

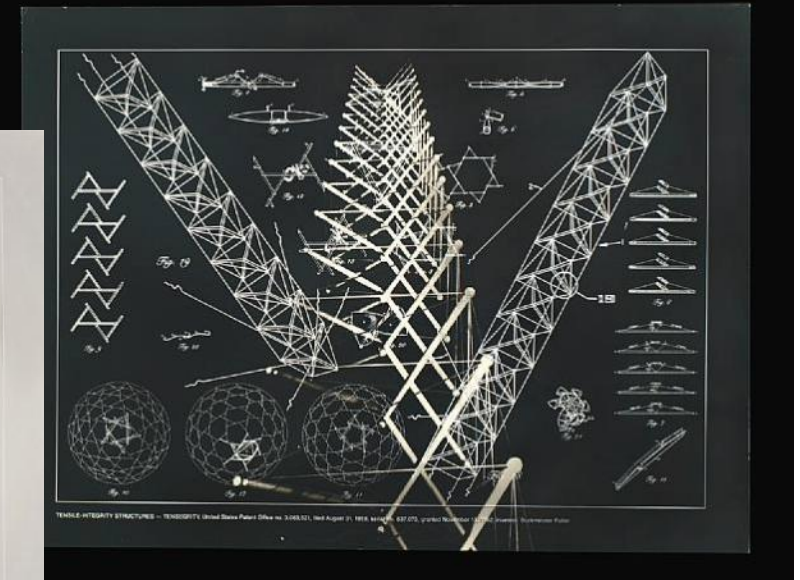
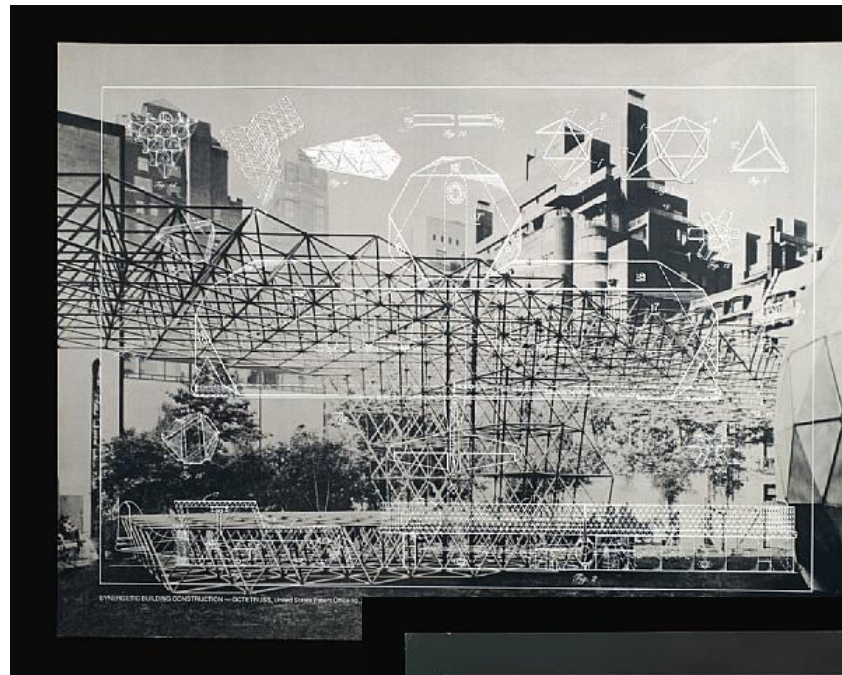
Zoning Rewrite Implementation Worksession #4

Commercial Zones

April 17, 2013

This is Change

“You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete.”
— R. Buckminster Fuller



But not Fast or Dramatic

“Nothing is so painful to the human mind as a great and sudden change.”

— Mary Shelley

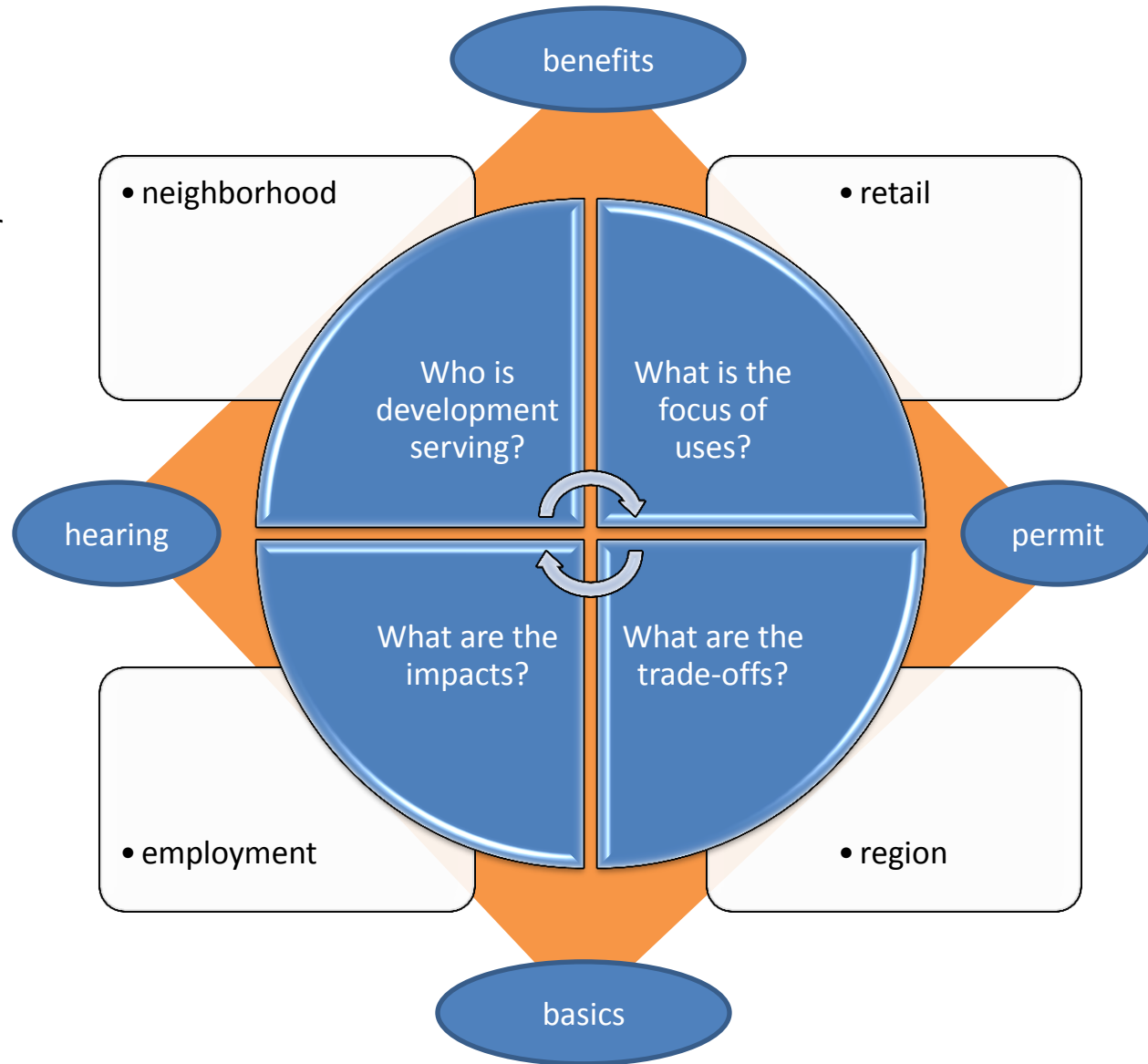
The castle was approved as a special exception and, the application should have been pronounced “Frankenstein”!!!!!!!



