

DRAFT
Zoning Translation

Current Zone		Proposed Zone	
Symbol	Name	Symbol	Name
Agricultural & Rural			
RDT	Rural Density Transfer	AR	Agricultural Reserve
R	Rural	R	Rural
RC	Rural Cluster	RC	Rural Cluster
LDRC	Low Density Rural Cluster	No land zoned LDRC. Zone not retained.	
RNC	Rural Neighborhood Cluster	RNC	Rural Neighborhood Cluster
Residential, Detached Unit			
RE-2	Residential, One-Family	RE-2	Residential Estate - 2
RE-2C	Residential, One-Family	RE-2C	Residential Estate - 2C
RE-1	Residential, One-Family	RE-1	Residential Estate - 1
R-200	Residential, One-Family	R-200	Residential- 200
RMH-200	Residential, One-Family		
R-150	Residential, One-Family		
R-90	Residential, One-Family		
R-60	Residential, One-Family		
R-40	Residential, One-Family	R-40	Residential- 40
R-MH	Mobile Home Development	R-60	Residential- 60
Residential, Townhouse			
RT-6.0	Residential, Townhouse	RT-6.0	Residential Townhouse - 6.0
RT-8.0	Residential, Townhouse	RT-8.0	Residential Townhouse - 8.0
RT-10.0	Residential, Townhouse	RT-10.0	Residential Townhouse - 10.0
RT-12.5	Residential, Townhouse	RT-12.5	Residential Townhouse - 12.5
RT-15.0	Residential, Townhouse	RT-15.0	Residential Townhouse - 15.0
Residential, Multi-Family			
R-4plex	Residential, Fourplex	No land zoned R-4plex. Zone not retained.	
R-30	Multiple-Family, Low Density Residential	R-30	Residential Multi-Unit Low Density- 30
R-20	Multiple-Family, Medium Density Residential	R-20	Residential Multi-Unit Medium Density -20
R-10	Multiple-Family, High Density Residential	R-10	Residential Multi-Unit High Density - 10
R-H	Multiple-Family, High-Rise Planned Residential	R-H	Multiple-Unit, High-Rise Planned Development

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones						
C-T	Commercial, Transitional	0.50	35'		CRN-0.5 C-0.5 R-0.25 H-35	Commercial Residential Neighborhood
O-M	Office Building, Moderate Intensity	1.50	72'	If lot is less than 1/2 acre, then convert to:	EOF-1.5 H-60	Employment Office
				If lot is greater than 1/2 acre, then convert to:	EOF-1.5 H-75	Employment Office
C-O	Commercial, Office Building	3.00	97'		EOF-3.0 H-100	Employment Office
C-P	Commercial, Office Park	none	50'; if building is greater than 300' from property line, then no limit		EOF-1.25 H-150	Employment Office
C-1	Convenience Commercial	none	30' to 45' (based on grade finish)	If site abuts or confronts R-150 or less intense zone (vacant or residential use) OR site is 5+ acres or contiguous with 5+ acres, then convert to:	NR-1.0 H-45	Neighborhood Retail
				If site abuts R-40, R-60, or R-90 zone (vacant or residential use), then convert to:	CRT-0.5 C-0.5 R-0.25 H-35	Commercial Residential Town
				If site confronts R-40, R-60, or R-90 zone (vacant or residential use), then convert to:	CRT-0.75 C-0.5 R-0.25 H-45	Commercial Residential Town
				If site abuts or confronts RT or more intense zone, then convert to:	CRT-1.0 C-0.75 R-0.5 H-45	Commercial Residential Town

