

# commercial residential zones

overview

# ordinance contents

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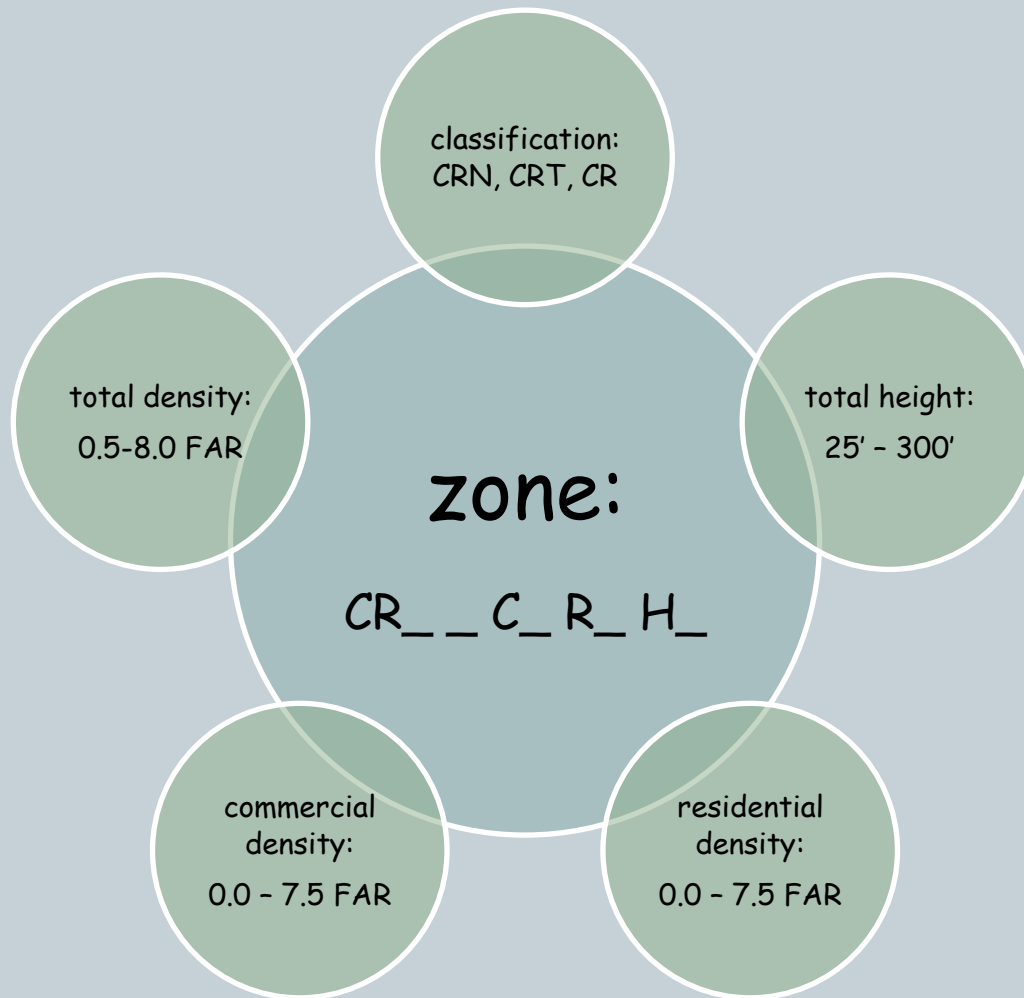
15.9