Lesson learned: nothing in MoCo happens suddenly.

Back to the Future

From "The Big Picture", September 2012



Back to the Future

Zoning Discovery 2009

- Match land use to development patterns
- Accommodate change and recognize consistency

Sprawl potential:

- 4% greenfield available



Sustainable Goals:

- Do not rely on greenfields
- Do not put pressure on existing residential neighborhoods
- Transform single-use commercial into mixed use



Back to the Future

Approach & Annotated Outline 2010

- New set of zones
- Reorganization of regulations based on context

Framework:

- Infill
- Mixed use

****New Goal:**

- Regulations should match impacts
- Modified by:
 - Zone
 - Use
 - Building type
 - (Adjacent land use)



Sustainability Audit by Farr Associates

Buildings & Neighborhoods

Stormwater

Parking

Tree Canopy & Heat Island

Water Reuse & Irrigation

Energy

Food Production

Lighting

Waste Reduction



Dockside Green is slated to be North America's first carbon-neutral community. (2,500 people in Victoria, BC)

Sustainability Audit

Buildings & Neighborhoods

Stormwater

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Tree Canopy & Heat Island

Water Reuse & Irrigation

Energy

Food Production

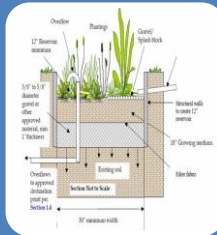
Lighting

Waste Reduction



Buildings and Neighborhoods

- sustaining appropriate densities
- improving walkability
- expanding housing diversity



Stormwater

- treating stormwater effectively in urban conditions
- ensuring that regulation of less dense areas allows for treatment above state mandates



Parking

- right-sizing parking requirements
- reducing the parking footprint



Tree Canopy & Heat Island

- encouraging more tree canopy
- reducing imperviousness
- mitigating the heat island effect

Sustainability Audit

Buildings & Neighborhoods

Stormwater

Parking

Tree Canopy & Heat Island

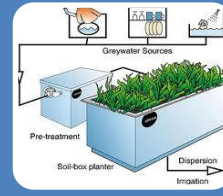
Water Reuse & Irrigation

Energy

Food Production

Lighting

Waste Reduction



Water Reuse & Irrigation

- accommodating water reuse
- decreasing the need for irrigation



Energy

- promoting district energy
- encouraging renewable energy source facilities



Food Production

- increasing access to local food
- promoting gardens
- allowing sale of local food



Lighting

- decreasing light pollution
- reducing light spill-over



Waste Reduction

- dealing with construction waste

Green Paper: Land Use Districts and Focused Integration



A bad time to let the world know that you're a planner

Jonas@one.net

Consolidation of Zones Concept, [April 2009](#)

Current Zones	Proposed Use Districts	Symbol
RDT, Rural, RC, RS, RE-2, Country Inn, RNC, LDRC	Agricultural	A
RE-1, R-150, R-200, RMH-200	Residential Low Density	RLD
R-90, RMH, R-60, R-40, RT-6, RT-8, R-4Plex	Residential Medium Density	RMD
RT-10, RT-12.5, RT-15, R-30, R-20	Residential High Density	RHD
R-10, R-H, RMX-1/2/2C/3/3C, MXTC, CBD-R-1, TOMX, CBD-R2, TMX, TSR	Commercial/Residential (typically higher residential density than commercial)	RC
C-5, C-6, C-T, C-1, C-2, C-3, C-4, CBD-0.5/1/2/3, H-M, C-O, TS-M	Commercial/Residential (typically higher commercial density than residential)	CR
C-P, I-3, R&D, LSC, O-M	Mixed Campus	MC
I-1, I-4	Industrial, Light	IL
I-2, MRR	Industrial, Heavy	IH
New Zone?	Industrial, Service	IS

Rationale: Population & Demographics

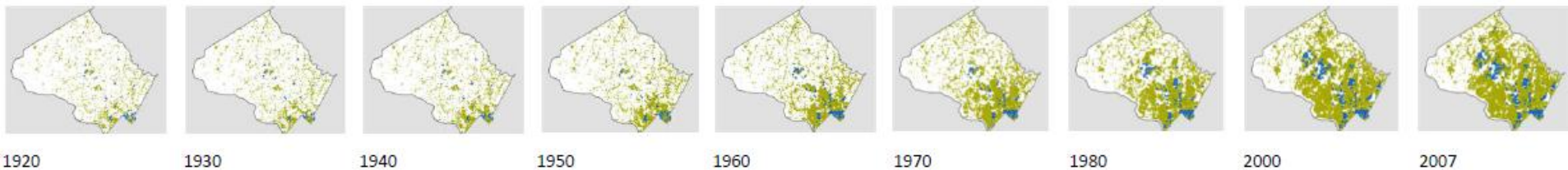
Since the *Zoning Discovery* in 2009, the population has increased by more than 70,000 people.

Choices:

- Agricultural Reserve
- 4% greenfields
- Existing residential neighborhoods
- ...

