

# TABLE OF CONTENTS

## ARTICLE 59-1. GENERAL ZONING ORDINANCE [CODE] PROVISIONS

### DIVISION 1.1. IN GENERAL

SECTION 1.1.1. CITATION ..... 1 – 2  
 [[SECTION 1.1.2. REPEAL OF EXISTING ZONING ORDINANCE ..... 1 – 2]]  
 SECTION 1.1.3. SEVERABILITY ..... 1 – 2

### DIVISION 1.2. PURPOSE

SECTION 1.2.1. PURPOSE OF CHAPTER 59.....1 – 3

### DIVISION 1.3. APPLICABILITY

SECTION 1.3.1. APPLICABILITY ..... 1 – 4  
 SECTION 1.3.2. NONAPPLICABILITY TO CERTAIN MUNICIPALITIES ..... 1 – 4  
 SECTION 1.3.3. ANNEXATIONS ..... 1 – 4

### DIVISION 1.4. DEFINED TERMS

SECTION 1.4.1. RULES OF INTERPRETATION ..... 1 – 5  
 SECTION 1.4.2. SPECIFIC TERMS AND PHRASES DEFINED ..... 1 – 5

## ARTICLE 59-2. ZONES

### DIVISION 2.1. ZONES ESTABLISHED

SECTION 2.1.1. REQUIREMENTS FOR ALL ZONES..... 2 – 2  
 SECTION 2.1.2. [REGULATIONS FOR ESTABLISHMENT OF ZONES] ZONING CATEGORIES ..... 2 – 2  
 [[SECTION 2.1.3. AGRICULTURAL ZONE ..... 2 – 2]  
 SECTION 2.1.4. RURAL RESIDENTIAL ZONES ..... 2 – 3  
 SECTION 2.1.5. RESIDENTIAL ZONES..... 2 – 3  
 SECTION 2.1.6. COMMERCIAL/RESIDENTIAL ZONES..... 2 – 4  
 SECTION 2.1.7. EMPLOYMENT ZONES..... 2 – 6

SECTION 2.1.8. INDUSTRIAL ZONES ..... 2 – 8  
 SECTION 2.1.9. OVERLAY ZONES ..... 2 – 9 [8]  
 SECTION 2.1.10. FLOATING ZONES..... 2 – 12 [11]]  
SECTION 2.1.3. ESTABLISHMENT OF ZONES ..... 2 – 2

### DIVISION 2.2. ZONING MAP

SECTION 2.2.1. ZONING MAPS..... 2 – 18 [[15]] [13]  
 SECTION 2.2.2. LOCATION AND BOUNDARIES OF ZONES ..... 2 – 18 [[15]] [13]  
 SECTION 2.2.3. ZONE BOUNDARY INTERPRETATION ..... 2 – 19 [[16]] [13]  
 SECTION 2.2.4. ZONING AND DEVELOPMENT WITHIN RIGHTS-OF-WAY ..... 2 – 19 [[16]] [14]  
 SECTION 2.2.5. ZONES RETAINED FROM PREVIOUS ORDINANCE .... 2 – 20 [[17]] [15]

## ARTICLE 59-3. USES AND USE STANDARDS

### DIVISION 3.1. USE TABLE

SECTION 3.1.1. KEY TO USE TABLE ..... 3 – 3  
 SECTION 3.1.2. USE CLASSIFICATIONS ..... 3 – 3  
 SECTION 3.1.3. USES LISTED AS ACCESSORY ..... 3 – 4  
 SECTION 3.1.4. TEMPORARY USES ..... 3 – 4  
 SECTION 3.1.5. TRANSFERABLE DEVELOPMENT RIGHTS ..... 3 – 5  
 SECTION 3.1.6. USE TABLE ..... 3 – 7 [6]

### DIVISION 3.2. AGRICULTURAL USES

SECTION 3.2.1. AGRICULTURAL AUCTION FACILITY..... 3 – 14 [13]  
 SECTION 3.2.2. AGRICULTURAL PROCESSING ..... 3 – 14 [13]  
 SECTION 3.2.3. COMMUNITY GARDEN ..... 3 – 14 [13]  
 SECTION 3.2.4. EQUESTRIAN FACILITY ..... 3 – 15 [14]  
 SECTION 3.2.5. FARM SUPPLY OR MACHINERY SALES, STORAGE, AND SERVICE ..... 3 – 16 [15]

SECTION 3.2.6. FARMING ..... 3 – 17 [16]  
 SECTION 3.2.7. NURSERY ..... 3 – 17 [16]  
 SECTION 3.2.8. SLAUGHTERHOUSE ..... 3 – 18 [17]  
 SECTION 3.2.9. URBAN FARMING ..... 3 – 18 [17]  
 SECTION 3.2.10. WINERY ..... 3 – 19 [17]  
 SECTION 3.2.11. ACCESSORY AGRICULTURAL USES..... 3 – 19 [18]  
 SECTION 3.2.12. TEMPORARY AGRICULTURAL USES..... 3 – 21[19]

**DIVISION 3.3. RESIDENTIAL USES**

SECTION 3.3.1. HOUSEHOLD LIVING..... 3 – 22 [20]  
 SECTION 3.3.2. GROUP LIVING..... 3 – 23 [21]  
 SECTION 3.3.3. ACCESSORY RESIDENTIAL USES ..... 3 – 27 [25]

**DIVISION 3.4. CIVIC AND INSTITUTIONAL USES**

SECTION 3.4.1. AMBULANCE, RESCUE SQUAD (PRIVATE)..... 3 – 37 [35]  
 SECTION 3.4.2. CHARITABLE, PHILANTHROPIC INSTITUTION..... 3 – 37 [35]  
 SECTION 3.4.3. CULTURAL INSTITUTION ..... 3 – 38 [36]  
 SECTION 3.4.4. DAY CARE FACILITY..... 3 – 39 [37]  
 SECTION 3.4.5. EDUCATIONAL INSTITUTION (PRIVATE) ..... 3 – 41 [38]  
 SECTION 3.4.6. HOSPITAL ..... 3 – 42 [40]  
 SECTION 3.4.7. PLAYGROUND, OUTDOOR AREA (PRIVATE) ..... 3 – 43 [41]  
 SECTION 3.4.8. PRIVATE CLUB, SERVICE ORGANIZATION..... 3 – 43 [41]  
 SECTION 3.4.9. PUBLIC USE (EXCEPT UTILITIES)..... 3 – 44 [41]  
 SECTION 3.4.10. RELIGIOUS ASSEMBLY ..... 3 – 44 [41]  
 SECTION 3.4.11. SWIMMING POOL (COMMUNITY)..... 3 – 44 [42]