- existing approvals

# classifications

- CR Neighborhood (CRN)
- CR Town (CRT)
- CR

# fine-grain for context



# flexibility



CRN0.25 C0.0 R0.25 H25

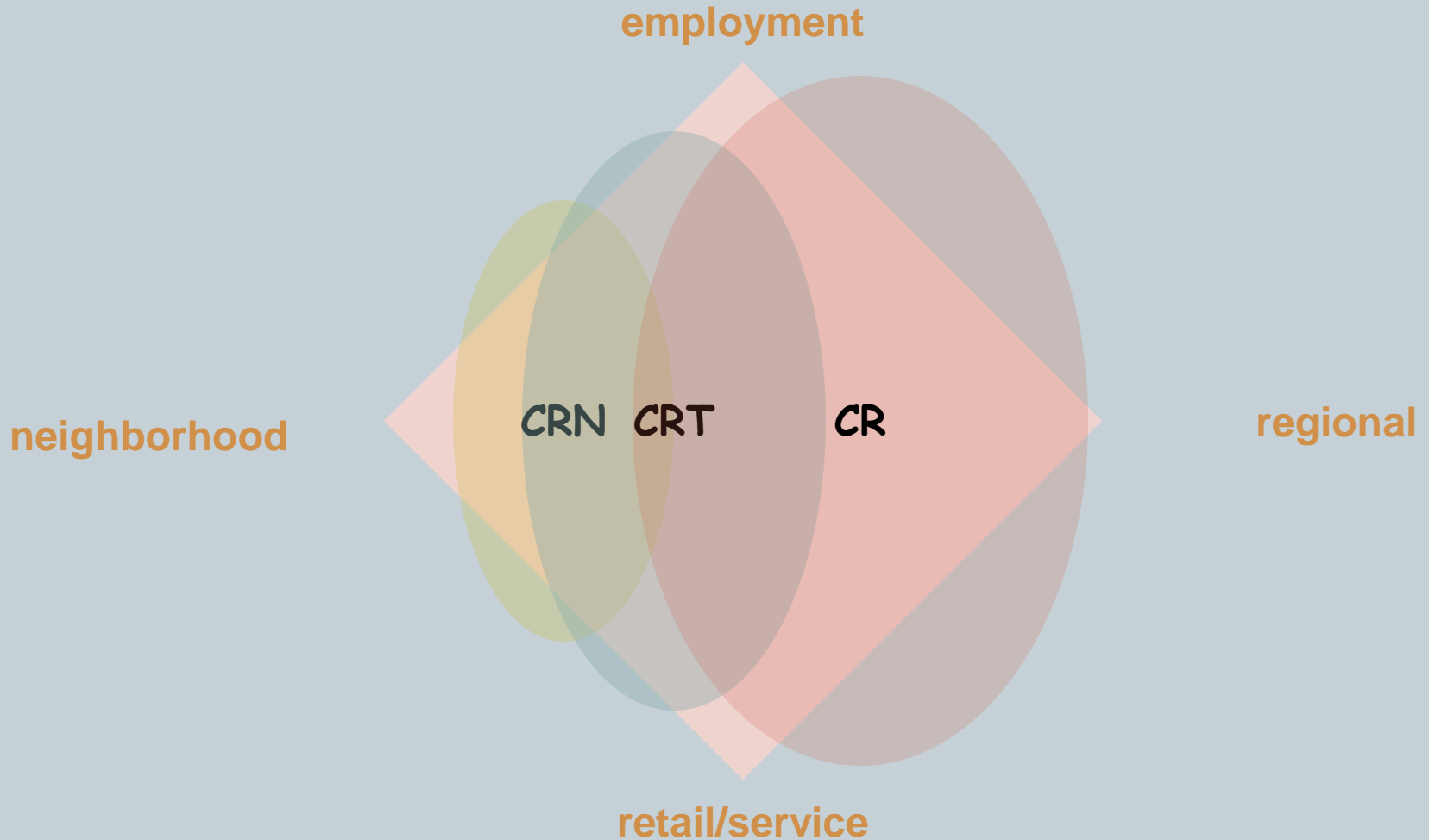


CRT2.5 C1.5 R1.5 H75

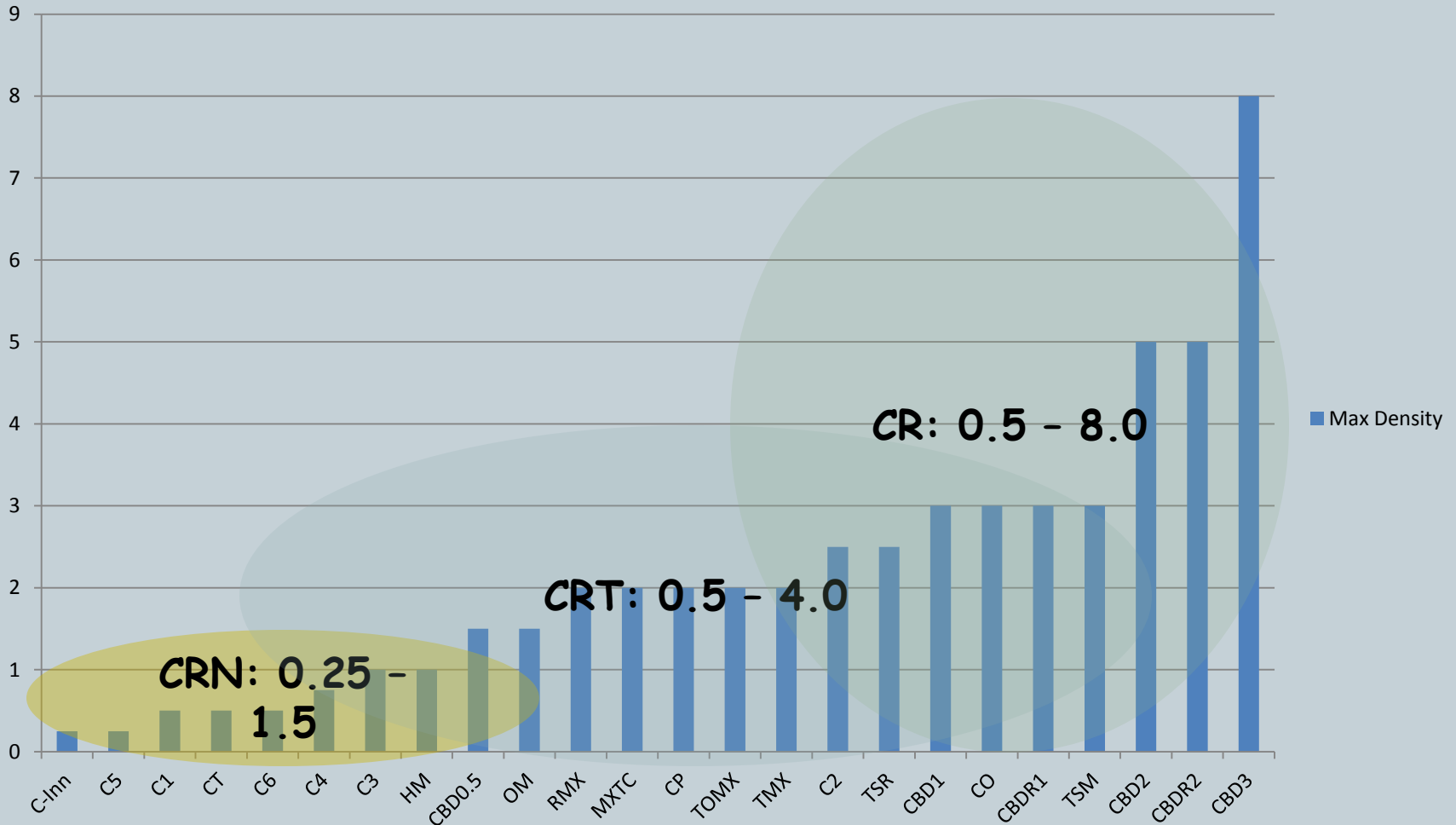


