

# Zoning Rewrite Implementation Worksession #8

Mixed-Use Zones

April 29, 2013

# Mixed-Use Zones

## Mapping

### Mixed-Use Zones

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



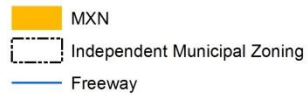
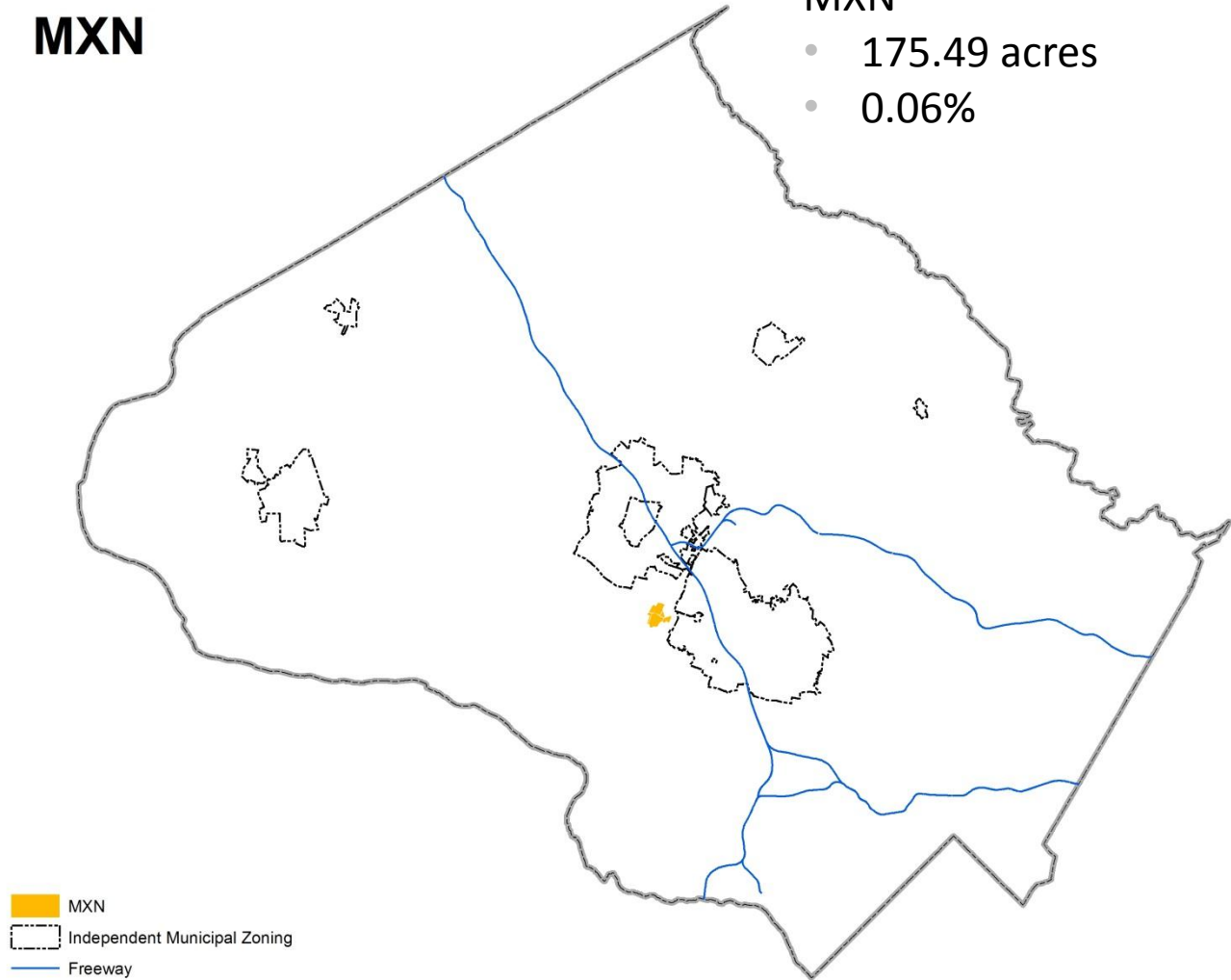
# Mixed-Use Zones