**DIVISION 3.5. COMMERCIAL USES**

SECTION 3.5.1. ANIMAL SERVICES..... 3 – 45 [43]  
 SECTION 3.5.2. COMMUNICATION FACILITY..... 3 – 47 [45]  
 SECTION 3.5.3. EATING AND DRINKING..... 3 – 51 [49]

SECTION 3.5.4. FUNERAL AND INTERMENT SERVICES ..... 3 – 52 [49]  
 SECTION 3.5.5. LANDSCAPE CONTRACTOR..... 3 – 53 [51]  
 SECTION 3.5.6. LODGING ..... 3 – 54 [51]  
 SECTION 3.5.7. MEDICAL AND DENTAL ..... 3 – 55 [52]  
 SECTION 3.5.8. OFFICE AND PROFESSIONAL ..... 3 – 56 [53]  
 SECTION 3.5.9. PARKING ..... 3 – 57 [54]  
 SECTION 3.5.10. RECREATION AND ENTERTAINMENT..... 3 – 58 [55]  
 SECTION 3.5.11. RETAIL SALES AND SERVICE ..... 3 – 62 [59]  
 SECTION 3.5.12. VEHICLE/EQUIPMENT SALES AND RENTAL..... 3 – 65 [61]  
 SECTION 3.5.13. VEHICLE SERVICE ..... 3 – 67 [62]  
 SECTION 3.5.14. ACCESSORY COMMERCIAL USES ..... 3 – 69 [65]  
 SECTION 3.5.15. TEMPORARY COMMERCIAL USES ..... 3 – 72 [67]

**DIVISION 3.6. INDUSTRIAL USES**

SECTION 3.6.1. ANIMAL RESEARCH FACILITY..... 3 – 75 [[74]] [69]  
 SECTION 3.6.2. CONTRACTOR STORAGE YARD ..... 3 – 75 [[74]] [69]  
 SECTION 3.6.3. DRY CLEANING FACILITY ..... 3 – 75 [[74]] [69]  
 SECTION 3.6.4. MANUFACTURING AND PRODUCTION ..... 3 – 75 [[74]] [69]  
 SECTION 3.6.5. MINING, EXCAVATION ..... 3 – 76 [[75]] [70]  
 SECTION 3.6.6. TRANSPORTATION ..... 3 – 77 [[76]] [71]  
 SECTION 3.6.7. UTILITIES ..... 3 – 80 [[79]] [73]  
 SECTION 3.6.8. WAREHOUSE..... 3 – 81 [[80]] [74]  
 SECTION 3.6.9. WASTE-RELATED..... 3 – 82 [[81]] [75]

**DIVISION 3.7. MISCELLANEOUS USES**

SECTION 3.7.1. NONCOMMERCIAL KENNEL..... 3 – 84 [[83]] [78]  
 SECTION 3.7.2. SOLAR COLLECTION SYSTEM..... 3 – 84 [[83]] [78]  
 SECTION 3.7.3. WILDLIFE, GAME PRESERVE, AND OTHER CONSERVATION  
 AREAS ..... 3 – 84 [[83]] [78]  
 SECTION 3.7.4. ACCESSORY MISCELLANEOUS USES ..... 3 – 85 [[84]] [79]

**ARTICLE 59-4. [[EUCLIDEAN ZONE [REGULATIONS] REQUIREMENTS: IN GENERAL AND STANDARD METHOD]]  
DEVELOPMENT STANDARDS FOR EUCLIDEAN ZONES**

**DIVISION 4.1. RULES FOR ALL ZONES**

SECTION 4.1.1. DEVELOPMENT OPTIONS..... 4 – 3

SECTION 4.1.2. COMPLIANCE REQUIRED ..... 4 – 3

SECTION 4.1.3. BUILDING TYPES IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES ..... 4 – 4

SECTION 4.1.4. BUILDING TYPES ALLOWED BY ZONE IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES ..... 4 – 5

SECTION 4.1.5. BUILDING TYPES IN THE COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND INDUSTRIAL ZONES ..... 4 – 6

SECTION 4.1.6. BUILDING TYPES ALLOWED BY ZONE IN THE COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND INDUSTRIAL ZONES ..... 4 – 7

SECTION 4.1.7. MEASUREMENT AND EXCEPTIONS ..... 4 – 8 [6]

SECTION 4.1.8. COMPATIBILITY REQUIREMENTS ..... 4 – 13 [11]

**DIVISION 4.2. AGRICULTURAL ZONE**

[[SECTION 4.2.1. METHODS OF DEVELOPMENT..... 4 – 15 [12]

SECTION 4.2.2. GENERAL REQUIREMENTS..... 4 – 15 [12]

SECTION 4.2.3. SPECIAL REQUIREMENTS FOR THE TRANSFER OF DENSITY..... 4 – 15 [12]

SECTION 4.2.4. SPECIAL REQUIREMENTS FOR CHILD LOTS ..... 4 – 15 [12]

SECTION 4.2.5. AR ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 18 [14]]]

SECTION 4.2.1. AR ZONE ..... 4 – 15

**DIVISION 4.3. RURAL RESIDENTIAL ZONES**

[[SECTION 4.3.1. METHODS OF DEVELOPMENT ..... 4 – 20 [16]

SECTION 4.3.2. GENERAL REQUIREMENTS..... 4 – 20 [16]