Mixed use zones & transit

- Zoning Ordinance
- Subdivision Regulations
- Master Plans



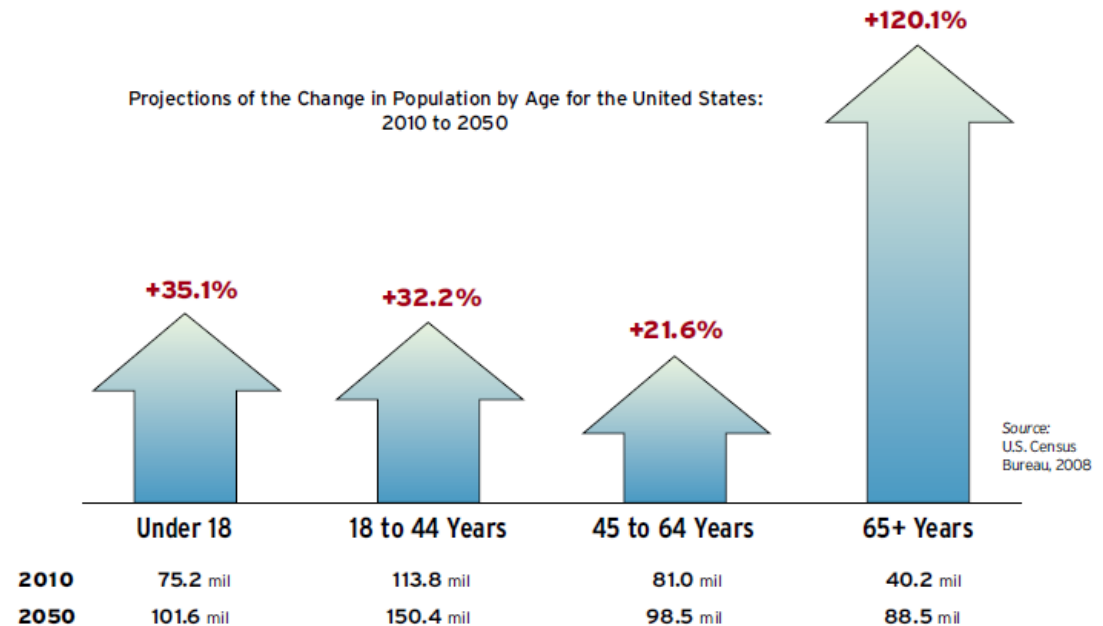
Rationale: Population & Demographics

Forecast:

- The number of residents over 65 years of age will increase by 81%;
- The number of dual-parent households will decrease;
- Households will get smaller; and
- Households with children will decrease.

The Doubling of the 65+ Population Over the Next 40 Years Will Shape Future Demand for Suitable Housing and Supportive Services

Between 2010 and 2050, the 65+ population is expected to rise from one in 7.7 to one in five persons – an increase in that age group of 120 percent, far outpacing the growth in younger age categories. In terms of sheer numbers, over the next four decades more than 48 million people will be added to the ranks of the 65+.



There Could Be Even More: Advances in healthcare and technology lead some experts to raise future estimates for the 65+ age group in 2050 to between 99.3 million and 107.7 million – considerably higher than the U.S. Census Bureau estimate of 88.5 million.

Source: Olshansky et al., 2009.

Source: National Housing Conference

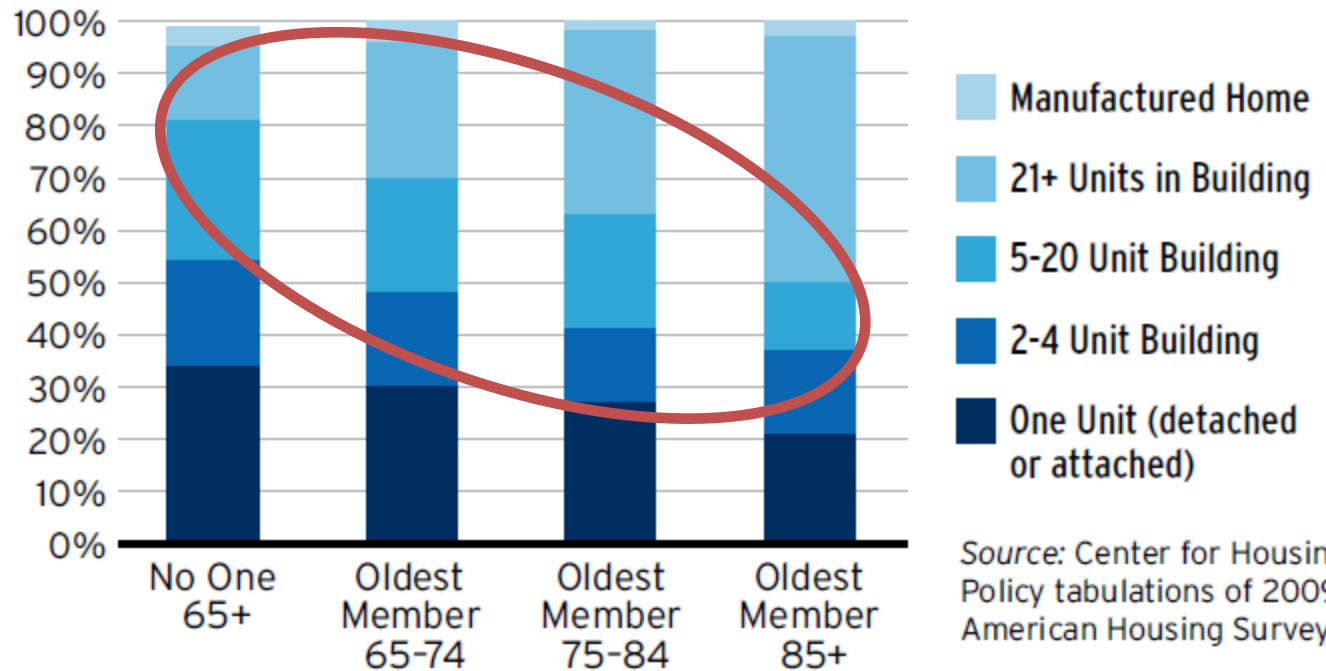
Rationale: Population & Demographics

Issues:

- Aging in place
- Services
- Communities

Young professionals?
First time homowners?

Housing Unit Type for Renters, by Age, in 2009



Commercial Zones

Basic

- C-T, transitional commercial
- C-1, convenience commercial
- C-2, general commercial
- C-3, highway commercial
- C-4, limited commercial

Office/Other

- O-M, moderate intensity office
- C-O, commercial office
- C-P, commercial office park
- H-M, hotel-motel
- C-Inn, country inn

- Decisions/effects
 - Zoning classification
 - Uses
 - Service intent
 - Density
 - Mix (if applicable)
 - Height
 - Open Space
 - Setbacks
 - Process



“are you being served?”