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones (continued)						
C-2	General Commercial	1.5 commercial; 2.5 for mixed use	3 stories or 45'; 5 stories or 60' for expansions with a special exception; or 75' for mixed use not near residential	If site abuts or confronts R-150 or less intense zone (vacant or residential use) or is a regional mall, then convert to:	GR-1.5 H-45	General Retail
				If site abuts R-40, R-60, or R-90 zone (vacant or residential use), then convert to:	CRT-1.5 C-1.5 R-0.75 H-45	Commercial Residential Town
				If site confronts R-40, R-60, or R-90 zone (vacant or residential use), then convert to:	CRT-2.0 C-1.5 R-0.75 H-45	Commercial Residential Town
				If site abuts or confronts RT or more intense zone, and is less than 300' from a Detached Residential zone, then convert to:	CRT-2.25 C-1.5 R-0.75 H-45	Commercial Residential Town
				If site abuts or confronts RT or more intense zone, and is more than 300' from Detached Residential zone, then convert to:	CRT-2.25 C-1.5 R-0.75 H-75	Commercial Residential Town
C-3	Highway Commercial	none	42' (except for arena or stadium); or 84' for auto sales and service where recommended in master plan	If master plan recommends height greater than 42' for an auto sales use, then convert to:	GR-1.5 H-85	General Retail
				Otherwise convert to:	GR-1.5 H-45	General Retail
C-4	Limited Commercial	0.75 (except 1.5 allowed for large retail uses near Metro)	40' (except 75' allowed for large retail uses near Metro)	If lot area is less than 2 acres or the master plan recommends low intensity, then convert to:	CRT-0.25 C-0.25 R-0.25 H-35	Commercial Residential Town
				If lot is 2 acres or more, and within 1/2 mile of a Metro station, then convert to:	CR-1.5 C-1.0 R-1.0 H-75	Commercial Residential
				If lot is greater than 2 acres and is more than 1/2 mile from a Metro station, then convert to:	CRT-0.75 C-0.75 R-0.5 H-40	Commercial Residential Town
C-5	Low-density, office commercial	No land zoned C-5.		N/A		

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones (continued)						
C-6	Low-Density, Regional Commercial	0.50	100'	All land with C-6 zone is in the White Oak Science Gateway Master Plan area and is currently under study.	GR- 0.5 H-100	General Retail
H-M	Hotel-Motel	1.00	15 stories		CR-1.0 C-1.0 R-0.5 H-160	Commercial Residential
C-INN	Country Inn	none	2.5 stories		Convert to zoning preceding the creation of the C-INN zone. Existing country inns will be grandfathered, and country inns will become a conditional use.	
Mixed Use Zones						
RMX-1	Residential-Mixed Use Development	0.35 comm'l; 40 units/ac	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town
RMX-1/ TDR	Residential-Mixed Use Development	0.35 comm'l; 2.18 units/ac w/o TDRs	none		CRT-0.75 C-0.5 R-0.25 H-65 T (TDRs may be purchased to achieve the residential density designated in the TDR Overlay)	Commercial Residential Town
RMX-2	Residential-Mixed Use Development	0.5 comm'l; 40 units/ac	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town
RMX-2C	Residential-Mixed Use Development	0.5 comm'l; 40 units/ac	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town
RMX-2C /TDR	Residential-Mixed Use Development	0.5 comm'l; 14.5 units/ac w/o TDRs	none		CRT- 1.0 C-0.5 R-0.5 H-65 T (TDRs may be purchased to achieve the residential density designated in the TDR Overlay)	Commercial Residential Town
RMX-3	Residential-Mixed Use Development	No land zoned RMX-3.			N/A	
RMX-3/ TDR	Residential-Mixed Use Development	0.5 comm'l; 2.18 units/ac w/o TDRs	none		CRT-0.75 C-0.5 R-0.25 H-65 T (TDRs may be purchased to achieve the residential density designated in the TDR Overlay)	Commercial Residential Town
RMX-3C	Residential-Mixed Use Development	0.5 comm'l; 40 units/ac	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town

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Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Mixed Use Zones Cont'd						
MXTC	Mixed-Use Town Center	1.0 comm'l; 20 units/ac	70'		CRT-2.0 C-1.0 R-1.0 H-70 T	Commercial Residential Town
MXTC/ TDR	Mixed-Use Town Center	1.0 comm'l; 8 units/ac w/o TDRs	70'		CRT- 1.5 C-1.0 R-0.5 H-70 T (TDRs may be purchased to achieve the residential density designated in the TDR Overlay)	Commercial Residential Town
TOMX-2	Transit-Oriented, Mixed- Use Zones	2.0	none		CRT- height and density vary based on master plan (T)	Commercial Residential Town
TOMX-2 /TDR	Transit-Oriented, Mixed- Use Zones	1.6 (w/out TDRs)	none		CRT- height and density vary based on master plan (T)	Commercial Residential Town
TMX-2	Transit Mixed-Use	2.0	none		CR-2.0 C-1.5 R-1.5 H-145 T	Commercial Residential
CBD Zones						
CBD-0.5	Central Business District, 0.5	1.50	60'		CR-1.5 C-1.0 R-1.5 H-60 T	Commercial Residential
CBD-1	Central Business District, 1.0	3.00	90'		CR-3.0 C-2.0 R-2.75 H-90 T	Commercial Residential
CBD-2	Central Business District, 2.0	5.00	143'		CR-5.0 C-4.0 R-4.75 H-145 T	Commercial Residential
CBD-3	Central Business District, 3.0	8.00	200'		CR-8.0 C-6.0 R-6.0 H-200 T	Commercial Residential
CBD-R1	Central Business District, Residential, 1.0	3.00	143'		CR-3.0 C-0.75 R-3.0 H-145 T	Commercial Residential
CBD-R2	Central Business District, Residential, 2.0	5.00	200'		CR-5.0 C-1.0 R-5.0 H-200 T	Commercial Residential
Transit Station Zones						
TSR	Transit Station, Residential	2.50	none		CR formula based on project approvals (T)	Commercial Residential
TSM	Transit Station, Mixed	3.00	none		CR formula based on project approvals (T)	Commercial Residential

