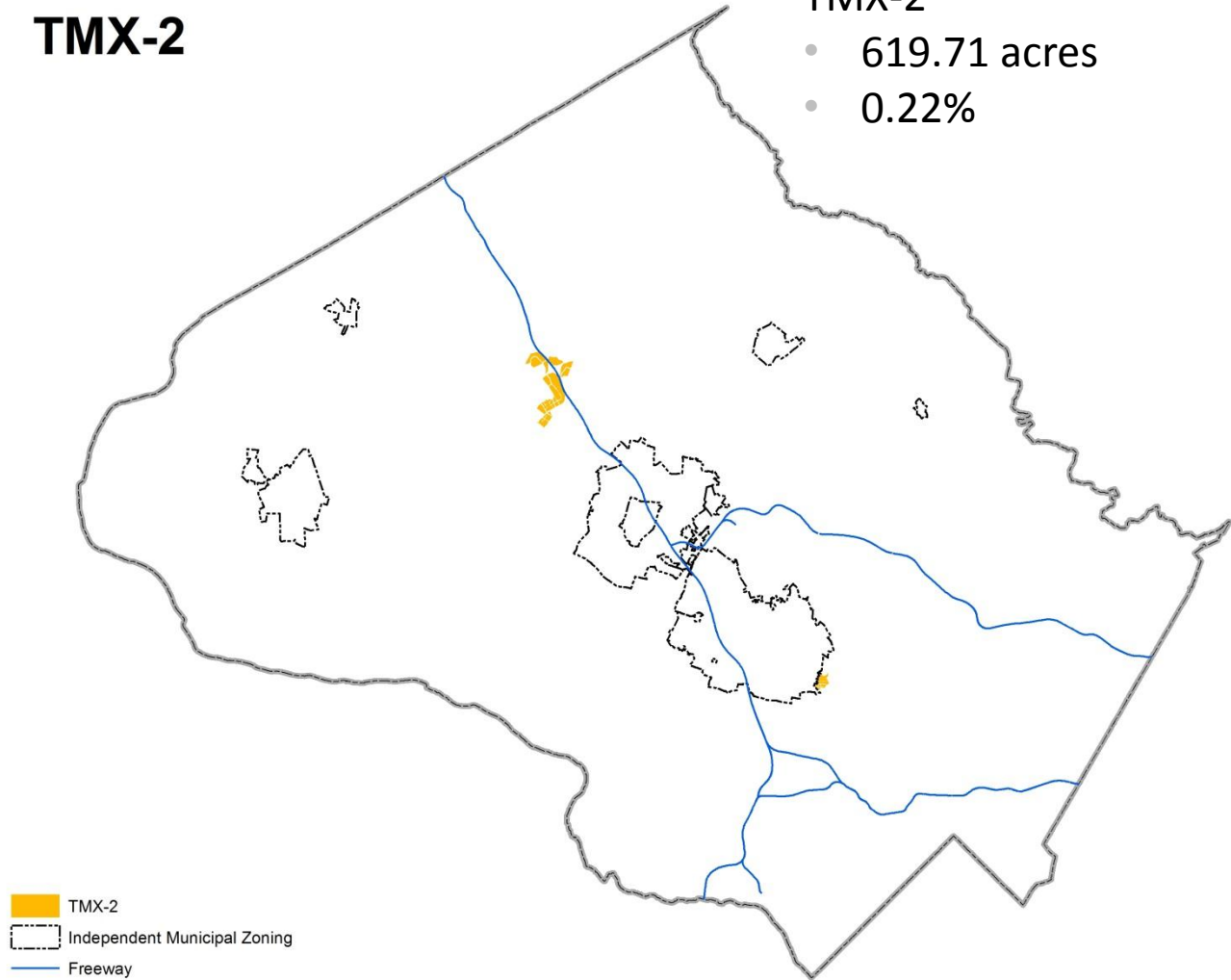
Mixed-Use Zones

Mapping

TMX-2

TMX-2

- 619.71 acres
- 0.22%



CBD to CR

Translation

- Standardized uses across all current CBD zones
- Commercial uses controlled by max commercial FAR
- Customized for densities, allowed height by zone (not shown below)
- “T” notation will be applied

Current Zone		Translation				Acres	Parcels
		Classification	C	R	H		
CBD-0.5	-	CR 1.5	C 1.0	R 1.0	H 65	12.08	31
CBD-R1	-	CR 3.0	C .75	R 3.0	H 145	13.40	20
CBD-1	Fronts on major highway ...	CR 3.0	C 3.0	R 2.5	H 90	7.01	7
	Otherwise	CR 3.0	C 2.0	R 2.5	H 90	82.85	162
CBD-2	Fronts on major highway ...	CR 5.0	C 5.0	R 4.5	H 145	19.32	10
	Otherwise	CR 5.0	C 3.0	R 4.5	H 145	75.58	213
CBD-3	Fronts on major highway ...	CR 8.0	C 7.5	R 7.5	H 200	7.57	6
	Otherwise	CR 8.0	C 5.0	R 7.5	H 200	13.88	20
CBD- R2	-	CR 5.0	C 1.0	R 5.0	H 200	16.29	117

TS-R, TS-M & TMX-2 to CR

Current Zone	Translation				Acres	Parcels
	Classification	C	R	H		
TSR	CR 2.5	1.0	2.0	145	24.21	93
TSM	CR 3.0	2.5	2.5	200	38.57	11
TMX-2	CR 2.0	1.5	1.5	150	614.69	346
TMX-2 Custom	CR2.0 C1.5 R1.5 H180 (MP rec)				8.5	3

CBD, TSR/M, TMX → CR

Mixed-Use Translations

Density & Height

Open Space/Coverage

Setbacks

Process

• Open Space/Coverage

Standard	CBD 0.5	All other CBDs	TS-R	TS-M	TMX-2
Min. Public Use Space	5-20%	5-20%	10-30%	10-25%	5-20%
Max. Coverage	50%	75%	n/a	n/a	75% (std method)

– C/R

- ≤ 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



Waldspirale building, in Darmstadt, Germany

CBD, TSR/M, TMX → CR

Mixed-Use Translations

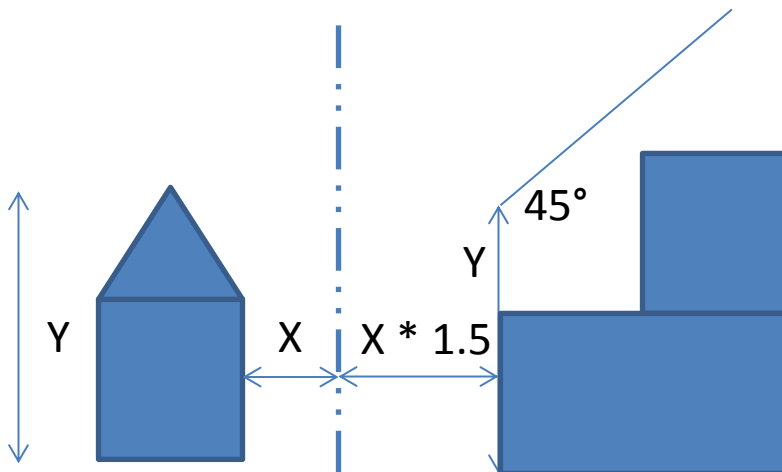
Density & Height
Open Space/Coverage
Setbacks
Process