Available Zoning Classifications

CR, commercial residential
CRN, com/res neighborhood
CRT, com/res town
NR, neighborhood retail
GR, general retail
EOF, employment office

- Intents: C/R

- CRN: pedestrian-scale, neighborhood-serving mixed use centers & transitional edges



- CRT: small downtown, mixed-use, pedestrian-oriented centers & edges of larger downtowns



- CR: larger downtown, mixed-use, pedestrian-oriented, with transit options



Available Zoning Classifications

CR, commercial residential
CRN, com/res neighborhood
CRT, com/res town
NR, neighborhood retail
GR, general retail
EOF, employment office

- **Intents: Employment**

- GR: general commercial, regional shopping centers, commercial clusters, auto-dominated corridors with few transit options
- NR: convenient access to neighborhood necessities; adjacent to residential areas without mobility options/ critical mass
- EOF: office and employment activity, limited residential and other commercial uses



• Implications of adding residential

Flexibility in Uses

Current allowances for residential:

- Permitted in:
 - C-T (if existing)
 - O-M (if existing)
 - C-O (subject to R-60 standards)
 - C-2 (qualifiers)
 - C-4 (qualifiers)
- Special exception in:
 - O-M (if not existing)
 - C-1
 - C-2 (if not permitted)
 - C-3
 - C-4 (if not permitted)
 - C-6



– Allowed density

- Rationalized to 0.25 FAR increments
- Increases or decreases in total density allowed were avoided based on current development rights
- Caps on R generally lower than total allowed FAR
- When residential is permitted, rarely built-out (e.g., CBD - Wheaton, TMX – Germantown & Twinbrook, MXTC – Damascus & Olney, etc.)
- Under translation – 1164.36 acres (0.004% of County):
 - 606.34 acres capped at 0-75% residential
 - 558.02 acres capped at 30% residential
 - If built 1/3 of total allowed density as residential, would accommodate up to 14,000 units (including up to 1,750 MPDUs) or about 2 years of average population growth

• Implications of adding residential

Flexibility in Uses

Current allowances for residential:

- Permitted in:
 - C-T (if existing)
 - O-M (if existing)
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- Special exception in:
 - O-M (if not existing)
 - C-1
 - C-2 (if not permitted)
 - C-3
 - C-4 (if not permitted)
 - C-6



– Master plan staging

- Capacity for residential units is capped by most master plans
- Staging requirements entail transit, public facilities, modal share goals, and other improvements to accommodate growth

– Public facilities

- APF tests still apply (school, fire & rescue, intersection congestion)
- Peak-hour trips for residential uses are less than retail/bank/office uses
- New opportunity for business owner & employee housing

– Regulations

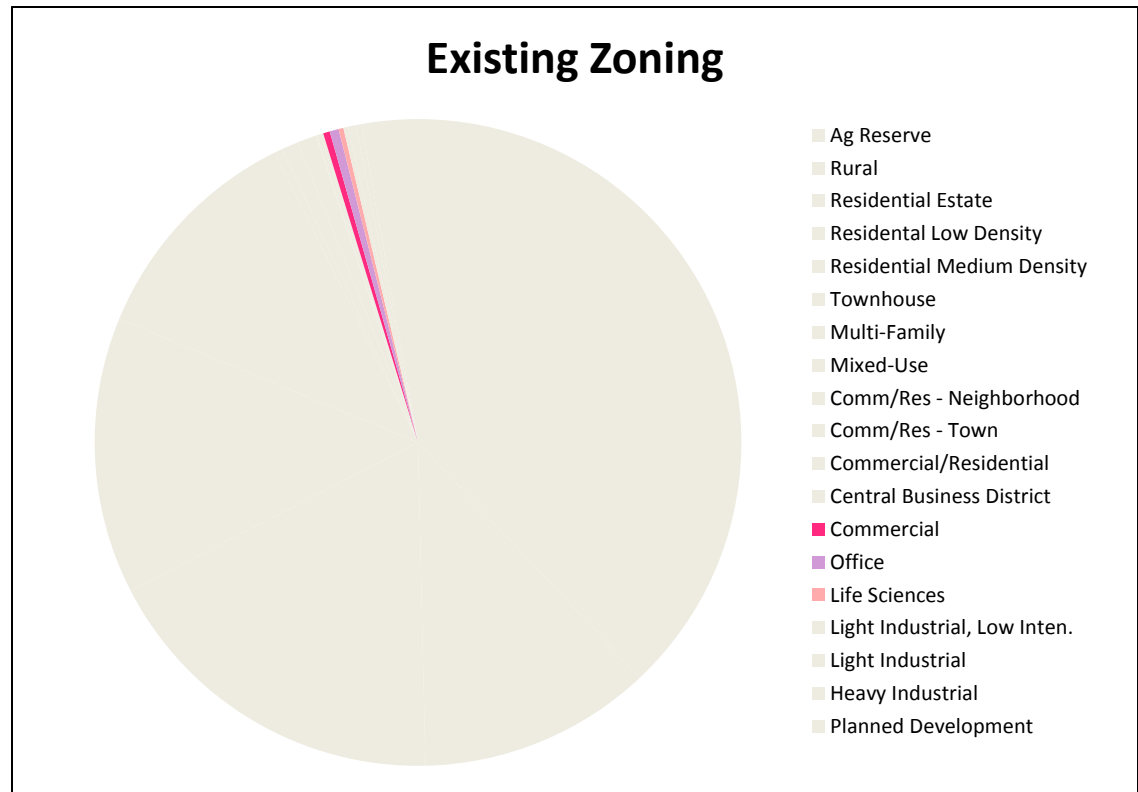
- Forest conservation (& tree variance law)
- New stormwater management
- New site plan thresholds
- CR > 0.5 and CRT > 1.0 FAR require public benefits

Commercial Zones

Commercial - 904.27 acres (0.33%)

Office - 1230.39 acres (0.45%)

Life Sciences - 661.47 acres (0.24%)