SECTION 4.3.3. R ZONE, STANDARD METHOD DEVELOPMENT

STANDARDS ..... 4 – 21 [17]

SECTION 4.3.4. RC ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 22 [18]

SECTION 4.3.5. RNC ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 24 [19]]]

SECTION 4.3.1. STANDARD METHOD DEVELOPMENT ..... 4 – 20

SECTION 4.3.2. OPTIONAL METHOD DEVELOPMENT..... 4 – 20

SECTION 4.3.3. R ZONE..... 4 – 22

SECTION 4.3.4. RC ZONE ..... 4 – 24

SECTION 4.3.5. RNC ZONE..... 4 – 28

**DIVISION 4.4. RESIDENTIAL ZONES**

[[SECTION 4.4.1. METHODS OF DEVELOPMENT..... 4 – 26 [21]

SECTION 4.4.2. GENERAL REQUIREMENTS..... 4 – 26 [21]

SECTION 4.4.3. RESIDENTIAL INFILL COMPATIBILITY ..... 4 – 27 [22]

SECTION 4.4.4. RE-2 AND RE-2C ZONES, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 28 [23]

SECTION 4.4.5. RE-1 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 29 [24]

SECTION 4.4.6. R-200 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 30 [25]

SECTION 4.4.7. R-90 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 32 [26]

SECTION 4.4.8. R-60 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 33 [27]

SECTION 4.4.9. R-40 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 35 [28]

SECTION 4.4.10. TLD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS ..... 4 – 37 [30]

SECTION 4.4.11. TMD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS..... 4 – 39 [32]

SECTION 4.4.12. THD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS..... 4 – 41 [34]

SECTION 4.4.13. R-30 ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 43 [36]

SECTION 4.4.14. R-20 ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 45 [38]

SECTION 4.4.15. R-10 ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 47 [40]]

SECTION 4.4.1. STANDARD METHOD DEVELOPMENT ..... 4 – 33

SECTION 4.4.2. OPTIONAL METHOD DEVELOPMENT ..... 4 – 34

SECTION 4.4.3. HISTORIC DISTRICTS ..... 4 – 36

SECTION 4.4.4. RE-2 ZONE ..... 4 – 37

SECTION 4.4.5. RE-2C ZONE ..... 4 – 39

SECTION 4.4.6. RE-1 ZONE ..... 4 – 43

SECTION 4.4.7. R-200 ZONE ..... 4 – 47

SECTION 4.4.8. R-90 ZONE ..... 4 – 51

SECTION 4.4.9. R-60 ZONE ..... 4 – 56

SECTION 4.4.10. R-40 ZONE ..... 4 – 61

SECTION 4.4.11. TLD ZONE ..... 4 – 64

SECTION 4.4.12. TMD ZONE ..... 4 – 67

SECTION 4.4.13. THD ZONE ..... 4 – 70

SECTION 4.4.14. R-30 ZONE ..... 4 – 73

SECTION 4.4.15. R-20 ZONE ..... 4 – 76

SECTION 4.4.16. R-10 ZONE ..... 4 – 79

**DIVISION 4.5. COMMERCIAL/RESIDENTIAL ZONES**

[[SECTION 4.5.1. DENSITY AND HEIGHT ALLOCATION ..... 4 – 49 [42]

SECTION 4.5.2. METHODS OF DEVELOPMENT ..... 4 – 49 [42]

SECTION 4.5.3. BUILDING TYPES ..... 4 – 50 [42]

SECTION 4.5.4. CRN, CRT, AND CR ZONES, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 51 [43]]]

SECTION 4.5.1. INTENT STATEMENTS ..... 4 – 82

SECTION 4.5.2. DENSITY AND HEIGHT ALLOCATION ..... 4 – 82

SECTION 4.5.3. STANDARD METHOD DEVELOPMENT ..... 4 – 84

SECTION 4.5.4. OPTIONAL METHOD DEVELOPMENT ..... 4 – 88

**DIVISION 4.6. EMPLOYMENT ZONES**

[[SECTION 4.6.1. DENSITY AND HEIGHT ALLOCATION ..... 4 – 54 [46]

SECTION 4.6.2. METHODS OF DEVELOPMENT ..... 4 – 54 [46]

SECTION 4.6.3. BUILDING TYPES ..... 4 – 55 [46]

SECTION 4.6.4. GR AND NR ZONES, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 56 [47]

SECTION 4.6.5. LSC ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 59 [50]

SECTION 4.6.6. EOF ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 63 [54]]]

SECTION 4.6.1. INTENT STATEMENTS ..... 4 – 89

SECTION 4.6.2. DENSITY AND HEIGHT ALLOCATION ..... 4 – 89

SECTION 4.6.3. STANDARD METHOD DEVELOPMENT ..... 4 – 90

SECTION 4.6.4. OPTIONAL METHOD DEVELOPMENT ..... 4 – 103

**[[DIVISION 4.7. INDUSTRIAL ZONES**

SECTION 4.7.1. DENSITY AND HEIGHT ALLOCATION ..... 4 – 67 [58]

SECTION 4.7.2. METHODS OF DEVELOPMENT ..... 4 – 67 [58]

SECTION 4.7.3. BUILDING TYPES ..... 4 – 67 [58]

SECTION 4.7.4. IL AND IM ZONES, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 68 [59]

SECTION 4.7.5. IH ZONE, STANDARD METHOD DEVELOPMENT  
STANDARDS ..... 4 – 69 [60]]]

**DIVISION 4.7. OPTIONAL METHOD PUBLIC BENEFITS**

SECTION 4.7.1. GENERAL PROVISIONS ..... 4 – 105

SECTION 4.7.2. PUBLIC BENEFIT OVERVIEW ..... 4 – 105

SECTION 4.7.3. PUBLIC BENEFIT DESCRIPTIONS AND CRITERIA..... 4 – 106

**DIVISION 4.8. INDUSTRIAL ZONES**

SECTION 4.8.1. INTENT STATEMENTS ..... 4 – 111

SECTION 4.8.2. DENSITY AND HEIGHT ALLOCATION ..... 4 – 111

SECTION 4.8.3. STANDARD METHOD DEVELOPMENT..... 4 – 111

**DIVISION [[4.8.]] 4.9 OVERLAY ZONES**

SECTION [[4.8.1.]] 4.9.1. IN GENERAL.....4 – 70 [61]