- Setbacks

Standard	CBDs	TS	TMX-2
Abutting Res.	Varies: adjacent property, 15', etc. (standard method)	n/a	25'
Other	varies	n/a	0-20'

- C/R

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



CBD, TSR/M, TMX → CR

Mixed-Use Translations

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

- Process

Standard	CBDs	TS/R & TS/M	TMX-2
Optional Method/Rezoning	Y	Y	Y
Site Plan	generally	Y	Y



Subject Property's Zone	Proposed Use	Proposed Intensity	Abutting/Confronting Property's Zone	Site Plan Required
C/R	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

CBD to CR Translation

New Permitted uses

- Seasonal outdoor sales (current CR)
- Nursery (current CR)
- Agricultural vending
- Live/work units (current CR)
- Charitable/ Philanthropic (current CR)
- Ambulance/ Rescue (private)* (current CR)
- Cultural Institutions* (current CR)
- Private ed institute* (current CR)
- Hotel/Motel* (current CR)
- Clinic* (current CR)
- Medical/ Dental Lab (current CR)
- Office* (current CR)
- R&D*(current CR)
- Structured Parking* (current CR)
- Conference center* (current CR)
- Light Vehicle Sales/ Rental* (current CR)
- Artisan Man & Prod (current CR)
- Medical/Sci Man & Prod (current CR)
- Railroad tracks* (consistency)
- Transmission line, below ground (current CR)

New Limited uses

- Community gardens
- Urban farming (modified current CR)
- Animal husbandry (only bees)
- Farm market, on-site
- Home health, low impact (current CR)
- Home occupation, no/low (current CR)
- Minor Vehicle Repair* (current CR)
- Dry cleaning < 3000sf* (current CR)
- Taxi/Limo*
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf) (current CR)
- Solar Collection

* Changes to only some CBD zones

CBD to CR Translation

New Conditional Uses

- Home Health, major (current CR)
- Home Occupation, major (current CR)
- Animal Boarding & Care* (current CR)
- Funeral Home*
- Fuel Sales* (current CR)
- Major vehicle repair* (current CR)
- Aboveground pipeline
- Self-Storage (current CR)

* Changes to only some CBD zones



Special Exception becoming Limited or Permitted use

- Hospice Care (as part of Res Care)
- Day care (over 12 in a res building)
- Vet (w/ site plan if adj...)*
- Bus/Rail Terminal*
- Public Utility Structure (w/ site plan if adj...)
- Drive thru*

Removed Uses

- Media Broadcast Tower
- Car Wash



TS-R, TS-M & TMX-2 to CR Translation

New Permitted uses

- Seasonal outdoor sales (current CR)
- Nursery (current CR)
- Agricultural vending
- Live/work units (current CR)
- Ambulance/ Rescue (private) (current CR)
- Private ed institute* (current CR)
- Park, Playground, private (current CR)
- Cable communication (current CR)
- Medical/ Dental Lab* (current CR)
- R&D*(current CR)
- Structured Parking*(current CR)
- Conference center* (current CR)
- Rec & Ent* (current CR)
- Light Vehicle Sales* (current CR)
- Amateur Radio < 65' *
- Artisan Man & Prod (current CR)
- Medical/Sci Man & Prod* (current CR)
- Railroad tracks* (consistency)
- Pipe/Transmission belowground (current CR)

New Limited uses

- Community gardens
- Urban farming (modified current CR)
- Animal husbandry (only bees)
- Farm market, on-site
- Home health, low impact* (current CR)
- Home occupation, no/low* (current CR)
- Surface Parking
- Minor Vehicle Repair* (current CR)
- Drive-Thru (current CR)
- Transitory Use*
- Dry cleaning < 3000sf (current CR)
- Bus/Rail Terminal*
- Public Utility Structure*
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf) (current CR)
- Solar Collection

* Change to only some zones

TS-R, TS-M & TMX-2 to CR Translation

New Conditional Uses

- Home Health, major* (current CR)
- Home Occupation, major* (current CR)
- Funeral Home
- Fuel Sales* (current CR)
- Major vehicle repair* (current CR)
- Aboveground pipeline
- Self-Storage (current CR)

Removed Uses

- Helistop (TS-M)

Special Exception becoming Limited or Permitted

- Hospice Care* (as part of Res Care)
- Charitable, Philanthropic* (current CR)
- Day care (over 12 in a res building)
- Private club*
- Vet (w/ site plan if adj...)
- Hotel/Motel* (current CR)
- Light Vehicle Rental* (current CR)
- Amateur Radio > 65' *
- Bus/Rail Terminal*