Mapping

Commercial Zones

- C-1
- C-2
- C-3
- C-4
- C-6
- C-Inn
- C-T
- H-M



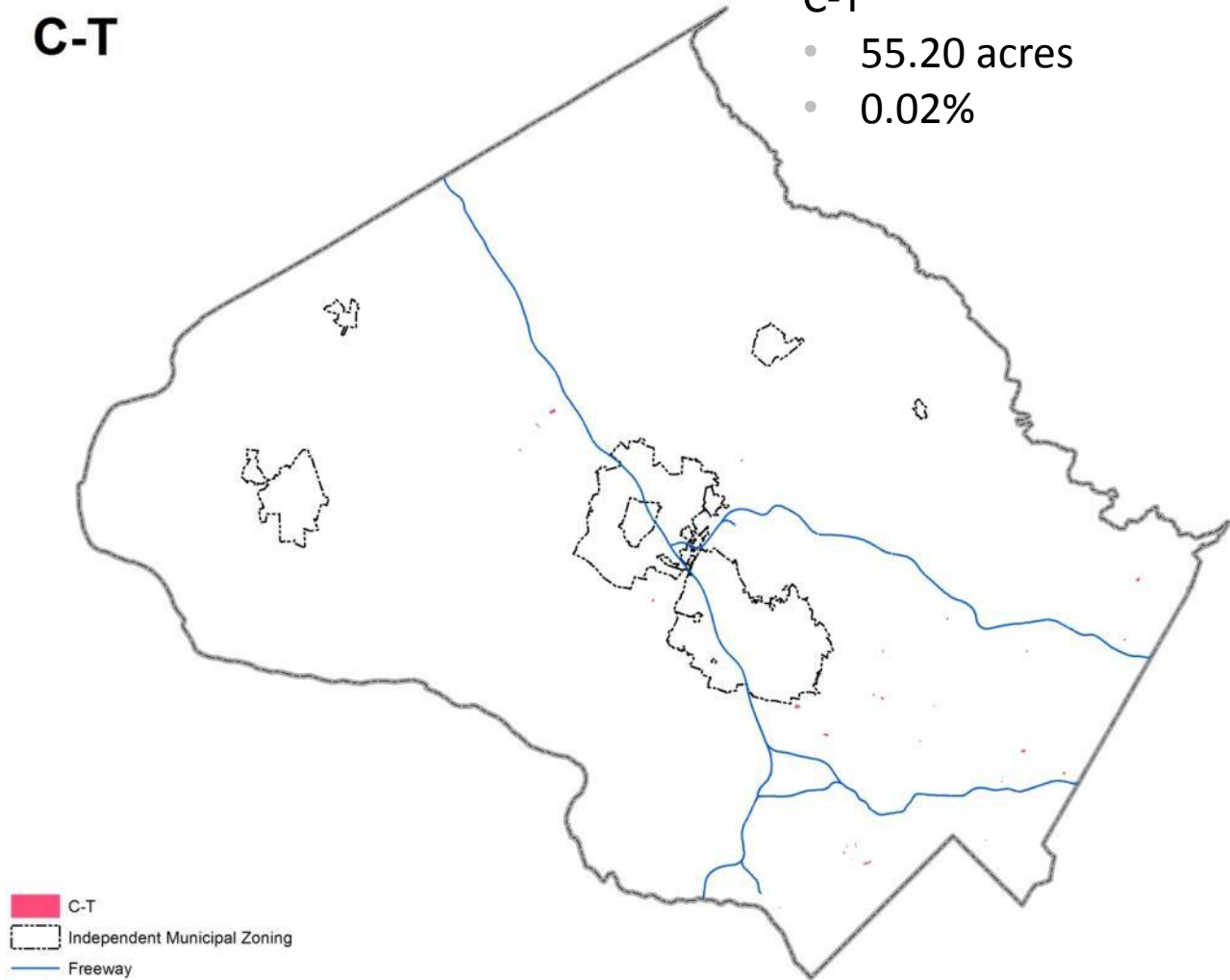
Mapping

Commercial-Transitional

C-T

C-T

- 55.20 acres
- 0.02%



C-T Translation

Max FAR: 0.5
Max Height: 35'

- CT Translation:
 - 39.62 acres (70 parcels)
 - CRN0.5 C0.5 R0.25 H35 (66)
 - CRN0.5 C0.5 R0.25 H25 (4)
 - Original model for CRN
 - Only standard method (no public benefits req'd)



Commercial-Transitional (C-T) Examples



Our Space Acupuncture



• CT to CRN Translation:

– New Permitted uses

- Household living (current CRN)
- Residential care facility (≤ 8) (current CRN)
- Live/work units (current CRN)
- Playground (current CRN)
- Retail/service ($\leq 5,000sf$) (current CRN, 2 retail uses P in CT)
- Artisan manufacturing/production (current CRN)
- Railroad tracks (consistency)
- Pipeline, below ground (consistency)
- Transmission line, above ground
- Transmission line, below ground (consistency)

C-T Translation

Max FAR: 0.5

Max Height: 35'

Uses:

- Permitted
 - Dwellings (if existing)
 - Tourist homes
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Landscape contractor (qualifiers)
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Charitable/philanthropic
 - Day care
 - Clinics (w/pharmacy)
 - Duplicating services
 - Private educational facility
 - Emergency health care
 - Fire stations
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Libraries/museums
 - Parks
 - Accessory buildings/uses
 - Signs
- 15 additional special exception uses

• CT to CRN Translation:

– New Limited uses

- Community gardens
- Urban farming (modified CRN)
- Animal husbandry (only bees)
- Farm market, on-site
- Agricultural vending
- B&B (Tourist Homes a P)
- Independent living (current CRN)
- PLQs (≤ 50) (current CRN)
- Home health, low impact (current CRN)
- Home occupation, no/low impact (current CRN)
- Residential Care Facility (9-16) (current CRN)
- Private club (site plan if adj...) (current CRN)
- Vet (site plan if adj...) (current CRN)

C-T Translation

Uses:

- Permitted
 - Dwellings (if existing)
 - Tourist homes
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Landscape contractor (qualifiers)
 - Transitory use
 - Ambulance/rescue squad
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C-T Translation

Uses:

- Permitted
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 - Health club (qualifiers)
 - Libraries/museums
 - Parks
 - Accessory buildings/uses
 - Signs
- 15 additional special exception uses

• CT to CRN Translation:

– Permitted use becoming a Limited use

- Clinic (> 4) (site plan if adj...) (current CRN)
- Cultural institution (5,000sf max) (current CRN)
- Day care (> 30) (site plan if adj...) (current CRN)
- Private educ. institution (site plan if adj...) (current CRN)
- Health Club (site plan if adj...) (current CRN)
- Surface parking (to add landscaping)

– Special Exception becoming Limited use

- Residential Care Facility (Over 16) (current CRN)
- Restaurant (site plan if adj...) (current CRN)
- Retail (5,001 – 15,000sf) (site plan if adj...) (current CRN)

• CT to CRN Translation:

– New Conditional uses

- PLQs (Over 50) (not allowed in CT, P in CRN)
- Home Health Practitioner (major) (current CRN)
- Home Occupation (major) (current CRN)
- Animal Boarding and Care (current CRN)
- Recreation & Entertainment, Outdoor (up to 1000) (current CRN)
- Pipeline, above ground (consistency)

C-T Translation

Uses:

- Permitted
 - Dwellings (if existing)
 - Tourist homes
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Landscape contractor (qualifiers)
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Charitable/philanthropic
 - Day care
 - Clinics (w/pharmacy)
 - Duplicating services
 - Private educational facility
 - Emergency health care
 - Fire stations
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Libraries/museums
 - Parks
 - Accessory buildings/uses
 - Signs
- 15 additional special exception uses

Removed uses (not allowed in current CRN)

- Ambulance or Rescue Squad (private)
- Telecommunications Tower
- Funeral Home, Undertaker
- Structured Parking

- Translation:

- Open Space

- $\leq 10,000\text{sf}$: 0%
- $> 10,000\text{sf}$
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general

C-T Translation

Max FAR:	0.5
Max Height:	35'
Open Space:	10%
Coverage:	30-35%
Setbacks:	10-15' (with qualifiers)
Process:	SDP/SP