## Mapping

**MXN**

**MXN**

- 175.49 acres
- 0.06%



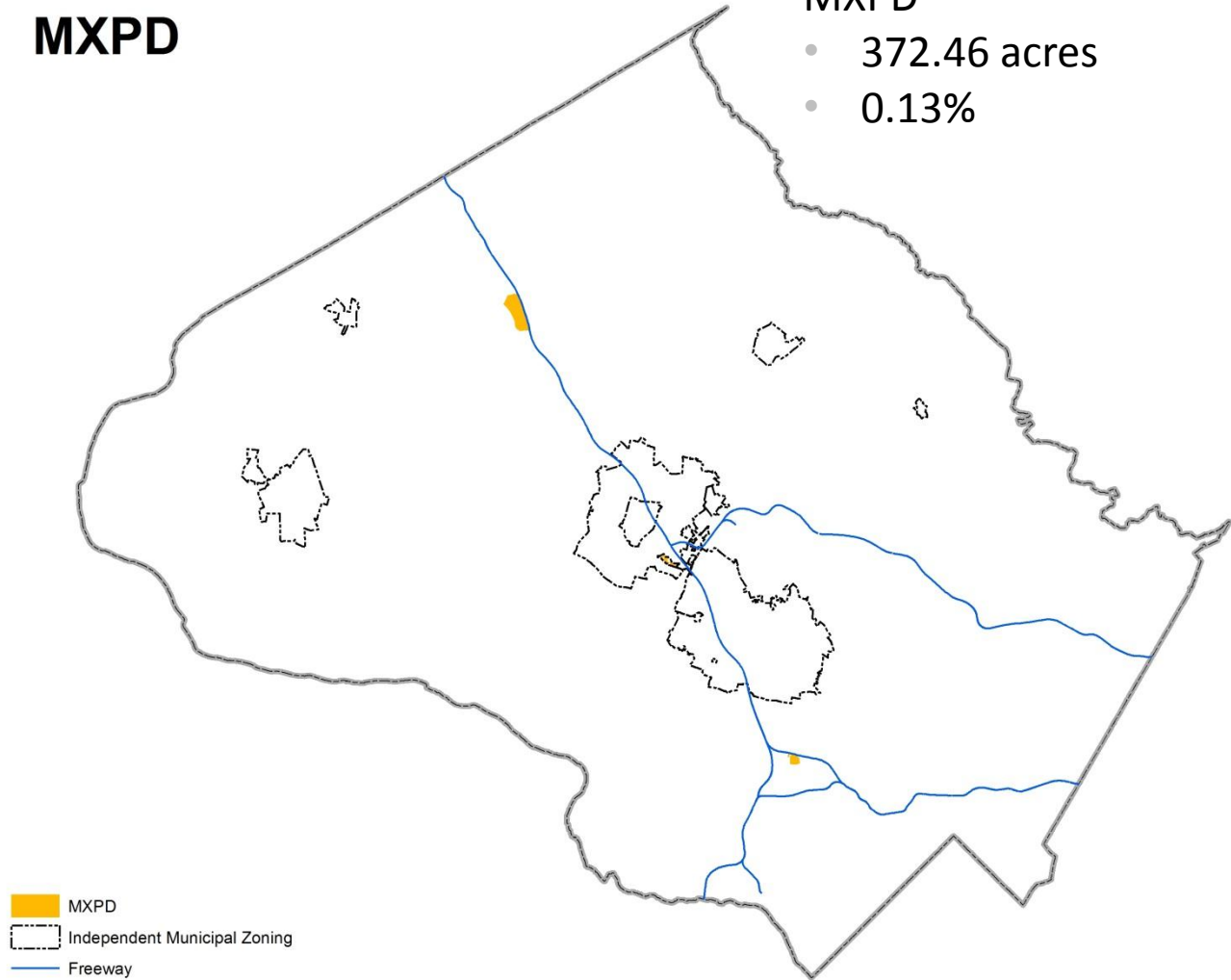
# Mixed-Use Zones

## Mapping

### MXPD

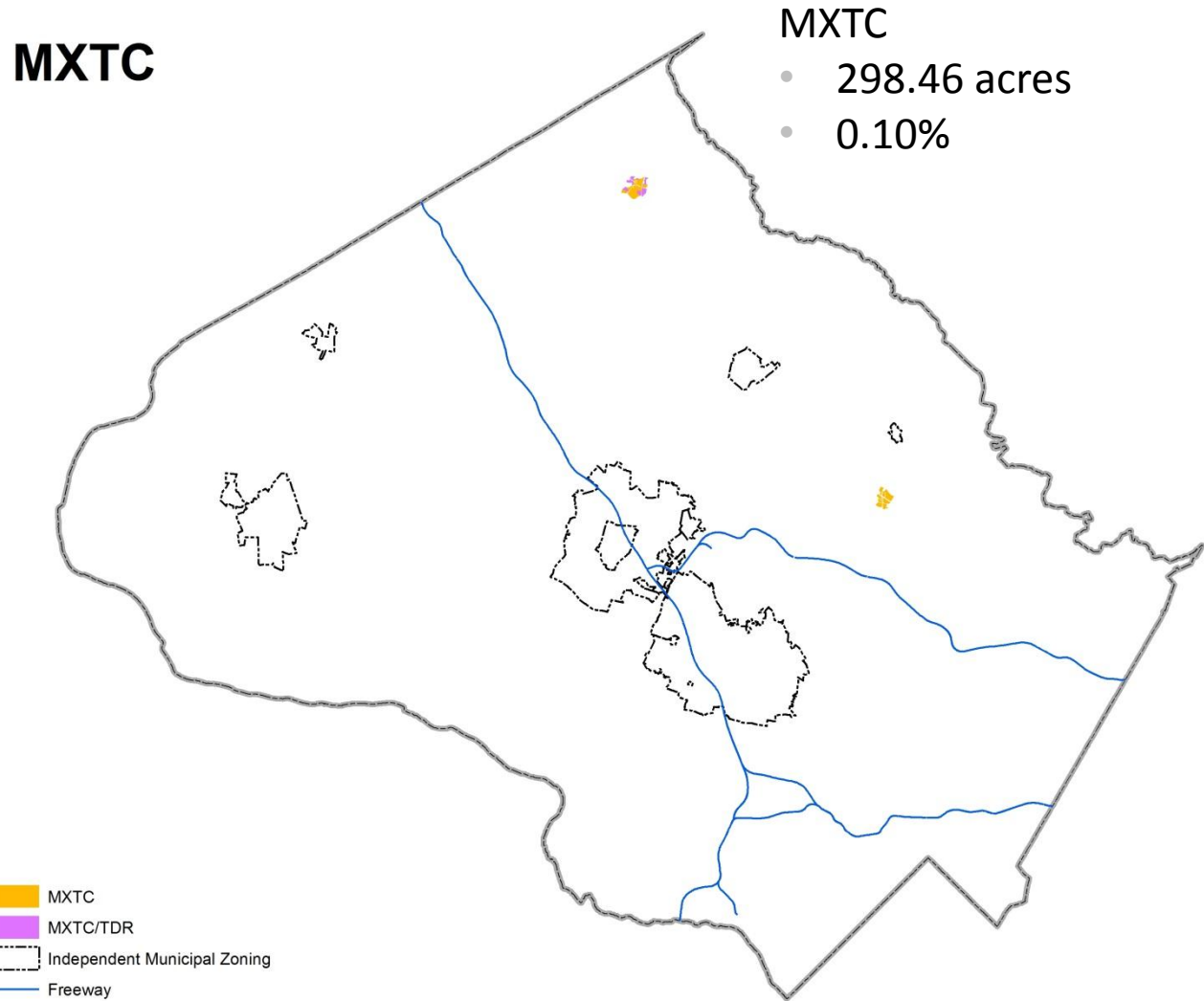
MXPD

- 372.46 acres
- 0.13%



# Mixed-Use Zones

## Mapping



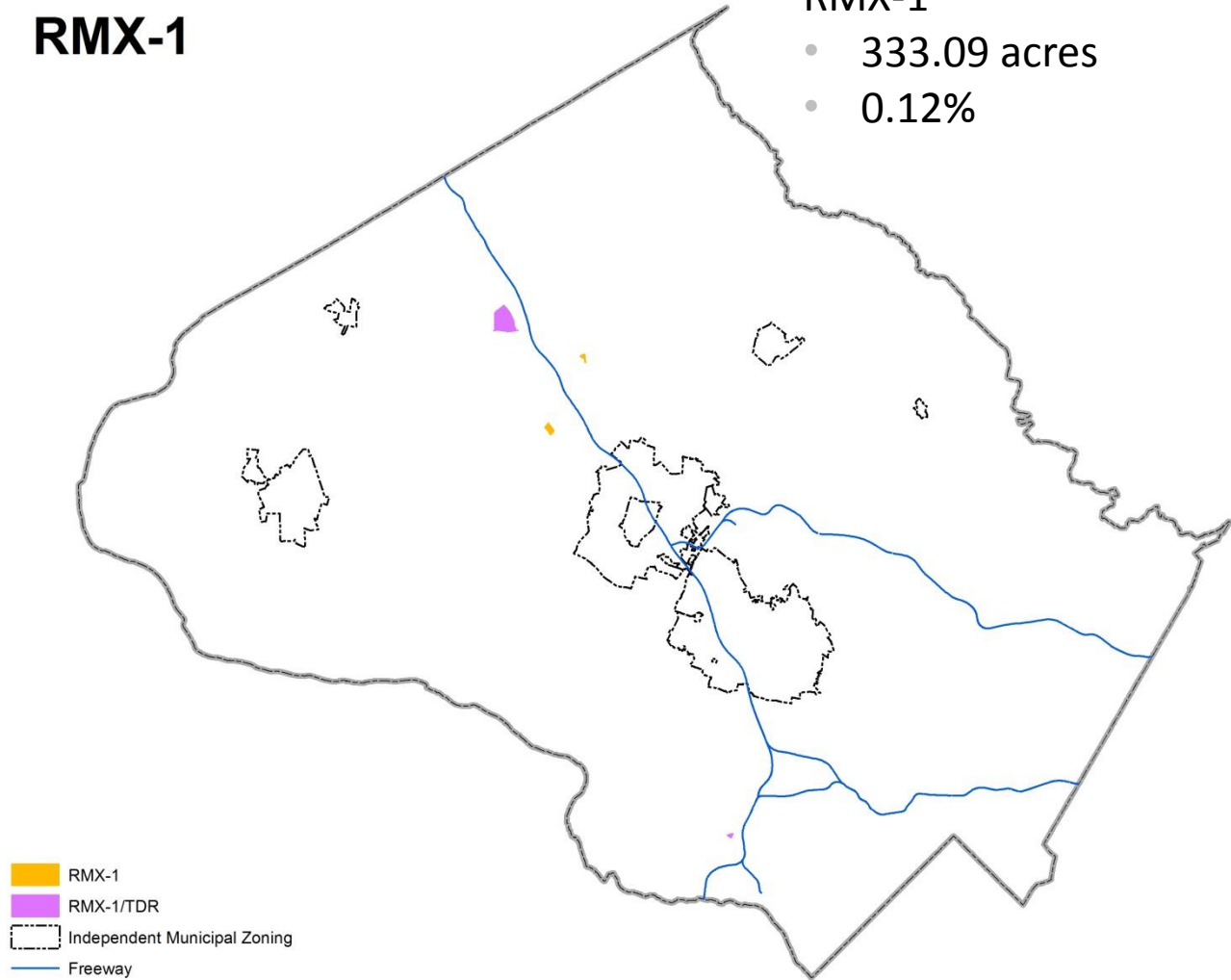
# Mixed-Use Zones

## Mapping

### RMX-1

### RMX-1

- 333.09 acres
- 0.12%



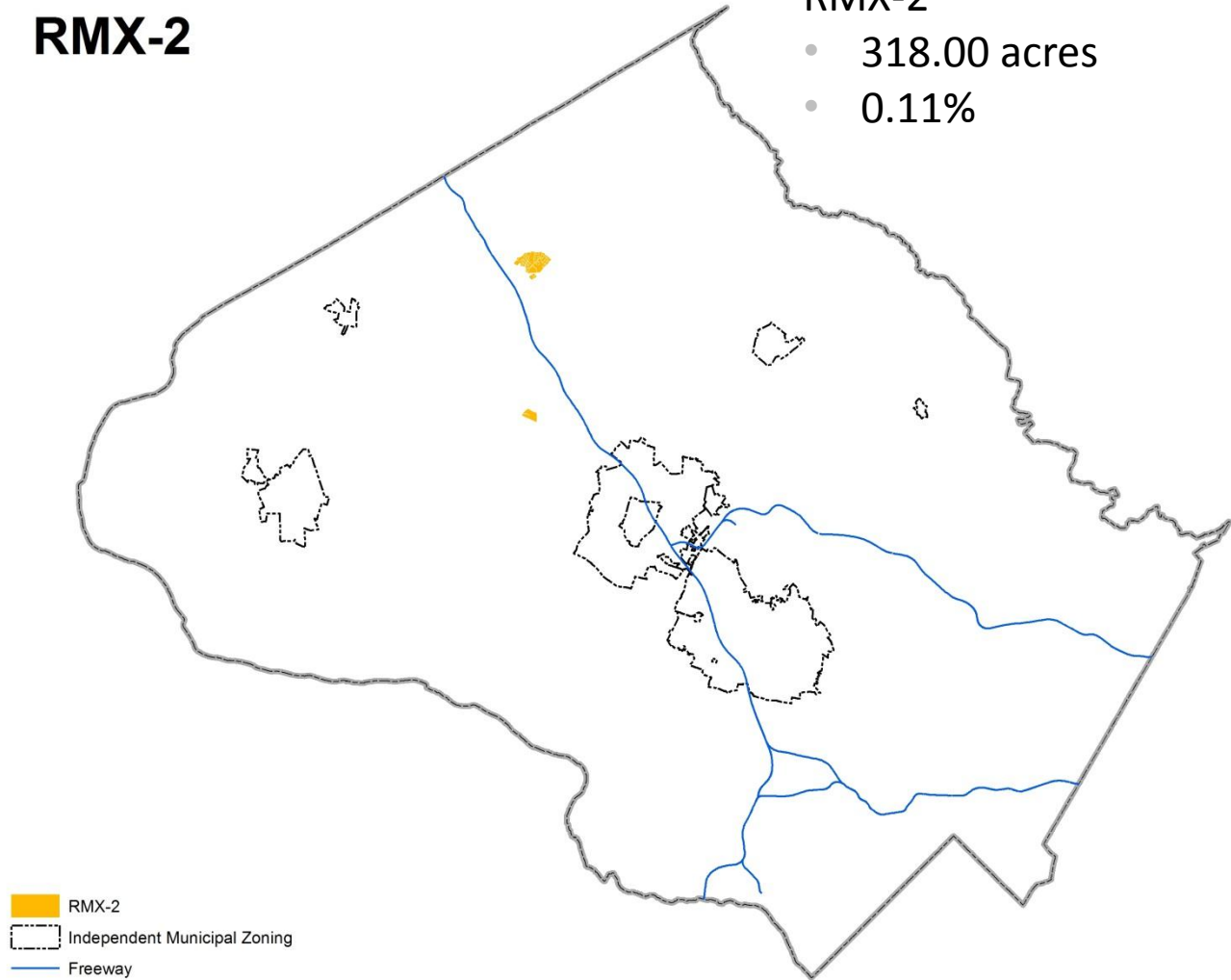
# Mixed-Use Zones

## Mapping

### RMX-2

### RMX-2

- 318.00 acres
- 0.11%



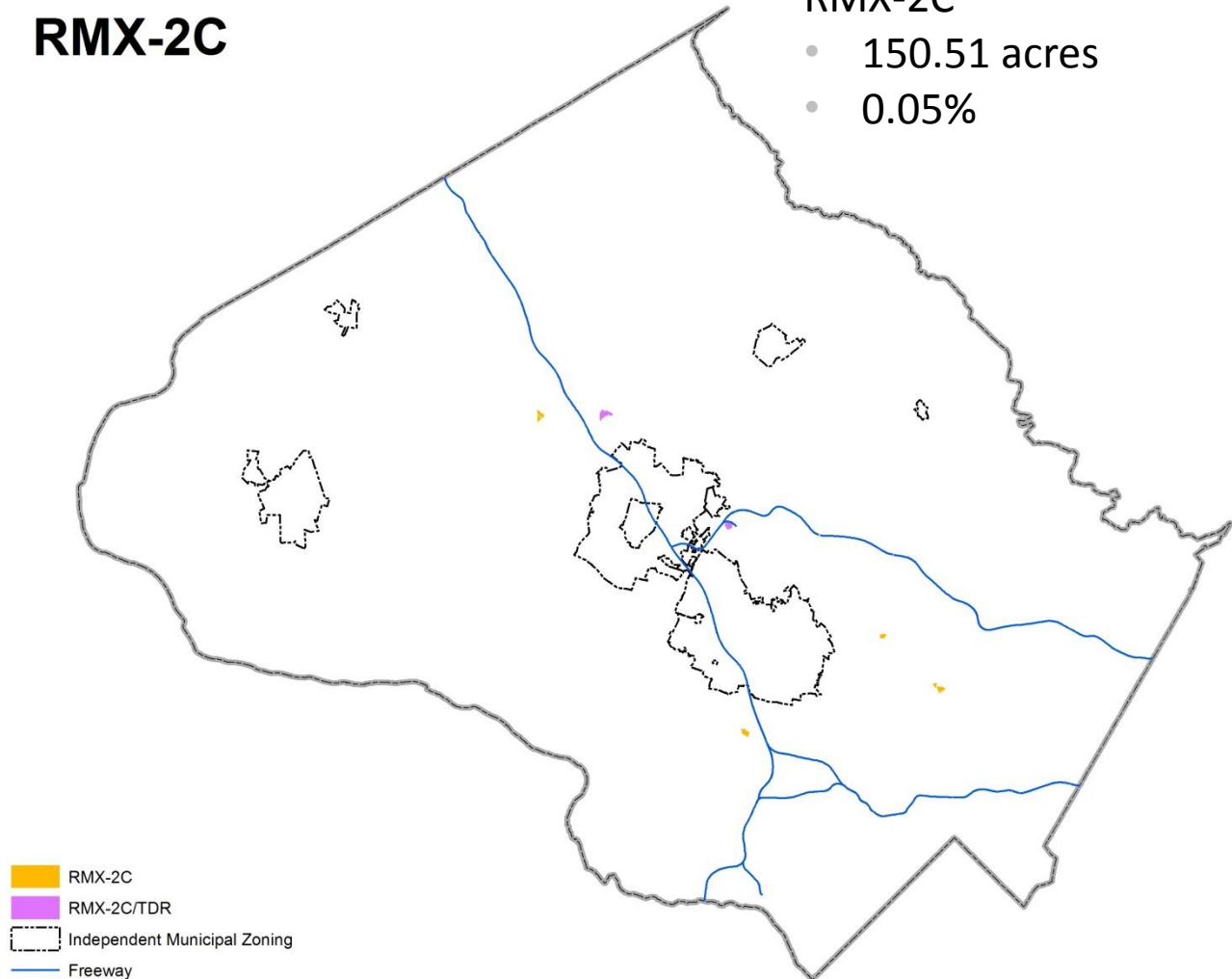
# Mixed-Use Zones

## Mapping

### RMX-2C

### RMX-2C

- 150.51 acres
- 0.05%