* Change to only some zones

Mixed-Use Zones

Mapping

Mixed-Use Zones

- MXN
- MXP
- MXTC
- RMX-1
- RMX-2
- RMX-2C
- RMX-3
- RMX-3C
- TOMX-2



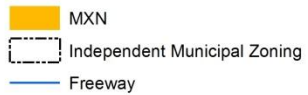
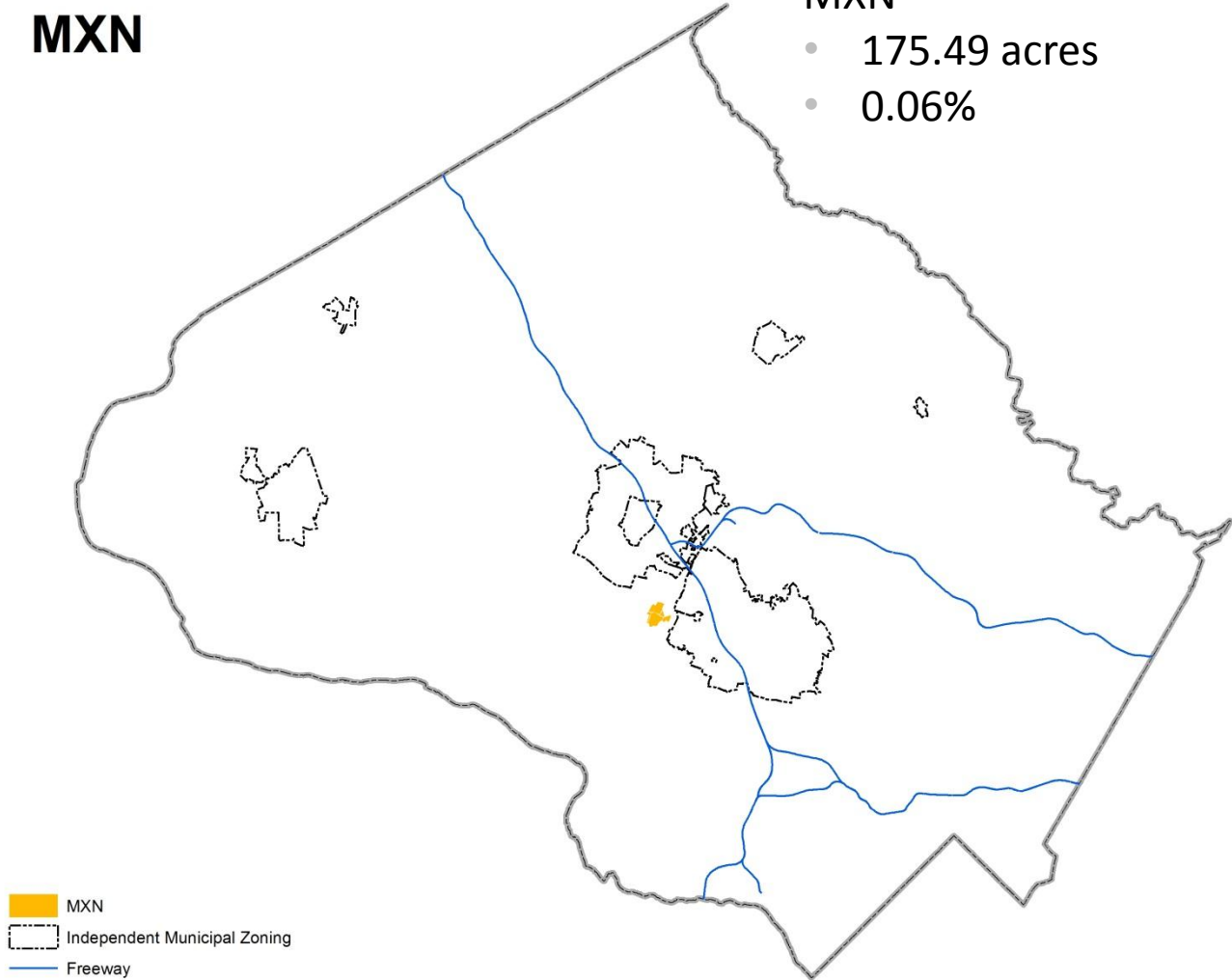
Mixed-Use Zones

Mapping

MXN

MXN

- 175.49 acres
- 0.06%



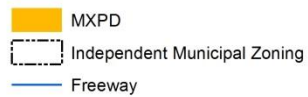
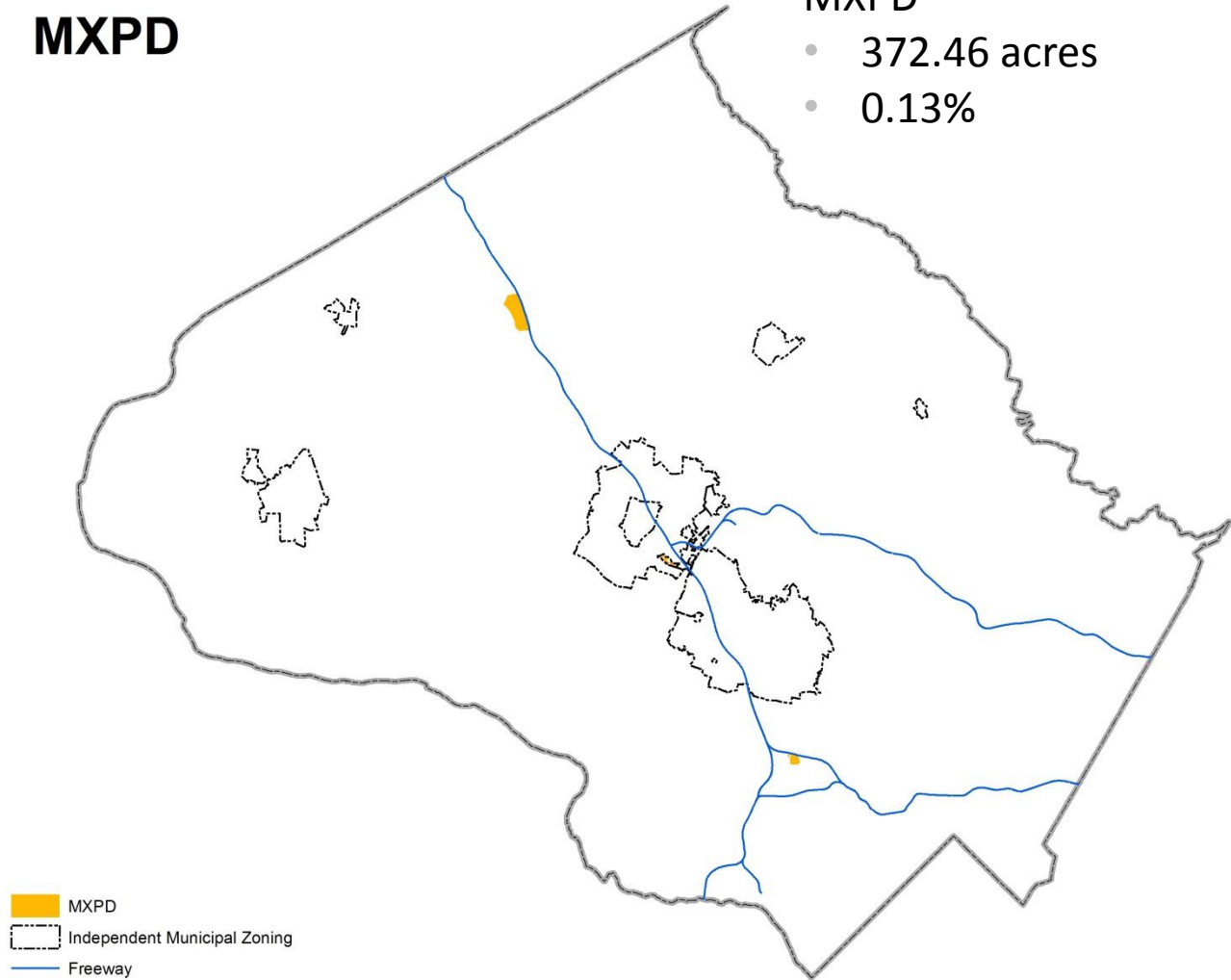
Mixed-Use Zones