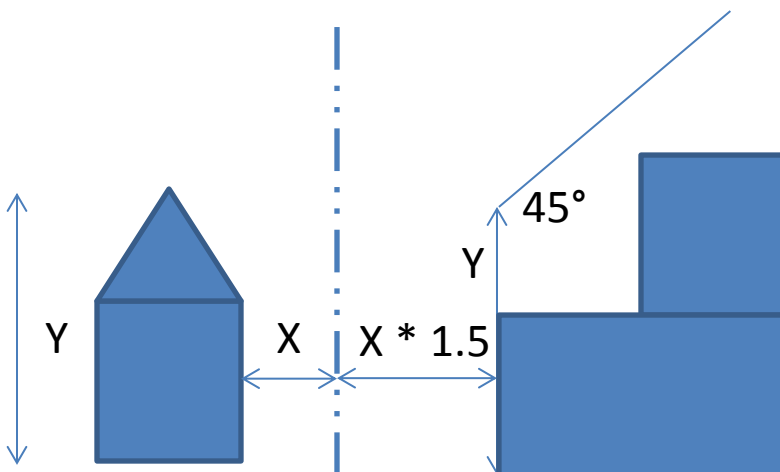


- Translation:
 - Setbacks

C-T Translation

Max FAR:	0.5
Max Height:	35'
Open Space:	10%
Coverage:	30-35%
Setbacks:	10-15' (with qualifiers)
Process:	SDP/SP

- N/A when abutting C/R, employment, industrial
- Parking behind front building line
- Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res
 - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
 - If required screening width is greater, setback = screening width
 - Height may also be restricted by angular plane



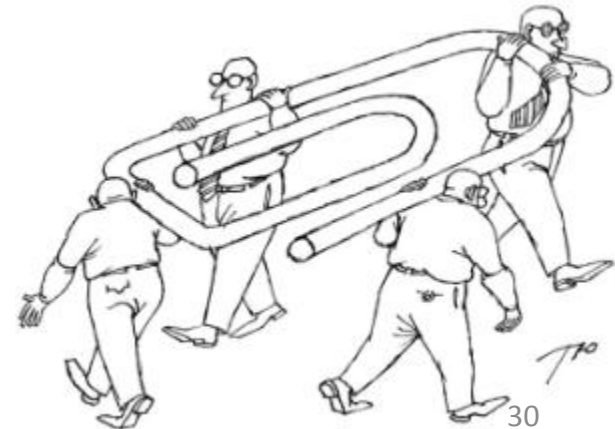
- Translation:
 - Process

C-T Translation

Max FAR:	0.5
Max Height:	35'
Open Space:	10%
Coverage:	30-35%
Setbacks:	10-15' (with qualifiers)
Process:	SDP/SP

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 threshold

“**Sec. 8.7.1.A.6.c.** If a property was subject to an approved development plan or special exception on [date of adoption minus one], the Planning Board in approving any sketch plan, preliminary plan, or site plan must consider the terms and conditions of the approved development plan or special exception.”