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Planned Development Zones						
MXN	Mixed Use Neighborhood	0.3 (25% res required)	none		CRT formula based on project approvals (T)	Commercial Residential Town
MXPD	Mixed Use Planned Development	0.75 comm'l; 75 du/ac	none		CRT formula based on project approvals (T)	Commercial Residential Town
PCC	Planned Cultural Center			Zones Retained	PCC	Planned Cultural Center
PD-2	Planned Development - 2				PD-2	Planned Development - 2
PD-3	Planned Development - 3				PD-3	Planned Development - 3
PD-4	Planned Development - 4				PD-4	Planned Development - 4
PD-5	Planned Development - 5				PD-5	Planned Development - 5
PD-7	Planned Development - 7				PD-7	Planned Development - 7
PD-9	Planned Development - 9				PD-9	Planned Development - 7
PD-11	Planned Development - 11				PD-11	Planned Development - 11
PD-13	Planned Development - 13				PD-13	Planned Development - 13
PD-15	Planned Development - 15				PD-15	Planned Development - 15
PD-18	Planned Development - 18				PD-18	Planned Development - 18
PD-25	Planned Development - 25				PD-25	Planned Development - 25
PD-28	Planned Development - 28				PD-28	Planned Development - 28
PD-35	Planned Development - 35				PD-35	Planned Development - 35
PD-44	Planned Development - 44				PD-44	Planned Development - 44
PD-75	Planned Development - 75				PD-75	Planned Development - 75
PNZ	Planned Neighborhood Zone				PNZ	Planned Neighborhood Zone
PRC	Planned Retirement Community				PRC	Planned Retirement Community
T-S	Town Sector				T-S	Town Sector

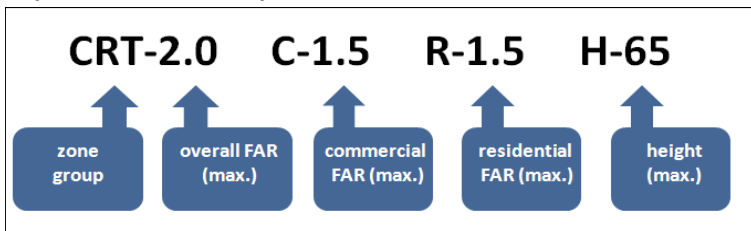
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Industrial Zones (Translating to Industrial Zones)						
I-1	Light Industrial	n/a	42'; 120' for large employment centers		IM-2.5 H-50	Moderate Industrial
I-2	Heavy Industrial	n/a	70'		IH-2.5 H-70	Heavy Industrial
I-4	Light Industrial, Low Intensity	1	42'		IL-1.0 H-50	Light Industrial
R&D	Research & Development	0.5	75'		IM-0.5 H-75	Moderate Industrial
RS	Rural Service	0.15	50'		IM-0.25 H-50	Moderate Industrial
MRR	Mineral Resource Recovery	No land zoned MRR.			N/A	
Industrial Zones (Translating to Employment Zones)						
I-3	Technology & Business Park	0.60	100'		EOF-0.75 H-100 T	Employment Office
LSC	Life Sciences Center	2.00	200'		LSC-2.0 H-200 T	Life Science Center

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Explanation of CR Zone Symbol



* A "T" following the zone name indicates that in these designated zones, additional density may be allowed for bonus MPDUs under Chapter 25A or for additional height to provide workforce housing within a Central Business District. The "T" was mapped as a temporary measure through the translation process to retain certain provisions from the current zoning code. The "T" designations will remain on the map until the designated zones are reviewed in a master or sector plan. See Sections 4.5.2.C and 4.6.2.C for more information.

Explanation of Employment Zone Symbol