Mapping

MXPD

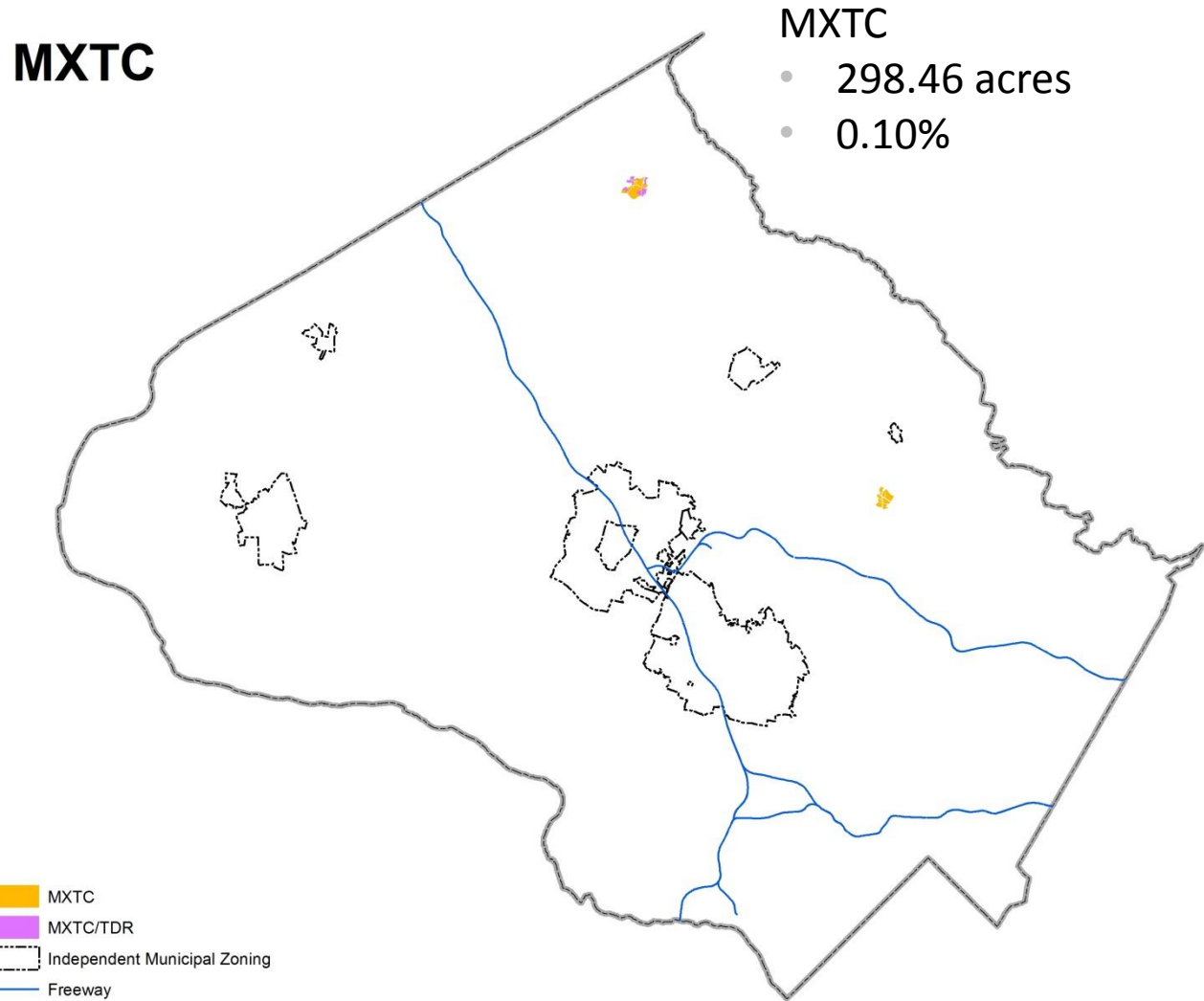
MXPD

- 372.46 acres
- 0.13%



Mixed-Use Zones

Mapping



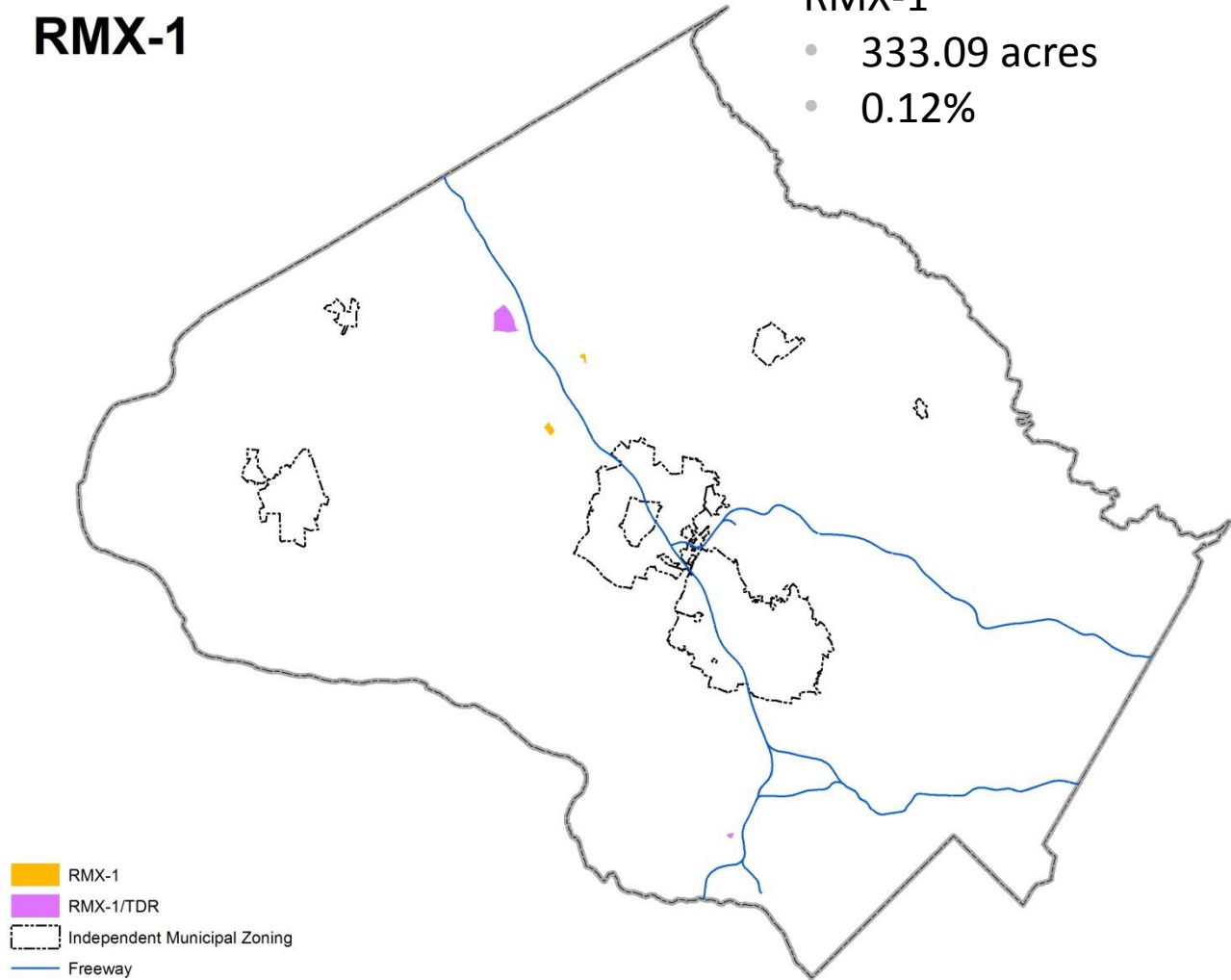
Mixed-Use Zones

Mapping

RMX-1

RMX-1

- 333.09 acres
- 0.12%



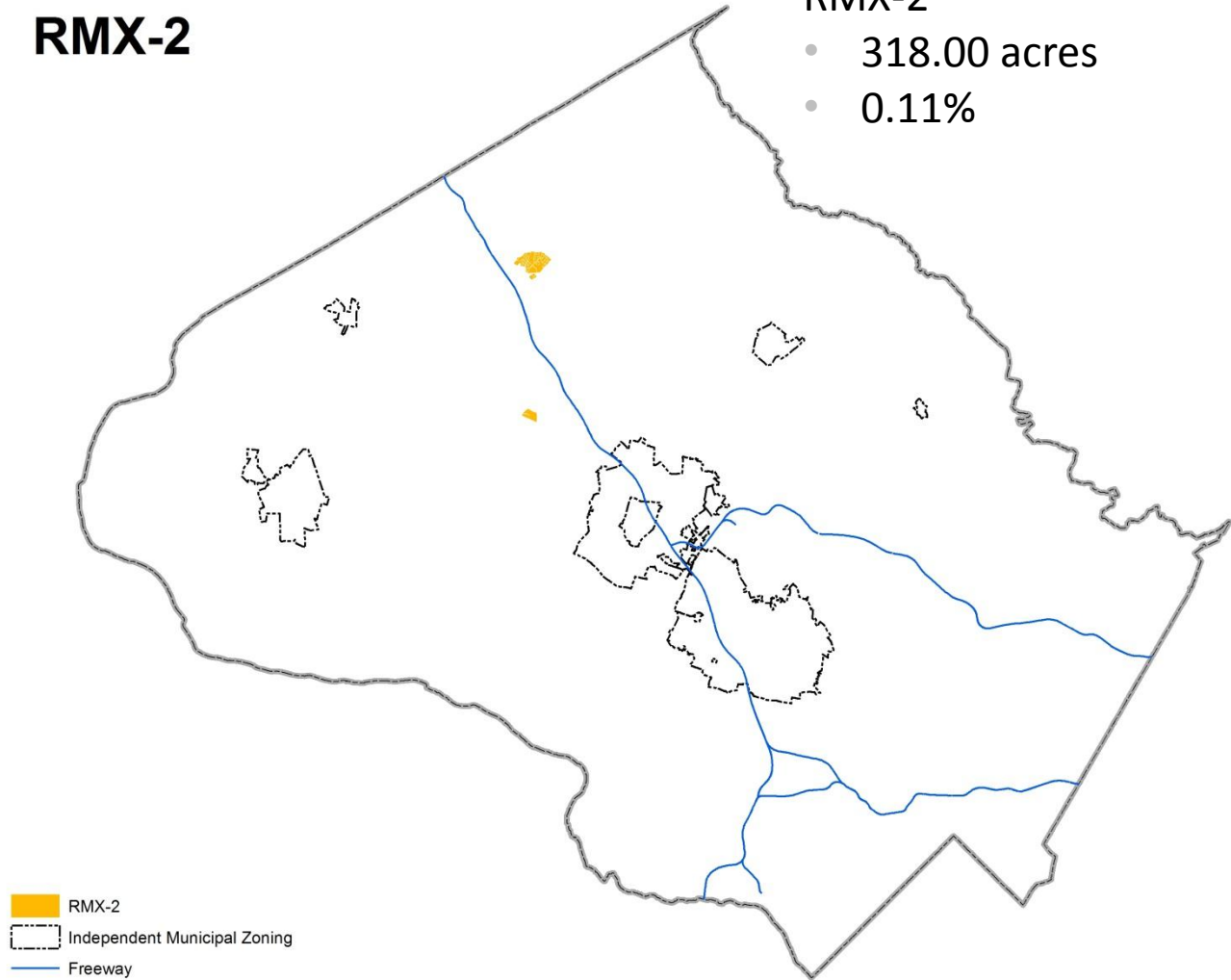
Mixed-Use Zones

Mapping

RMX-2

RMX-2

- 318.00 acres