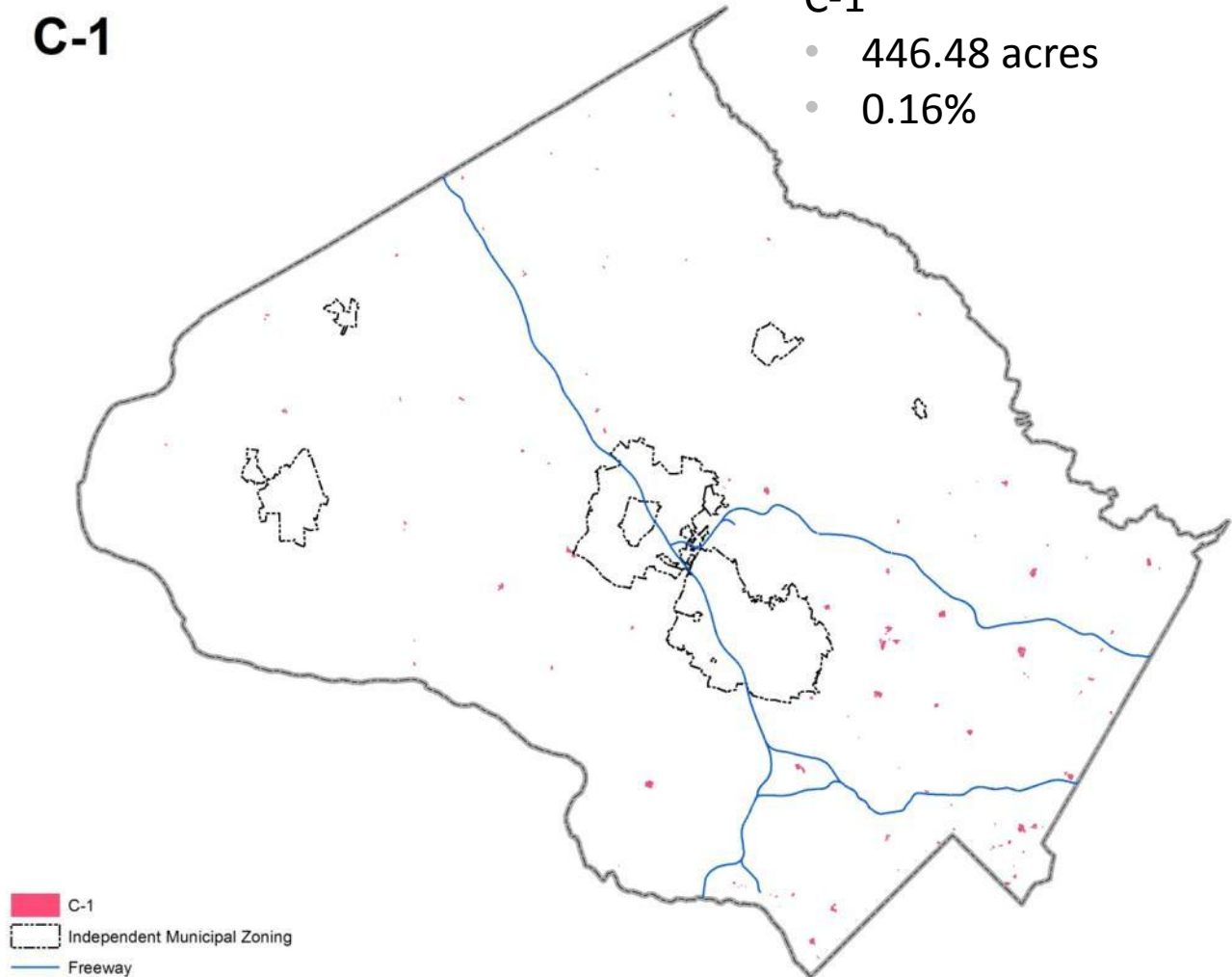
Mapping

Neighborhood Commercial

C-1

C-1

- 446.48 acres
- 0.16%

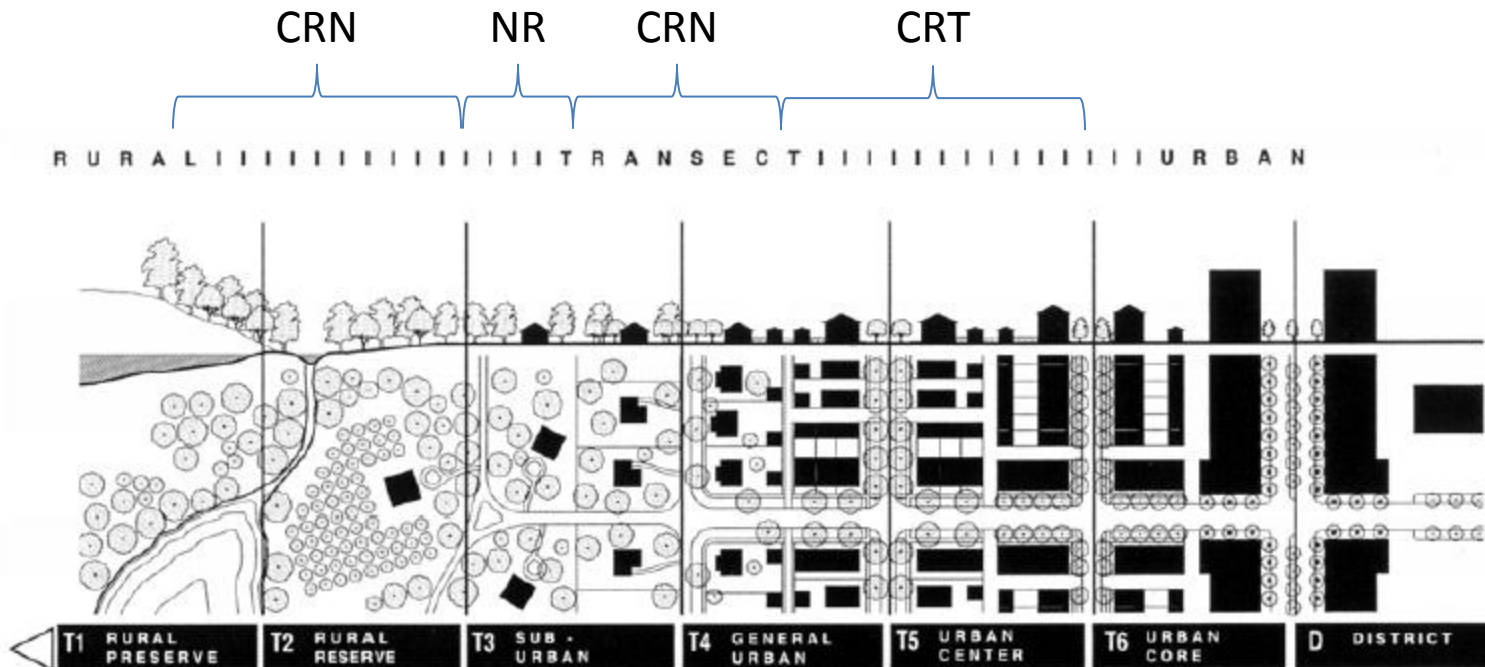


- Translation:

- 379.51 acres (404 parcels)
- Translation varies based on context
- All translations allow only standard method

C-1 Translation

Max FAR: n/a
Max Height: 45'



- Translation

- Density

- Accommodate allowed
 - Factors:
 - Parking environment
 - Open space requirement
 - Service area target

- Height: comparable to adjacent zones within allowed limits

C-1 Translation

Max FAR: n/a
Max Height: 45'

C-1	Translation				Acres	Parcels
	Classification	C	R	H		
Abuts R-150 or lower (auto-centric)	NR1.0			H45	117.53	136
Abuts R-90/60/40 (neighborhood)	CRN0.5	C0.5	R0.25	H35	81.41	74
Confronts R-90/60/40 (town)	CRT0.75	C0.5	R0.5	H45	56.08	42
Otherwise (town)	CRT1.0	C0.75	R0.75	H45	75.41	65
Custom	Varies to reflect specific regulations or master plan recommendations				113.23	106

Neighborhood Commercial (C-1) Examples



Proposed CRT



Proposed NR



Proposed CRN

- C-1 to NR Translation:

- New Permitted uses

- Seasonal outdoor sales
- Residential care facility (≤ 8)
- Live/work units
- Private educational institution (trade, artistic, tech schools P in C-1)
- Playground
- Clinic (≤ 4)
- Bus/rail terminal
- Railroad tracks
- Pipeline, below ground
- Transmission line, below ground

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses



- C-1 to NR Translation:

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
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 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

- New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- Independent Living for Seniors...
- Residential care (9-16)
- Home health practitioner, low impact
- Home occupation, no/low impact
- B&B
- Solar collection system

- C-1 to NR Translation:

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

- New Conditional uses

- Home Health Practitioner, major
- Home Occupation, major

- Special Exception becoming a Limited use

- Household living (30% of allowed GFA max)
- Vet (site plan if adj...)
- Drive-thru (site plan)

- C-1 to CRN Translation:

- New Permitted uses

- Seasonal outdoor sales (current CRN)
- Residential care facility (≤ 8) (current CRN)
- Residential Care Facility (over 16) (current CRN)
- Live/work units (current CRN)
- Playground, private (current CRN)
- Clinic (≤ 4)
- Artisan manufacturing/production (current CRN)
- Railroad tracks (consistency)
- Pipeline, below ground (current CRN)
- Transmission line, below ground (current CRN)

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

- C-1 to **CRN** Translation:

- New Limited uses

- Community gardens
- Urban farming (modification of current CRN)
- Animal husbandry (only bees)
- Farm market, on-site
- Agricultural vending
- Independent living (current CRN)
- Residential Care facility (9-16) (current CRN)
- Home health, low impact
- Home occupation, no/low impact
- Cultural Institution < 5000 sf (current CRN)
- Private club (site plan if adj...) (current CRN)
- B&B
- Clinic (> 4) (site plan if adj...) (current CRN)
- Transmission line, above ground

- New Conditional Uses

- Home Health Practitioner, major (current CRN)
- Home Occupation, major (current CRN)
-

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
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C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
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 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

• C-1 to CRN Translation:

- Permitted use becoming Limited uses
 - Day care (> 30) (site plan if adj...) (current CRN)
 - Private educational institution (site plan if adj...) (current CRN)
 - Restaurant (site plan if adj...) (current CRN)
 - Health Club Facilities (site plan req replaces size limitation) (current CRN)
- Special Exception becoming Limited or Permitted use
 - Household Living (current CRN)
 - Charitable/philanthropic (current CRN)
 - Vet (w/ site plan if adj...) (current CRN)
- Removed Uses (not allowed in current CRN)
 - Drive thru (attached to restaurant)
 - Freestanding Wireless Tower
 - Media Broadcast Tower