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



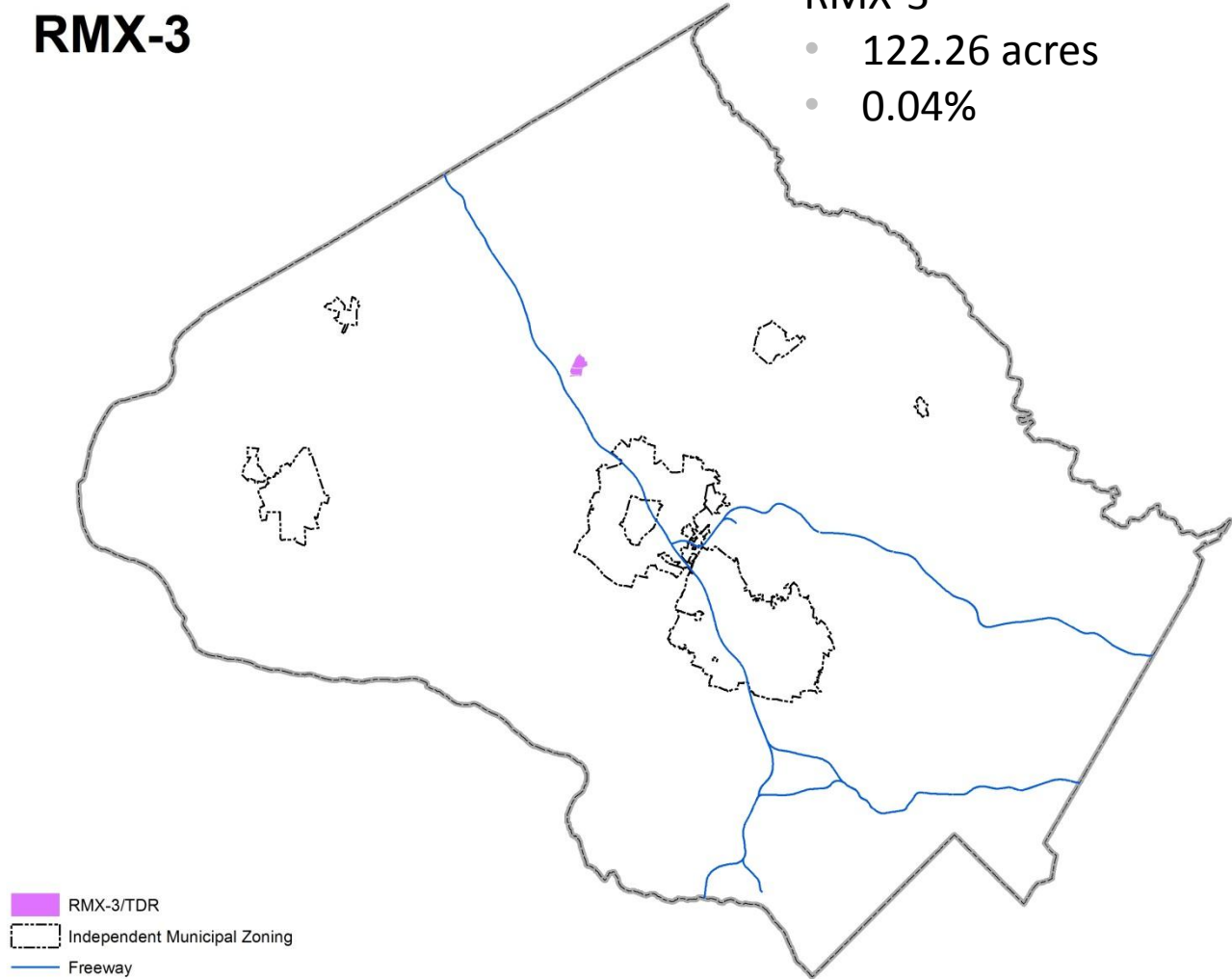
# Mixed-Use Zones

## Mapping

### RMX-3

### RMX-3

- 122.26 acres
- 0.04%



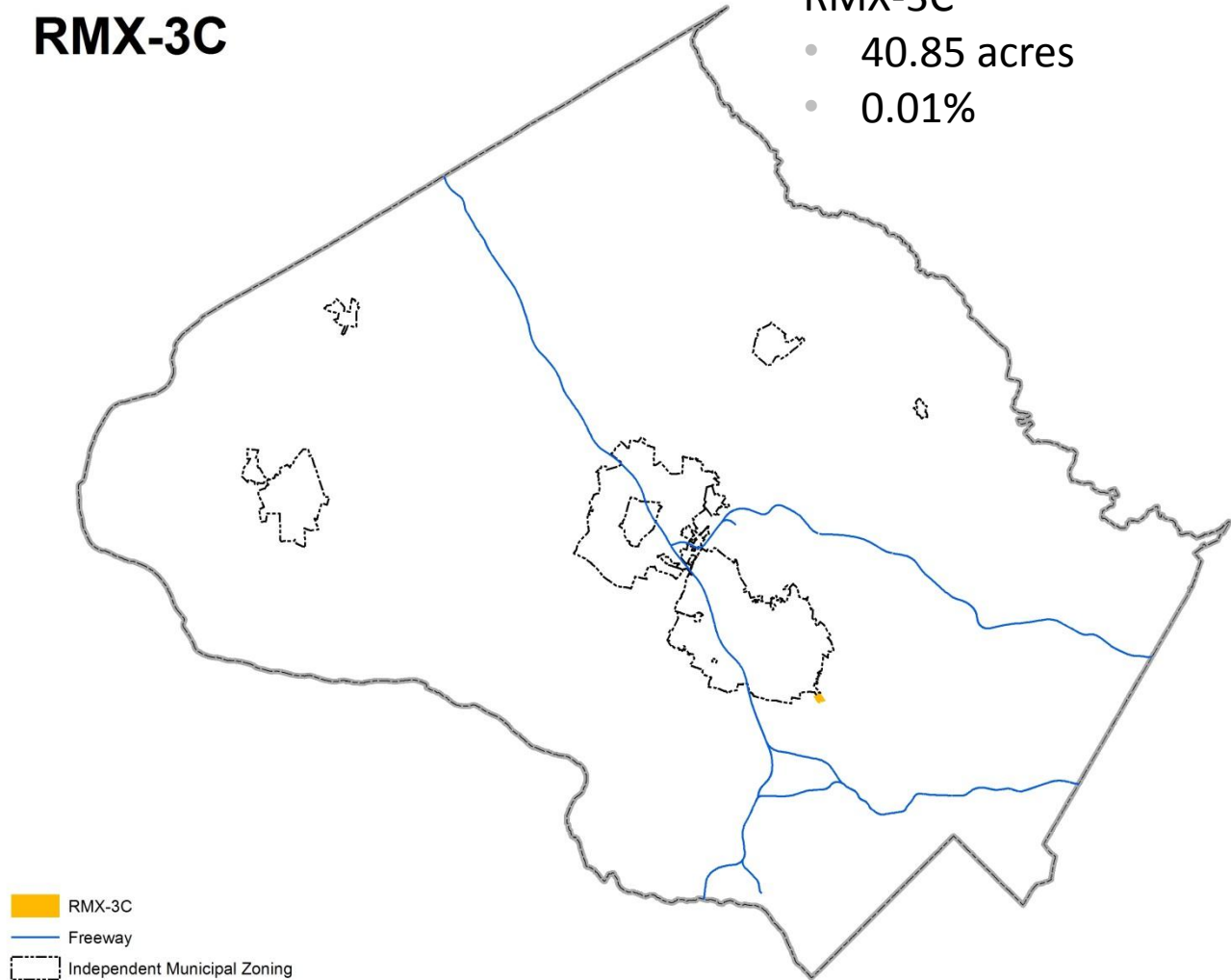
# Mixed-Use Zones

## Mapping

### RMX-3C

### RMX-3C

- 40.85 acres
- 0.01%



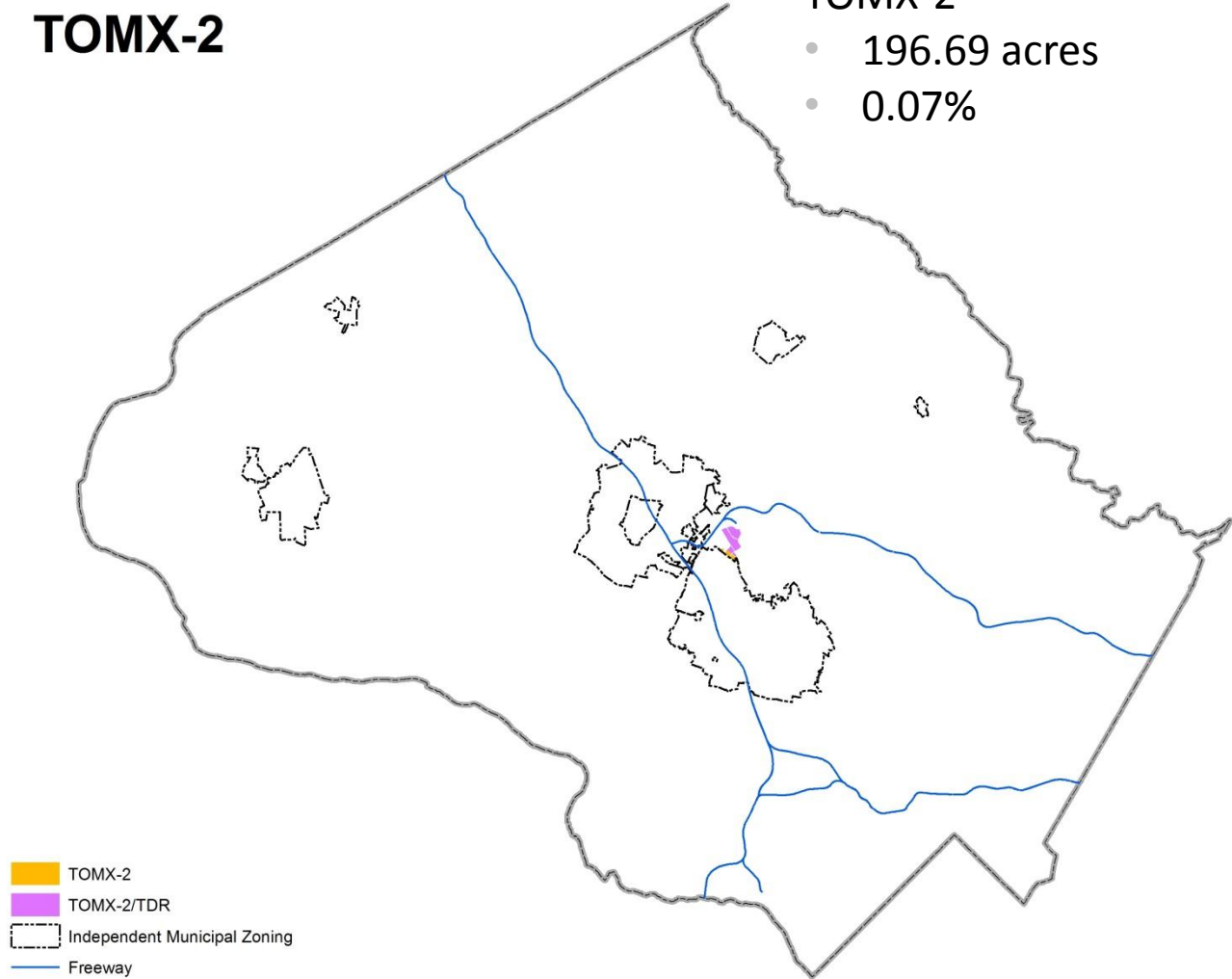
# Mixed-Use Zones

## 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



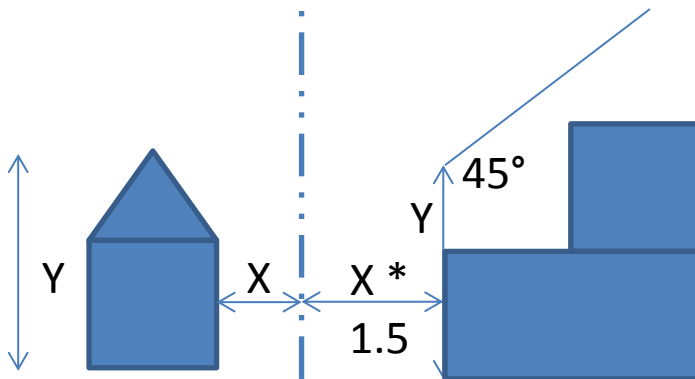
CRT

## 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,  
MXPDP → CRT**

**Mixed-Use Translations**

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