CR8.0 C7.5 R7.5 H300

# focused uses and markets residential allowed in all



# density limits



# commercial & residential limits

CRN

- Total = 0.25 to 1.5
- C = 0 to 1.5
- R = 0 to 1.5

CRT

- Total = 0.5 to 4.0
- C = 0.25 to 3.5
- R = 0.25 to 3.5

CR

- Total = 0.5 to 8.0
- C = 0.25 to 7.5
- R = 0.25 to 7.5



# density averaging

proposed by same sketch or site plan

created by same preliminary plan or satisfy approved phasing plan

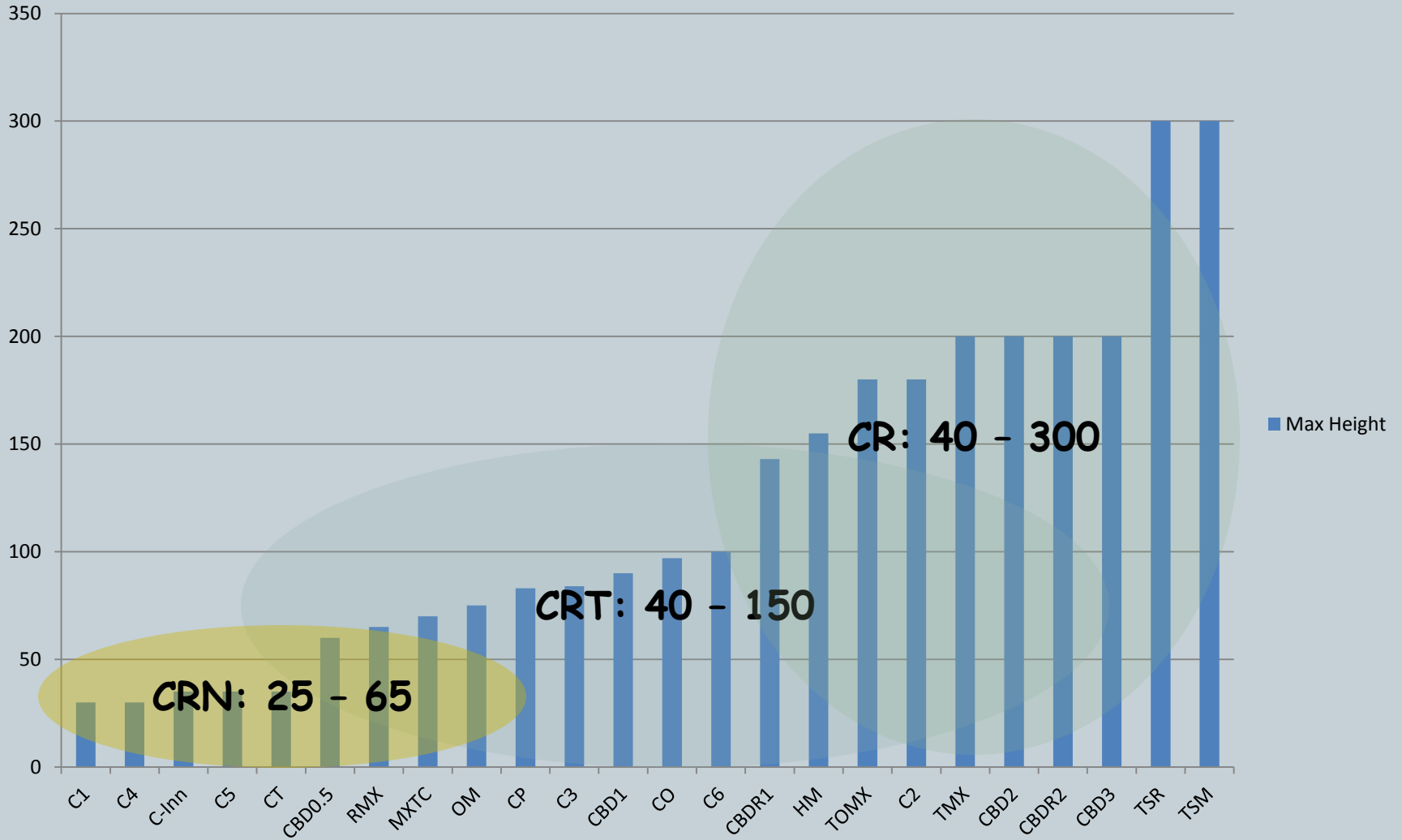
maximum total, C, & R FAR applies to entire site