[SECTION 4.8.2. COMMERCIAL PRESERVATION (CP) OVERLAY ZONE ..... 4 – 61

SECTION 4.8.3. INDUSTRIAL MIXED USE (IMU) OVERLAY ZONE ..... 4 – 66

SECTION 4.8.4. NEIGHBORHOOD PROTECTION (NP) OVERLAY ZONE .....4 – 67

SECTION 4.8.5. SPECIAL PROTECTION AREA (SPA) OVERLAY ZONE.....4 – 74

SECTION 4.8.6. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY ZONE..... 4 – 76

SECTION 4.8.7. GERMANTOWN TRANSIT MIXED USE (GTMU) OVERLAY ZONE 4 - 77]

**[[SECTION 4.8.2. BURTONSVILLE EMPLOYMENT AREA (BEA) OVERLAY ZONE 4 – 86**

SECTION 4.8.3. CHEVY CHASE NEIGHBORHOOD RETAIL (CCNR) OVERLAY ZONE..... 4 – 88

SECTION 4.8.4. COMMUNITY-SERVING RETAIL (CSR) OVERLAY ZONE..... 4 – 89

SECTION 4.8.5. FENTON VILLAGE (FV) OVERLAY ZONE..... 4 – 89

SECTION 4.8.6. GARRETT PARK (GP) OVERLAY ZONE ..... 4 – 91

SECTION 4.8.7. GERMANTOWN TRANSIT MIXED USE (GTMU) OVERLAY ZONE.4 - 92

SECTION 4.8.8. REGIONAL SHOPPING CENTER (RSC) OVERLAY ZONE .....4 - 92

SECTION 4.8.9. RIPLEY/ SOUTH SILVER SPRING (RSS) OVERLAY ZONE.....4 - 93

SECTION 4.8.10. RURAL VILLAGE CENTER (RVC) OVERLAY ZONE .....4 - 94

SECTION 4.8.11. SANDY SPRING/ ASHTON RURAL VILLAGE (SSA) OVERLAY ZONE .....4 - 96

SECTION 4.8.12. TAKOMA PARK/ EAST SILVER SPRING COMMERCIAL REVITALIZATION (TPSS) OVERLAY ZONE.....4 - 98

SECTION 4.8.13. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY

ZONE .....4 - 99

SECTION 4.8.14. TWINBROOK (TB) OVERLAY ZONE .....4 - 99

SECTION 4.8.15. UPPER PAINT BRANCH (UPB) OVERLAY ZONE ..... 4 - 100

SECTION 4.8.16. UPPER ROCK CREEK (URC) OVERLAY ZONE ..... 4 - 101]]

SECTION 4.9.2. BURTONSVILLE EMPLOYMENT AREA (BEA) OVERLAY ZONE.. 4 – 131

SECTION 4.9.3. CHEVY CHASE NEIGHBORHOOD RETAIL (CCNR) OVERLAY ZONE..... 4 – 133

SECTION 4.9.4. COMMUNITY-SERVING RETAIL (CSR) OVERLAY ZONE .....4 – 134

SECTION 4.9.5. FENTON VILLAGE (FV) OVERLAY ZONE.....4 – 134

SECTION 4.9.6. GARRETT PARK (GP) OVERLAY ZONE .....4 – 136

SECTION 4.9.7. GERMANTOWN TRANSIT MIXED USE (GTMU) OVERLAY ZONE4 - 137

SECTION 4.9.8. REGIONAL SHOPPING CENTER (RSC) OVERLAY ZONE.....4 - 137

SECTION 4.9.9. RIPLEY/ SOUTH SILVER SPRING (RSS) OVERLAY ZONE..... 4 - 138

SECTION 4.9.10. RURAL VILLAGE CENTER (RVC) OVERLAY ZONE ..... 4 - 139

SECTION 4.9.11. SANDY SPRING/ ASHTON RURAL VILLAGE (SSA) OVERLAY ZONE ..... 4 - 141

SECTION 4.9.12. TAKOMA PARK/ EAST SILVER SPRING COMMERCIAL REVITALIZATION (TPSS) OVERLAY ZONE..... 4 - 143

SECTION 4.9.13. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY ZONE ..... 4 - 144

SECTION 4.9.14. TWINBROOK (TB) OVERLAY ZONE ..... 4 - 147

SECTION 4.9.15. UPPER PAINT BRANCH (UPB) OVERLAY ZONE ..... 4 - 148

SECTION 4.9.16. UPPER ROCK CREEK (URC) OVERLAY ZONE ..... 4 - 149

**ARTICLE 59-5. FLOATING ZONE [REGULATIONS] REQUIREMENTS**

**DIVISION 5.1. IN GENERAL**

SECTION 5.1.1. ZONE CATEGORIES..... 5 – 2

SECTION 5.1.2. [PURPOSES] [[APPLICABILITY]] INTENT STATEMENT ..... 5 – 2

SECTION 5.1.3. [APPLICABILITY AND ][[APPROVAL]][[REQUIRED]]  
APPLICABILITY ..... 5 – [2][[4]]3

SECTION 5.1.4. APPROVAL ..... 5 – 5

SECTION 5.1. [[4]]5. SPECIAL PROVISIONS FOR PROPERTIES [ZONED] IN A ZONE  
 UNDER ARTICLE [[59-9]] 59-8 ..... 5 – [3][[4]]5