- Process**

Standard	RMXs	MXTC	TOMX	MXN	MXPDP
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)
- 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
- Funeral Home
- 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)
- Car Wash\* (current CRT)
- Major Auto Repair (P to SE in some RMX zones)
- Above ground pipeline
- Self-Storage (current CRT)
- Animal Boarding and Care (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 only in a res building)
- Hotel/Motel (current CRT)
- Pub Utility Building or Structure

## Permitted becoming Conditional

- Fuel Sales

## Removed Uses

- Carriage House
- 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
- Funeral Home
- 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)
- 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

# MXPD to CRT Translation:

(C-2, H-M I-3)

## New Permitted uses

- Seasonal Outdoor Sales (current CRT)
- Residential Care (up to 8) (current CRT)
- Playground, Outdoor Area (private)
- Conference Center (current CRT)
- Artisan Manufacturing (current CRT)

## New Conditional uses

- Animal Boarding and Care (current CRT)

## New Limited uses

- Community gardens
- Urban farming (modified CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- B&B
- Light Vehicle Rental Indoor (sales = P)
- Bus/Rail Terminal (current CRT)
- Solar Collection System

# MXPD to CRT Translation:

(C-2, H-M I-3)

## Special Exceptions becoming a Limited or Permitted use

- 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)
- Independent Living ...

## Permitted Use becoming a Special Exception

- 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)

## 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)

## Uses Removed from the zone

- Community swimming pools
- Freestanding Wireless Tower
- Media Broadcast Tower
- Adult Entertainment
- Golf Course, Country Club
- Indoor Shooting Range
- Automobile Storage Lot
- Helipad/Heliport
- Storage Facility over 10,000sf
- Some manufacturing uses allowed in I-3

# MXN to CRT Translation:

(C-1, C-T, O-M, R&D)

## New Permitted uses

- Agricultural Vending
- Seasonal Outdoor Sales (current CRT)
- Live/Work Units (current CRT)
- Playground, Outdoor Area (private) (current CRT)
- Hotel/ Motel (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)
- B&B
- Light vehicle sales/rental (indoor or outdoor) (site plan if adj...)
- Bus/rail terminal (current CRT)
- Transmission line (above ground)
- Storage facility (up to 10,000) (current CRT)
- Solar collection system
- Funeral Home, undertaker

# MXN to CRT Translation:

(C-1, C-T, O-M, R&D)

## 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

- Car Wash
- Pipeline (Aboveground)
- Self-storage (current CRT)
- Major Vehicle Repair

## SE becoming Permitted or Limited

- Private Club/ Service Org (current CRT)
- Hospital (current CRT)
- Vet (site plan if adj...) (current CRT)
- Rec & Entertainment (Indoor < 250)
- 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
- Some light manufacturing uses allowed  
in R&D