- 0.11%



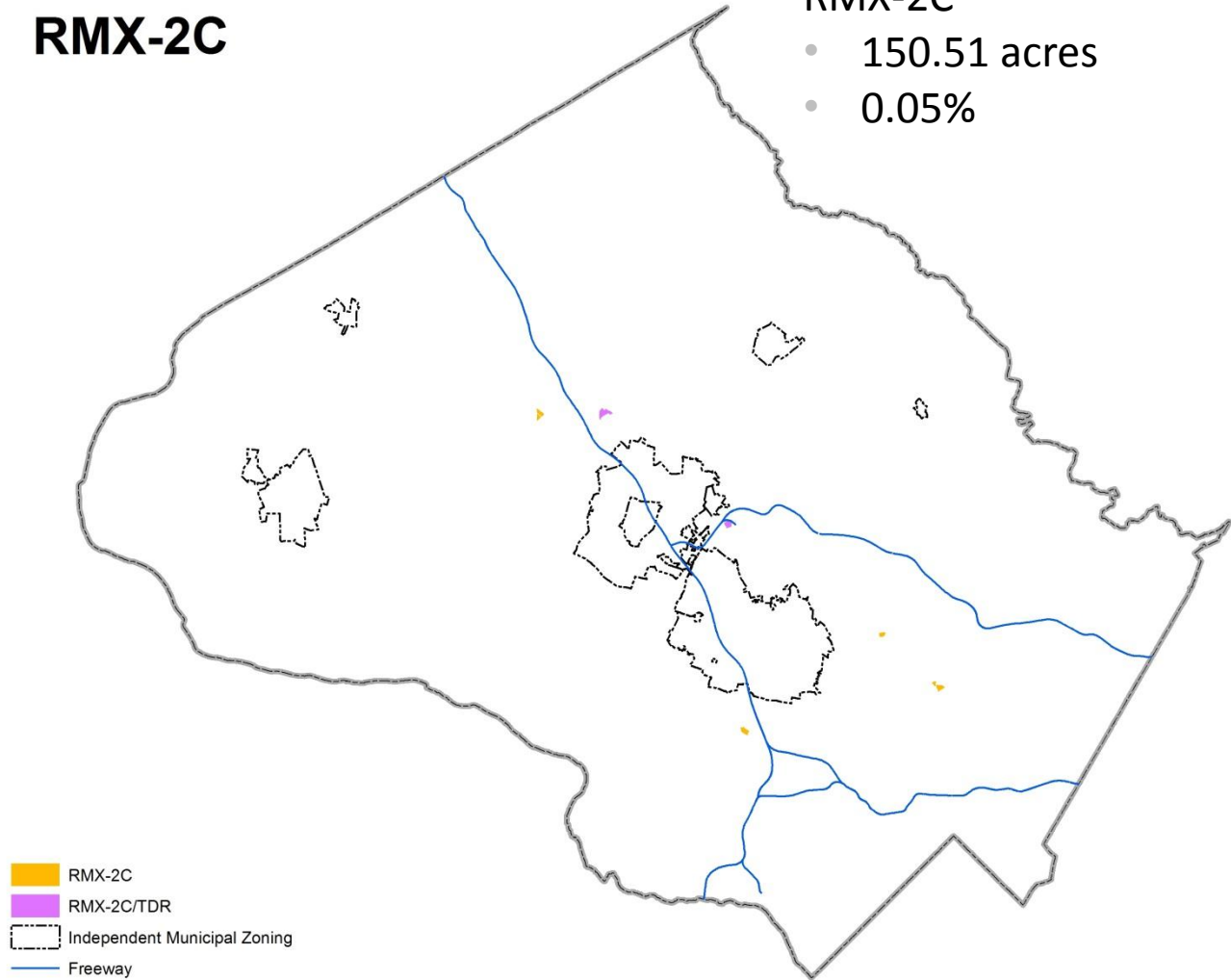
Mixed-Use Zones

Mapping

RMX-2C

RMX-2C

- 150.51 acres
- 0.05%



- RMX-2C
- RMX-2C/TDR
- ⋯ Independent Municipal Zoning
- Freeway

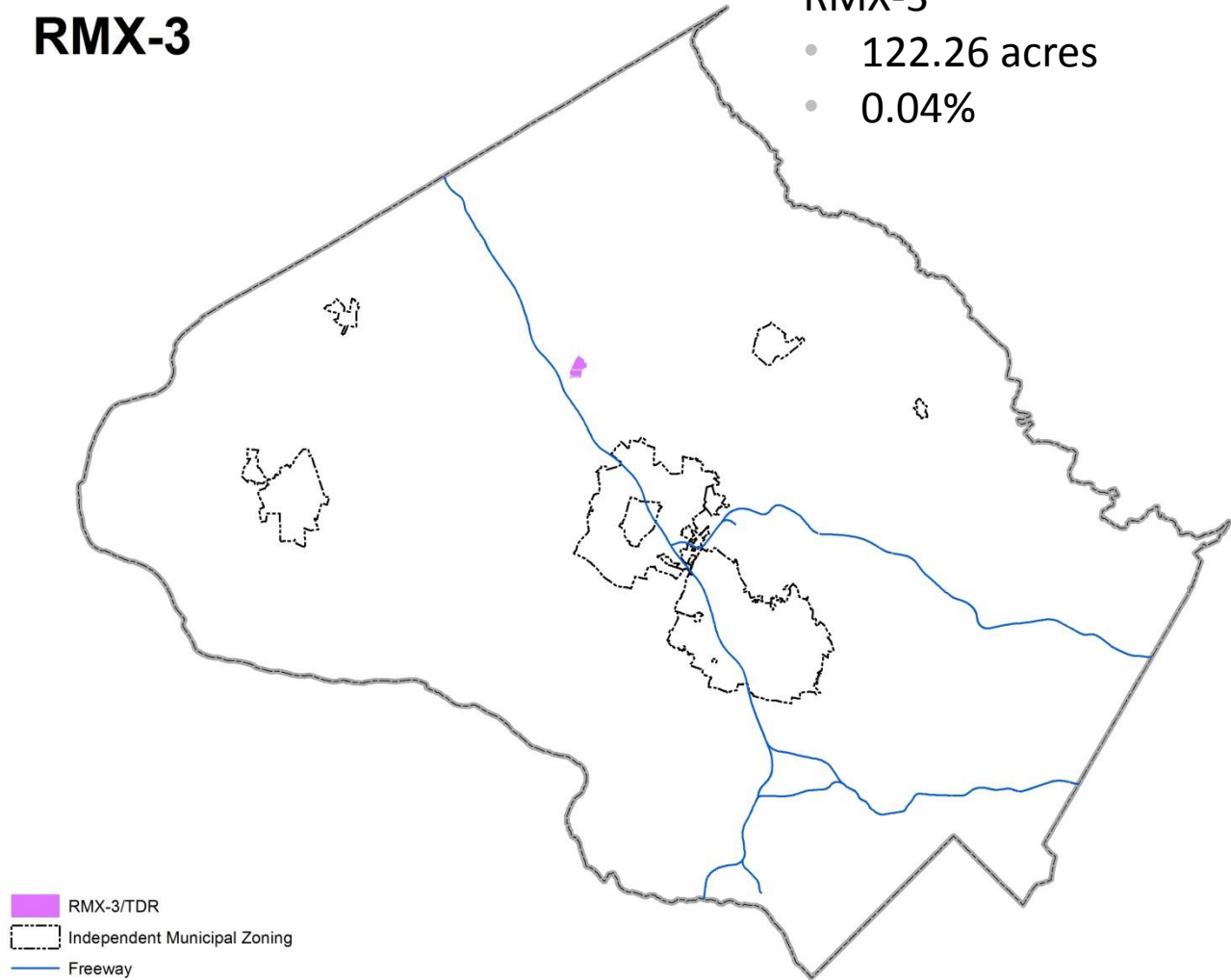
Mixed-Use Zones

Mapping

RMX-3

RMX-3

- 122.26 acres
- 0.04%