**DIVISION 5.2. RESIDENTIAL FLOATING ZONES**

SECTION 5.2.1. ZONES ..... 5 – [4] 5

SECTION 5.2.2. [LAND USES]PURPOSE ..... 5 – [4] 5

SECTION 5.2. [2]3. LAND USES ..... 5 – [4] 5

SECTION 5.2. [3]4. BUILDING TYPES ..... 5 – [4] 6

SECTION 5.2. [4]5. DEVELOPMENT STANDARDS ..... 5 – [5] 6

**DIVISION 5.3. COMMERCIAL/RESIDENTIAL FLOATING ZONES**

SECTION 5.3.1. ZONES ..... 5 – [7] 8

SECTION 5.3.2. [LAND USES] PURPOSE ..... 5 – [7] 8

SECTION 5.3. [2]3. LAND USES ..... 5 – [7] 8

SECTION 5.3. [3]4. BUILDING TYPES ALLOWED ..... 5 – [7] 8

SECTION 5.3. [4]5. DEVELOPMENT STANDARDS ..... 5 – [7] 8

**DIVISION 5.4. EMPLOYMENT FLOATING ZONES**

SECTION 5.4.1. ZONES ..... 5 – [9] 10

SECTION 5.4.2. [LAND USES] PURPOSE ..... 5 – [9] 10

SECTION 5.4. [2]3. LAND USES ..... 5 – [9] 10

SECTION 5.4. [3]4. BUILDING TYPES ALLOWED ..... 5 – [9] 10

SECTION 5.4. [4]5. DEVELOPMENT STANDARDS ..... 5 – [9] 10

**DIVISION 5.5. INDUSTRIAL FLOATING ZONES**

SECTION 5.5.1. ZONES ..... 5 – [11] 12

SECTION 5.5.2. [LAND USES] PURPOSE ..... 5 – [11] 12

SECTION 5.5. [2]3. LAND USES ..... 5 – [11] 12

SECTION 5.5. [3]4. BUILDING TYPES ALLOWED ..... 5 – [11] 12

SECTION 5.5. [4]5. DEVELOPMENT STANDARDS ..... 5 – [11] 12

**ARTICLE 59-6. GENERAL DEVELOPMENT REQUIREMENTS**

**DIVISION 6.1. SITE ACCESS**

SECTION 6.1.1. INTENT ..... 6 – 3

SECTION 6.1.2. APPLICABILITY ..... 6 – 3

SECTION 6.1.3. GENERAL ACCESS REQUIREMENTS ..... 6 – 3

SECTION 6.1.4. DRIVEWAY ACCESS ..... 6 – 3

**DIVISION 6.2. PARKING, QUEUING, AND LOADING**

SECTION 6.2.1. INTENT ..... 6 – 4

SECTION 6.2.2. APPLICABILITY ..... 6 – 4

SECTION 6.2.3. CALCULATION OF REQUIRED PARKING ..... 6 – 4

SECTION 6.2.4. PARKING REQUIREMENTS ..... 6 – 8

SECTION 6.2.5. VEHICLE PARKING DESIGN STANDARDS ..... 6 – 14

SECTION 6.2.6. BICYCLE PARKING DESIGN STANDARDS ..... 6 – 17

SECTION 6.2.7. QUEUING DESIGN STANDARDS ..... 6 – 19

SECTION 6.2.8. LOADING DESIGN STANDARDS ..... 6 – 19

SECTION 6.2.9. PARKING LOT LANDSCAPING AND OUTDOOR LIGHTING ..... 6 – 20

**DIVISION 6.3. OPEN SPACE AND RECREATION**

SECTION 6.3.1. INTENT ..... 6 – 22

SECTION 6.3.2. APPLICABILITY ..... 6 – 22

SECTION 6.3.3. ALLOWED AND PROHIBITED FEATURES IN OPEN SPACE ..... 6 – 22

SECTION 6.3.4. RURAL OPEN SPACE ..... 6 – 23

SECTION 6.3.5. COMMON OPEN SPACE ..... 6 – 25

SECTION 6.3.6. PUBLIC OPEN SPACE ..... 6 – 26

SECTION 6.3.7. AMENITY OPEN SPACE ..... 6- 27

SECTION 6.3.8. OPEN SPACE LANDSCAPING AND OUTDOOR LIGHTING..... 6 - 27

SECTION 6.3.9. RECREATION FACILITIES ..... 6 - 28

**DIVISION 6.4. GENERAL LANDSCAPING AND OUTDOOR LIGHTING**

SECTION 6.4.1. INTENT ..... 6 - 35

SECTION 6.4.2. APPLICABILITY..... 6- 35

SECTION 6.4.3. GENERAL LANDSCAPING REQUIREMENTS ..... 6 - 35

SECTION 6.4.4. GENERAL OUTDOOR LIGHTING REQUIREMENTS ..... 6 - 37

**DIVISION 6.5. SCREENING REQUIREMENTS**

SECTION 6.5.1. INTENT ..... 6 - 39

SECTION 6.5.2. APPLICABILITY..... 6 - 39

SECTION 6.5.3. SCREENING REQUIREMENTS ..... 6 - 39

**DIVISION 6.6. OUTDOOR DISPLAY AND STORAGE**

SECTION 6.6.1. INTENT ..... 6 - 43

SECTION 6.6.2. APPLICABILITY ..... 6 - 43

SECTION 6.6.3. DESIGN STANDARDS ..... 6 - 43

**DIVISION 6.7. SIGNS**

SECTION 6.7.1. INTENT ..... 6 - 45

SECTION 6.7.2. APPLICABILITY..... 6 - 45

SECTION 6.7.3. EXEMPT SIGNS ..... 6 - 45

SECTION 6.7.4. PROHIBITED SIGNS ..... 6 - 46

SECTION 6.7.5. MEASUREMENTS ..... 6 - 47

SECTION 6.7.6. PERMANENT SIGNS, IN GENERAL..... 6 - 49

SECTION 6.7.7. AGRICULTURAL AND RURAL RESIDENTIAL ZONES ..... 6 - 50

SECTION 6.7.8. RESIDENTIAL ZONES..... 6 - 51

SECTION 6.7.9. COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND

INDUSTRIAL ZONES..... 6 - 51

SECTION 6.7.10. URBAN RENEWAL AREAS ..... 6 - 53