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

- C-1 to CRT Translation:

- New Permitted uses

- Agricultural Vending
- Seasonal Outdoor Sales (current CRT)
- Residential Care Facilities (all sizes) (current CRT)
- Live/Work Units (current CRT)
- Cultural Institution (current CRT)
- Hospital (current CRT)
- Playground, Outdoor Area (private) (current CRT)
- Private Club, Service Org (current CRT)
- Hotel/ Motel (current CRT)
- Clinic (current CRT)
- Medical/Dental Laboratory (current CRT)
- Research and Development (current CRT)
- Conference Center (current CRT)
- Artisan Manufacturing and Production (current CRT)
- Railroad Tracks (consistency)
- Pipeline (Belowground) (consistency)
- Transmission Line (Belowground) (consistency)

- C-1 to CRT Translation:

- New Limited uses

- Community gardens
- Urban farming (modified current CRT use)
- Animal husbandry (only bees)
- Farm market, on site
- Independent living (current CRT)
- Home health practitioner, low impact (current CRT)
- Home occupation, no/low impact (current CRT)
- B&B
- Light vehicle sales/rental (indoor or outdoor) (site plan if adj...)
- Medical/scientific manufacturing and production (site plan if adj...) (current CRT)
- Bus/rail terminal (current CRT)
- Transmission line (above ground)
- Storage facility (up to 10,000) (current CRT)
- Solar collection system

C-1 Translation

Uses:

- Permitted (46)
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

• C-1 to CRT Translation:

– Permitted becoming Limited

- Ambulance/rescue squad (site plan if adj...) (current CRT)
- Day care (> 30) (site plan if adj...) (current CRT)
- Surface Parking

– SE becoming Permitted or Limited

- Household Living (current CRT)
- Charitable , Philanthropic (current CRT)
- Vet (site plan if adj...) (current CRT)
- Rec & Entertainment (Indoor, capacity under 1000) (current CRT)
- Vehicle service repair (minor) (site plan if adj...) (current CRT)
- Drive-thru (site plan) (current CRT)
- Public utility structure (site plan if adj...)

- C-1 to CRT Translation:

- New Conditional Uses

- Home health practitioner (major) (current CRT)
 - Home Occupation (major) (current CRT)
 - Funeral Home, undertaker
 - Car Wash
 - Pipeline (Aboveground)
 - Self-storage (current CRT)

- Uses Removed from zone

- Freestanding Telecommunications Tower
 - Media Broadcast Tower
- (neither allowed in current CRT)

C-1 Translation

Uses:

- Permitted
 - PLQs
 - Amateur radio facility
 - Parking
 - Roof top antennas
 - Taxi stands
 - Various retail/service (28 types)
 - Restaurant
 - Transitory use
 - Ambulance/rescue squad
 - Banks
 - Day care
 - Duplicating services
 - Offices
 - Religious assembly
 - Public uses
 - Health club (qualifiers)
 - Accessory buildings/uses
 - Signs
- 22 additional special exception uses

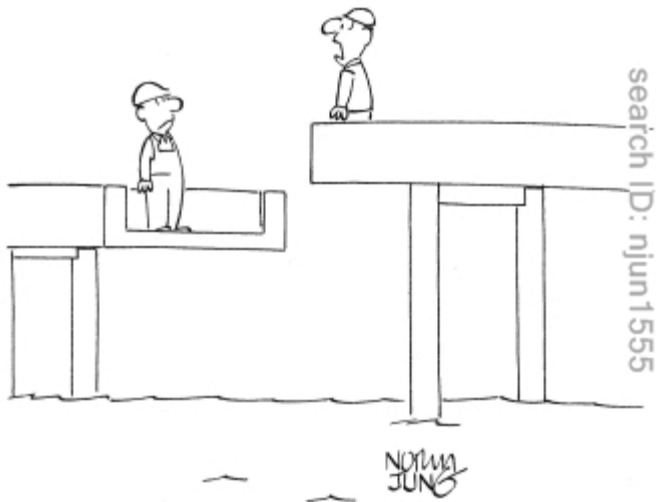
- Translation:

- Open Space (C/R & NR)

- $\leq 10,000\text{sf}$: 0%
 - $> 10,000\text{sf}$
 - 0% for detached/duplex
 - 20% common open space for townhouses
 - 10% public open space for apartment/condo, multi-use, general

C-1 Translation

Max FAR:	n/a
Max Height:	45'
Open Space:	10%
Coverage:	n/a
Setbacks:	10'/adjoining zone
Process:	SP (sometimes)



"WE'D BETTER LOOK AT THOSE PLANS AGAIN."

- Translation:

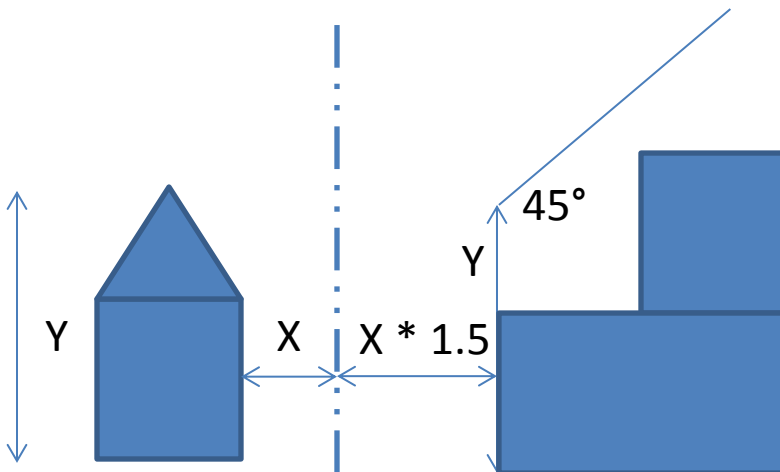
- Setbacks in NR & C/R zones

- N/A when abutting C/R, employment, industrial
 - Parking must accommodate landscaping in NR zones
 - Parking must be behind front building line in C/R zones
 - Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res

- If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
 - If required screening width is greater, setback = screening width
 - Height may also be restricted by angular plane

C-1 Translation

Max FAR:	n/a
Max Height:	45'
Open Space:	10%
Coverage:	n/a
Setbacks:	10'/adjoining zone
Process:	SP (sometimes)



- Translation:
 - Process for NR & C/R zones

C-1 Translation

Max FAR: n/a
 Max Height: 45'
 Open Space: 10%
 Coverage: n/a
 Setbacks: 10'/adjoining zone
 Process: SP (sometimes)

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