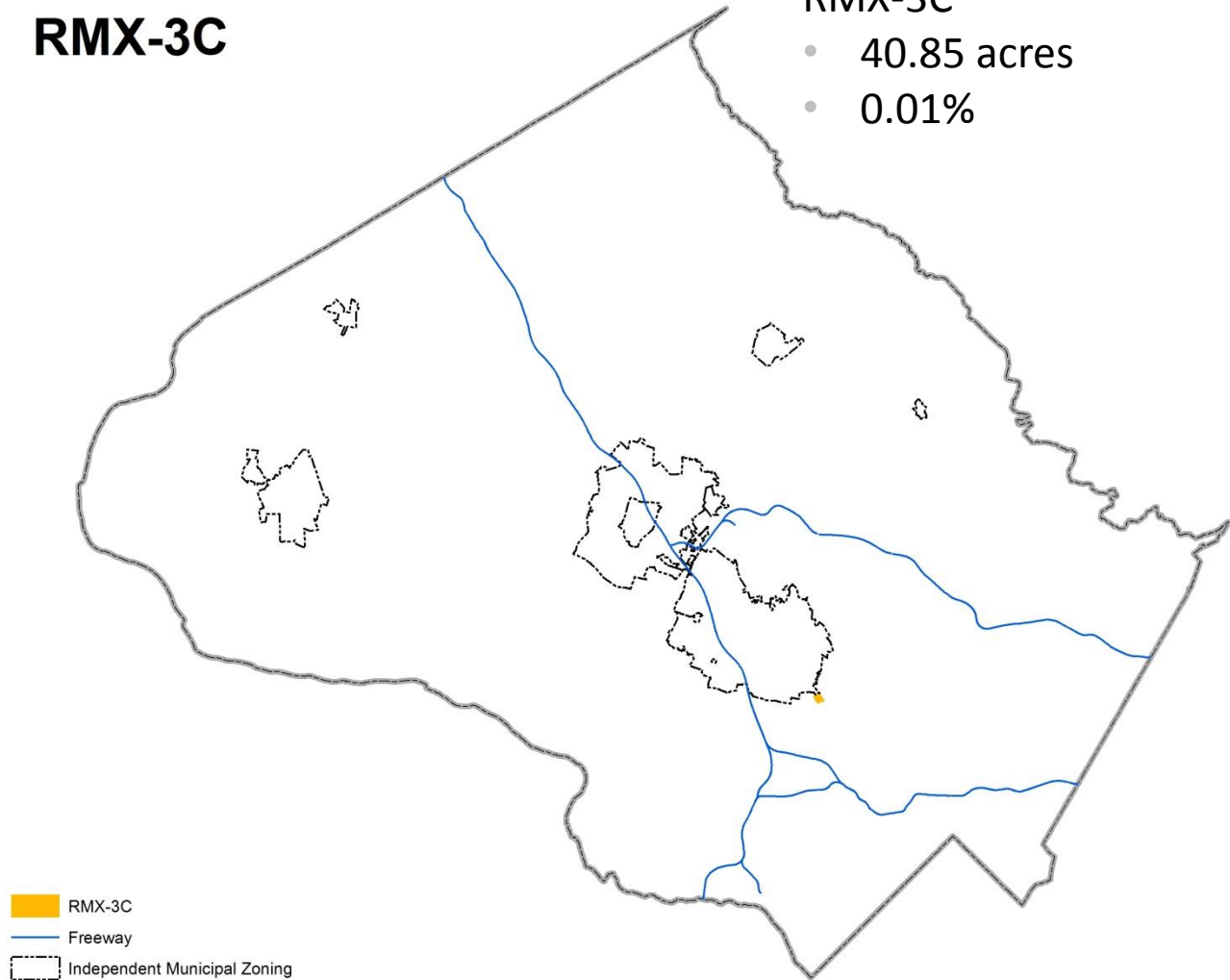
Mixed-Use Zones

Mapping

RMX-3C

RMX-3C

- 40.85 acres
- 0.01%



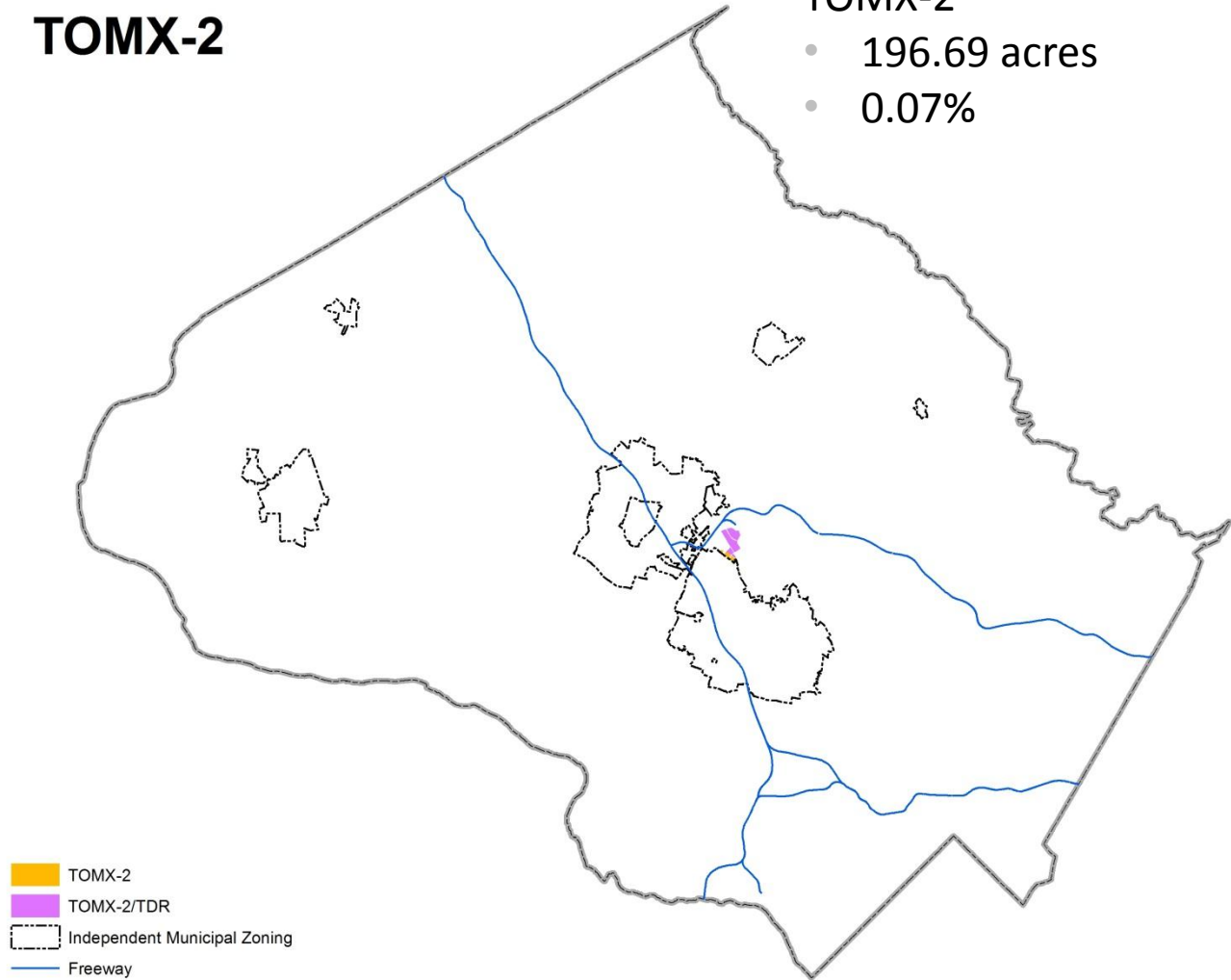
Mixed-Use Zones

Mapping

TOMX-2

TOMX-2

- 196.69 acres
- 0.07%



RMX, MXN, MXP, MXTC, TOMX to CRT

Current Zone	Translation				Acres	Parcels
	Classification	C	R	H		
RMX-1	CRT2.0	0.5	1.5	65	58.75	10
Custom	CRT, range from 0.5 - 2.0, 35 -200'; one EOF property (Aspen Hill)				875.08	1404
MXN	CRT0.5	0.25	0.25	100	58.75	10
MXP	CRT1.0	0.75	1.0	100	41.54	100
Custom	CRT0.75/1.25	Varies		100	331.20	16
MXTC	CRT2.0	1.0	1.5	70	298.44	251
TOMX	CRT1.5	0.25	1.25	100	28.37	21
Custom	GR0.75	n/a	n/a	50	4.73	2