SECTION 6.7.11. LIMITED DURATION SIGNS ..... 6 - 53

SECTION 6.7.12. TEMPORARY SIGNS ..... 6 - 54

**DIVISION 6.8. ALTERNATIVE COMPLIANCE**

SECTION 6.8.1. ALTERNATIVE METHOD OF COMPLIANCE..... 6 - 56

**ARTICLE 59-7. ADMINISTRATION AND PROCEDURES**

**DIVISION 7.1. REVIEW AUTHORITY AND APPROVALS REQUIRED**

SECTION 7.1.1. IN GENERAL.....7 - 2

SECTION 7.1.2. OVERVIEW OF REVIEW AND APPROVAL AUTHORITY.....7 - 2

SECTION 7.1.3. OVERVIEW OF APPROVALS REQUIRED.....7 - 3

**DIVISION 7.2. DISTRICT COUNCIL APPROVALS**

SECTION 7.2.1. LOCAL MAP AMENDMENT.....7 - 4

SECTION 7.2.2. CORRECTIVE MAP AMENDMENT.....7 - 9

SECTION 7.2.3. SECTIONAL AND DISTRICT MAP AMENDMENT.....7 - 10

SECTION 7.2.4. ZONING TEXT AMENDMENT.....7 - 11

**DIVISION 7.3. REGULATORY APPROVALS**

SECTION 7.3.1. CONDITIONAL USE .....7 - 13

SECTION 7.3.2. VARIANCE.....7 - 22

SECTION 7.3.3. SKETCH PLAN .....7 - 24

SECTION 7.3.4. SITE PLAN.....7 - 26

**DIVISION 7.4. ADMINISTRATIVE APPROVALS**

SECTION 7.4.1. BUILDING PERMIT.....7 - 33

SECTION 7.4.2. USE-AND-OCCUPANCY AND TEMPORARY USE PERMITS.....7 - 34

SECTION 7.4.3. SIGN PERMIT.....7 - 35

SECTION 7.4.4. SIGN VARIANCE.....7 - 36

**DIVISION 7.5 NOTICE STANDARDS**

SECTION 7.5.1. NOTICE REQUIRED.....7 - 40  
SECTION 7.5.2. NOTICE SPECIFICATIONS.....7 - 41

**DIVISION 7.6. SPECIAL PROVISIONS**

SECTION 7.6.1. BOARD OF APPEALS .....7 - 44  
SECTION 7.6.2. HEARING EXAMINER.....7 - 44  
SECTION 7.6.3. PLANNING BOARD.....7 - 45  
SECTION 7.6.4. SIGN REVIEW BOARD.....7 - 46  
SECTION 7.6.5. FEES.....7 -47

**DIVISION 7.7. EXEMPTIONS AND NONCONFORMITIES**

SECTION 7.7.1. EXEMPTIONS.....7 - 48  
SECTION 7.7.2. NONCONFORMING USE.....7 - 54

**DIVISION 7.8. VIOLATIONS, PENALTIES, AND ENFORCEMENT**

SECTION 7.8.1. GENERALLY.....7 - 57

**ARTICLE 59-8. ZONES RETAINED FROM PREVIOUS ORDINANCE**

**DIVISION 8.1. IN GENERAL**

SECTION 8.1.1. APPLICABILITY ..... 8 - 2  
SECTION 8.1.2. MODIFICATION OF ZONES ..... 8 - 2

**DIVISION 8.2. RESIDENTIAL FLOATING ZONES**

SECTION 8.2.1. ZONES ESTABLISHED ..... 8 - 3  
SECTION 8.2.2. PURPOSE AND INTENT ..... 8 - 3  
SECTION 8.2.3. USE TABLE FOR THE RT AND R-H ZONES ..... 8 - 4

**SECTION 8.2.4. RT GENERAL ZONE REQUIREMENTS AND DEVELOPMENT**

STANDARDS ..... 8 - 7

**SECTION 8.2.5. R-H GENERAL ZONE REQUIREMENTS AND DEVELOPMENT**

STANDARDS..... 8 - 9

**DIVISION 8.3. PLANNED DEVELOPMENT ZONES**

SECTION 8.3.1. ZONES ESTABLISHED .....8 - 11  
SECTION 8.3.2. PD ZONE ..... 8 - 11  
SECTION 8.3.3. T-S ZONE ..... 8 - 17  
SECTION 8.3.4. PNZ ZONE..... 8 - 21  
SECTION 8.3.5. PRC ZONE ..... 8 - 23  
SECTION 8.3.6. PCC ZONE ..... 8 - 27

**[[ARTICLE 59-6. OPTIONAL METHOD [REGULATIONS] REQUIREMENTS**

**DIVISION 6.1. MPDU DEVELOPMENT IN RURAL RESIDENTIAL AND RESIDENTIAL ZONES**

SECTION 6.1.1. GENERAL REQUIREMENTS ..... 6 - 2  
SECTION 6.1.2. GENERAL SITE AND BUILDING TYPE MIX ..... 6 - 4  
SECTION 6.1.3. DETACHED HOUSE..... 6 - 5  
SECTION 6.1.4. DUPLEX..... 6 - 6  
SECTION 6.1.5. TOWNHOUSE..... 6 - 7  
SECTION 6.1.6. APARTMENT[/CONDO] ..... 6 - 8

**DIVISION 6.2. CLUSTER DEVELOPMENT IN RURAL RESIDENTIAL AND RESIDENTIAL ZONES**

SECTION 6.2.1. GENERAL REQUIREMENTS ..... 6 - 9  
SECTION 6.2.2. DEVELOPMENT STANDARDS ..... 6 - 9  
SECTION 6.2.3. GENERAL SITE, BUILDING TYPE MIX, AND HEIGHT STANDARDS ..... 6 - 11



SECTION 6.2.4. DETACHED HOUSE AND DUPLEX ..... 6 – 12  
SECTION 6.2.5. TOWNHOUSE ..... 6 – 13

**DIVISION 6.3. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY**

SECTION 6.3.1. IN GENERAL ..... 6 – 14  
SECTION 6.3.2. RURAL RESIDENTIAL AND RESIDENTIAL ZONES..... 6 – 15  
SECTION 6.3.3. COMMERCIAL/ RESIDENTIAL AND EMPLOYMENT ZONES ..... 6 – 16

**DIVISION 6.4. COMMERCIAL/RESIDENTIAL ZONES**

SECTION 6.4.1. GENERAL REQUIREMENTS ..... 6 – [17] 18  
SECTION 6.4.2. DEVELOPMENT STANDARDS..... 6 – [17] 18

**DIVISION 6.5. EMPLOYMENT ZONES**

SECTION 6.5.1. GENERAL REQUIREMENTS ..... 6 – 20 [18]  
SECTION 6.5.2. DEVELOPMENT STANDARDS ..... 6 – 20 [18]

**DIVISION 6.6. OPTIONAL METHOD PUBLIC BENEFITS**

SECTION 6.6.1. GENERAL PROVISIONS ..... 6 – 22 [20]  
SECTION 6.6.2. PUBLIC BENEFIT OVERVIEW ..... 6 – 22 [20]  
SECTION 6.6.3. PUBLIC BENEFIT DESCRIPTIONS AND CRITERIA ..... 6 – 23 [21]

**ARTICLE 59-7. GENERAL DEVELOPMENT [REGULATIONS]  
REQUIREMENTS**

**DIVISION 7.1. SITE ACCESS**

SECTION 7.1.1. INTENT..... 7 – 3  
SECTION 7.1.2. APPLICABILITY ..... 7 – 3  
SECTION 7.1.3. GENERAL ACCESS REQUIREMENTS ..... 7 – 3  
SECTION 7.1.4. DRIVEWAY ACCESS..... 7 – 3  
[SECTION 7.1.5. ALTERNATIVE COMPLIANCE..... 7 – 3]

**DIVISION 7.2. PARKING, QUEUING, AND LOADING**

SECTION 7.2.1. INTENT ..... 7 – 4  
SECTION 7.2.2. APPLICABILITY ..... 7 – 4  
SECTION 7.2.3. CALCULATION OF REQUIRED PARKING ..... 7 – 4  
SECTION 7.2.4. PARKING REQUIREMENTS..... 7 – 8 [6]  
SECTION 7.2.5. VEHICLE PARKING DESIGN STANDARDS ..... 7 – 14 [12]  
SECTION 7.2.6. BICYCLE PARKING DESIGN STANDARDS ..... 7 – 17 [14]  
SECTION 7.2.7. QUEUING DESIGN STANDARDS..... 7 – 19 [16]  
SECTION 7.2.8. LOADING DESIGN STANDARDS..... 7 – 19 [16]  
SECTION 7.2.9. PARKING LOT LANDSCAPING AND OUTDOOR LIGHTING.... 7 – 20 [17]  
[SECTION 7.2.10. ALTERNATIVE COMPLIANCE..... 7 – 18]

**DIVISION 7.3. OPEN SPACE AND RECREATION**

SECTION 7.3.1. INTENT..... 7 – 22 [19]  
SECTION 7.3.2. APPLICABILITY ..... 7 – 22 [19]  
SECTION 7.3.3. ALLOWED AND PROHIBITED FEATURES IN OPEN SPACE .... 7 – 22 [19]  
SECTION 7.3.4. RURAL OPEN SPACE ..... 7 – 23 [20]  
SECTION 7.3.5. COMMON OPEN SPACE ..... 7 – 25 [22]  
SECTION 7.3.6. PUBLIC OPEN SPACE ..... 7 – 26 [23]  
SECTION 7.3.7. AMENITY OPEN SPACE..... 7 – 27 [23]  
SECTION 7.3.8. OPEN SPACE LANDSCAPING AND OUTDOOR LIGHTING. .... 7 – 27 [24]  
SECTION 7.3.9. RECREATION FACILITIES ..... 7 – 28 [24]  
[SECTION 7.3.10 ALTERNATIVE COMPLIANCE..... 7 – 24]

**[DIVISION 7.4. COMPATIBILITY STANDARDS**

SECTION 7.4.1. INTENT ..... 7 – 25  
SECTION 7.4.2. APPLICABILITY ..... 7 – 25  
SECTION 7.4.3. SETBACK STANDARDS ..... 7 – 25  
SECTION 7.4.4. HEIGHT RESTRICTIONS..... 7 – 26  
SECTION 7.4.5. SCREENING REQUIREMENTS ..... 7 – 26

SECTION 7.4.6. ALTERNATIVE COMPLIANCE ..... 7 – 30]

**DIVISION 7.4. [7.5.] GENERAL LANDSCAPING AND OUTDOOR LIGHTING**

SECTION 7.4.1. [7.5.1.] INTENT ..... 7 – 35 [31]

SECTION 7.4.2. [7.5.2.] APPLICABILITY ..... 7 – 35 [31]

SECTION 7.4.3. [7.5.3.] GENERAL LANDSCAPING REQUIREMENTS ..... 7 – 35 [31]

SECTION 7.4.4. [7.5.4.] GENERAL OUTDOOR LIGHTING REQUIREMENTS... 7 – 37 [33]

[SECTION 7.5.5. ALTERNATIVE COMPLIANCE ..... 7 – 34]

**DIVISION 7.5. SCREENING REQUIREMENTS**

SECTION 7.5.1. INTENT .....7 – 39

SECTION 7.5.2. APPLICABILITY .....7 – 39

SECTION 7.5.3. SCREENING REQUIREMENTS .....7 – 39

**DIVISION 7.6. OUTDOOR DISPLAY AND STORAGE**

SECTION 7.6.1. INTENT ..... 7 – 43 [35]

SECTION 7.6.2. APPLICABILITY ..... 7 – 43 [35]

SECTION 7.6.3. DESIGN STANDARDS ..... 7 – 43 [35]

[SECTION 7.6.4. ALTERNATIVE COMPLIANCE ..... 7 – 36]

**DIVISION 7.7. SIGNS**

SECTION 7.7.1. INTENT..... 7 – 45 [37]