RMX, MXTC, TOMX, MXN, CRT MXPD

Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

• Open Space/Coverage

Standard	RMX-1, RMX-2, RMX-2C	RMX-3	RMX-3C	MXTC	TOMX	MXN	MXPD
Min. Green Area/ Public Use Space	15-50%	20-50%	10-20%	10-20%	10-20%	50%	40-50%
Max. Coverage	n/a	n/a	n/a	n/a	75% (std)	n/a	n/a

— CR

- ≤ 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

RMX, MXTC,
TOMX, MXN,
MXPDP



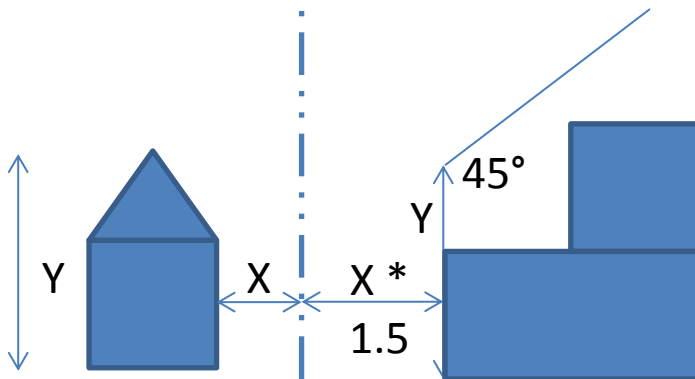
CRT

Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process


• Setbacks

Standard	RMXs	MXTC	TOMX	MXN	MXPDP
Abutting Res.	50-100'	20'	25' (std method)	100'/ height of building	Unless SFH-100'
Other	0-50'	0'	10-20' (std method)	n/a	Set at D.P.



– C/R

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

**RMX, MXTC,
TOMX, MXN,
MXPD**  **CRT**

Mixed-Use Translations

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

- **Process**

Standard	RMXs	MXTC	TOMX	MXN	MXPD
Optional Method/ Rezoning	Y	Y	Y	Rezoning	Rezoning
Site Plan	Y	some	Y	Y	Y

Subject Property's Zone	Proposed Use	Proposed Intensity	Abutting/ Confronting Property's Zone	Site Plan Required
C/R	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

RMX to CRT Translation

New Permitted uses

- Seasonal outdoor sales (current CRT)
- Nursery (current CRT)
- Agricultural vending
- Live/work units (current CRT)
- Two-Unit Living (current CRT)
- Townhouse Living (current CRT)
- Charitable, Philanthropic (current CRT)
- Hospital (current CRT)
- Park, Playground, private (current CRT)
- Private club/ Service org (current CRT)
- Animal Boarding and Care (current CRT)
- Medical/ Dental Lab (current CRT)
- R&D (current CRT)
- Conference center (current CRT)
- Health Club (current CRT)
- Artisan Man & Prod (current CRT)
- Railroad tracks
- Pipe/Transmission belowground (current CRT)

New Limited uses

- Community gardens
- Urban farming (modified current CRT)
- Animal husbandry (only bees)
- Farm market, on-site
- PLQ < 50 (current CRT)
- Home health, low impact (current CRT)
- Home occupation, no/low (current CRT)
- Vet Office/Hospital (current CRT)
- Light Vehicle Sales/ Rental* (current CRT)
- Minor Vehicle Repair* (current CRT)
- Drive-thru (current CRT)
- Medical/Sci Man & Prod (current CRT)
- Bus/Rail Terminal
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf) (current CRT)
- Solar Collection

* Change to only some zones

RMXs to CRT Translation

New Conditional Uses

- PLQ > 50
- Home Health, major (current CRT)
- Home Occupation, major (current CRT)
- Funeral Home
- Car Wash* (current CRT)
- Major Auto Repair (P to SE in some RMX zones)
- Aboveground pipeline
- Self-Storage (current CRT)

Permitted becoming Limited

- Day care 30+ (site plan if adj...)
(current CRT)

Special Exception becoming Limited or Permitted

- Res Care (Over 16) (current CRT)
- Private Ambulance/ Rescue (site plan if adj...) (current CRT)
- Day care (over 12 in a res building)
- Hotel/Motel (current CRT)
- Pub Utility Building or Structure

Permitted becoming Conditional

- Fuel Sales

Removed Uses

- Detached accessory apt?
- Community Swimming Pool*

* Change to only some zones

MXTC, TOMX to CRT Translation

New Permitted uses

- Seasonal outdoor sales (current CRT)
- Nursery (current CRT)
- Agricultural vending
- Live/Work (current CRT)
- Hospital (current CRT)
- Park, Playground, private* (current CRT)
- Structured Parking* (current CRT)
- Conference center* (current CRT)
- Artisan Man & Prod (current CRT)
- Railroad tracks (consistency)
- Pipe/Transmission belowground* (current CRT)
- Accessory buildings and uses* (current CRT)

New Limited uses

- Community gardens
- Urban farming (modified current CRT)
- Animal husbandry (only bees)
- Farm market, on-site
- Independent Living* (current CRT)
- Private Ambulance/Rescue (current CRT)
- Surface Parking* (current CRT)
- Light Vehicle Sales & Outdoor Rental* (current CRT)
- Minor Vehicle Repair* (current CRT)
- Amateur Radio < 65' (consistency)
- Transitory Use (consistency)
- Dry Cleaning < 3,000sf* (current CRT)
- Bus/Rail Terminal
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf)* (current CRT)
- Solar Collection

* Change to only some zones

MXTC, TOMX to CRT Translation

New Conditional Uses

- Cable Communication (consistency)
- Funeral Home (or L?)
- Rec & Ent (Over 1,000)
- Car Wash* (current CRT)
- Major Auto Repair* (current CRT)
- Amateur Radio > 65' (consistency)
- Aboveground pipeline

Permitted becoming Limited

- Day care 30+ (site plan if adj...)
(current CRT)

Special Exception becoming Limited or Permitted

- Private Ed* (current CRT)
- Private Club/Service Org* (current CRT)
- Vet (site plan if adj) (current CRT)
- Drive-thru (new to TOMX) (current CRT)
- Pub Utility Building or Structure*

Permitted becoming Conditional

- PLQ > 50 (consistency)
- Self-Storage (current CRT)

* Change to only some zones