SECTION 7.7.2. APPLICABILITY ..... 7 – 45 [37]

SECTION 7.7.3. EXEMPT SIGNS ..... 7 – 45 [37]

SECTION 7.7.4. PROHIBITED SIGNS.....7 – 46 [38]

SECTION 7.7.5. MEASUREMENTS ..... 7 – 47 [39]

SECTION 7.7.6. PERMANENT SIGNS, IN GENERAL .....7 – 49 [41]

SECTION 7.7.7. AGRICULTURAL AND RURAL RESIDENTIAL ZONES.....7 – 51 [42]

SECTION 7.7.8. RESIDENTIAL ZONES .....7 – 51 [42]

SECTION 7.7.9. COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND

INDUSTRIAL ZONES.....7 – 52 [43]

SECTION 7.7.10. URBAN RENEWAL AREAS .....7 – 54 [45]

SECTION 7.7.11. LIMITED DURATION SIGNS.....7 – 54 [45]

SECTION 7.7.12. TEMPORARY SIGNS .....7 – 55 [46]

**DIVISION 7.8. ALTERNATIVE COMPLIANCE**

SECTION 7.8.1. ALTERNATIVE METHOD OF COMPLIANCE.....7 – 56

**ARTICLE 59-8. ADMINISTRATION AND PROCEDURES**

**DIVISION 8.1. REVIEW AUTHORITY AND APPROVALS REQUIRED**

SECTION 8.1.1. IN GENERAL.....8 - 2

SECTION 8.1.2. OVERVIEW OF REVIEW AND APPROVAL AUTHORITY.....8 - 2

SECTION 8.1.3. OVERVIEW OF APPROVALS REQUIRED.....8 - 3

**DIVISION 8.2. DISTRICT COUNCIL APPROVALS**

SECTION 8.2.1. LOCAL MAP AMENDMENT.....8 -4

SECTION 8.2.2. CORRECTIVE MAP AMENDMENT.....8 - 9 [8]

SECTION 8.2.3. SECTIONAL AND DISTRICT MAP AMENDMENT.....8 - 10 [9]

SECTION 8.2.4. ZONING TEXT AMENDMENT.....8 - 11 [10]

**DIVISION 8.3. REGULATORY APPROVALS**

SECTION 8.3.1. CONDITIONAL USE .....8 - 13 [12]

SECTION 8.3.2. VARIANCE.....8 - 22 [18]

SECTION 8.3.3. SKETCH PLAN .....8 - 24 [20]

SECTION 8.3.4. SITE PLAN.....8 - 27 [22]

**DIVISION 8.4. ADMINISTRATIVE APPROVALS**

SECTION 8.4.1. BUILDING PERMIT.....8 - 34 [29]

SECTION 8.4.2. USE-AND-OCCUPANCY AND TEMPORARY USE PERMITS ...8 - 35 [30]

SECTION 8.4.3. SIGN PERMIT.....8 - 35 [31]

SECTION 8.4.4. SIGN [PERMIT] VARIANCE.....8 - 37 [32]  
 [SECTION 8.4.5. SIGN INSTALLER LICENSE.....8 - 33]  
 [SECTION 8.4.6. ADMINISTRATIVE ZONING DISTRICT LINE ADJUSTMENT .....8 - 35]

**DIVISION 8.5 NOTICE STANDARDS**

SECTION 8.5.1. NOTICE REQUIRED.....8 - 41 [36]  
 SECTION 8.5.2. NOTICE SPECIFICATIONS.....8 - 42 [37]

**DIVISION 8.6. SPECIAL PROVISIONS**

SECTION 8.6.1. BOARD OF APPEALS.....8 - 45 [40]  
 SECTION 8.6.2. HEARING EXAMINER.....8 - 45 [40]  
 SECTION 8.6.3. PLANNING BOARD.....8 - 46 [41]  
 SECTION 8.6.4. SIGN REVIEW BOARD.....8 - 47 [42]  
 SECTION 8.6.5. FEES.....8 - 47 [42]

**DIVISION 8.7. EXEMPTIONS AND NONCONFORMITIES**

SECTION 8.7.1. EXEMPTIONS.....8 - 49 [44]  
 SECTION 8.7.2. NONCONFORMING USE [NONCONFORMING USES AND  
 STRUCTURES].....8 - 54 [47]

**DIVISION 8.8. VIOLATIONS, PENALTIES, AND ENFORCEMENT**

SECTION 8.8.1. GENERALLY.....8 - 58 [51]

**ARTICLE 59-9. ZONES RETAINED FROM PREVIOUS ORDINANCE**

**DIVISION 9.1. IN GENERAL**

SECTION 9.1.1. APPLICABILITY .....9 - 2  
 SECTION 9.1.2. MODIFICATION OF ZONES .....9 - 2

**DIVISION 9.2. RESIDENTIAL FLOATING ZONES**

SECTION 9.2.1. ZONES ESTABLISHED.....9 - 3

SECTION 9.2.2. PURPOSE AND INTENT .....9 - 3  
 SECTION 9.2.3. [USES] USE TABLE FOR THE RT AND R-H ZONES .....9 - 4  
 SECTION 9.2.4. [R-T] RT ZONE REQUIREMENTS AND DEVELOPMENT  
 STANDARDS .....9 - 7  
 SECTION 9.2.5. R-H ZONE REQUIREMENTS AND DEVELOPMENT STANDARDS...9 - 9

**DIVISION 9.3. PLANNED DEVELOPMENT ZONES**

SECTION 9.3.1. ZONES ESTABLISHED .....9 - 11  
 SECTION 9.3.2. PD ZONE .....9 - 11  
 SECTION 9.3.3. [TS] T-S ZONE .....9 - 18 [17]  
 SECTION 9.3.4. PNZ ZONE.....9 - 21 [20]  
 SECTION 9.3.5. PRC ZONE .....9 - 23 [22]  
 SECTION 9.3.6. PCC ZONE .....9 - 27 [25]]]

PAGE INTENTIONALLY BLANK