may not exceed height set by zone

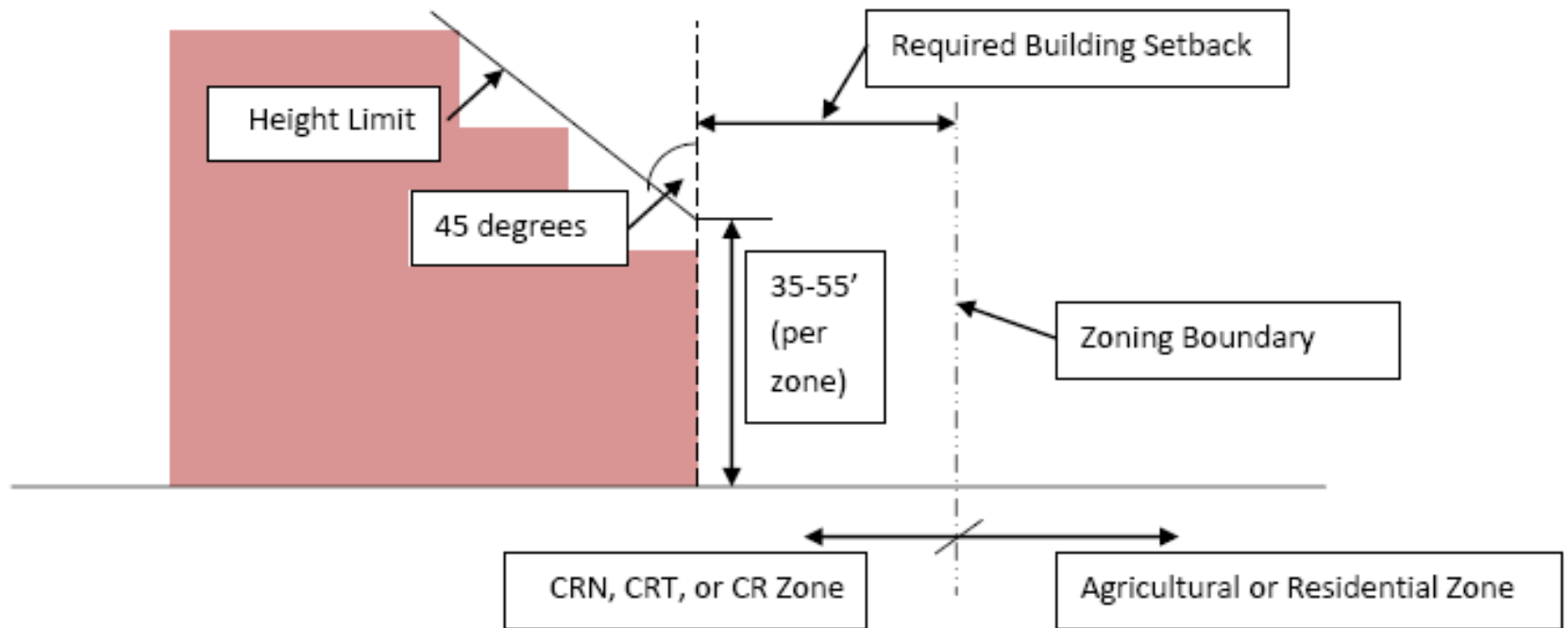
uses are subject to zone

total may not exceed zone when adj or con one-family res or ag

# height limits



# angular plane setback



# objectives

(a)

• implement the policy recommendations of applicable master and sector plans;

(b)

• target opportunities for redevelopment of single-use areas and surface parking lots with a mix of uses;

(c)

• reduce dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities;

(d)

• allow a mix of uses, densities, and building heights appropriate to various contexts to ensure compatible relationships with adjoining neighborhoods;

(e)

• allow an appropriate balance of employment and housing opportunities; and

(f)

• standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.

# defined terms

- car share space
- cultural institutions
- day care facilities and centers
- frontage
- limits of disturbance
- live/work unit
- manufacturing and production, artisan
- public arts trust steering committee
- public owned or operated uses
- recreational facilities, participatory
- reconstruction
- renovation
- seasonal outdoor sales
- teen center
- tenant footprint
- transit proximity

# methods of development

standard

optional

CR: > of 10,000sf or  
0.5 FAR, mapped  
mix & height

CRT: > of 10,000sf  
or 1.0 FAR, mapped  
mix & height

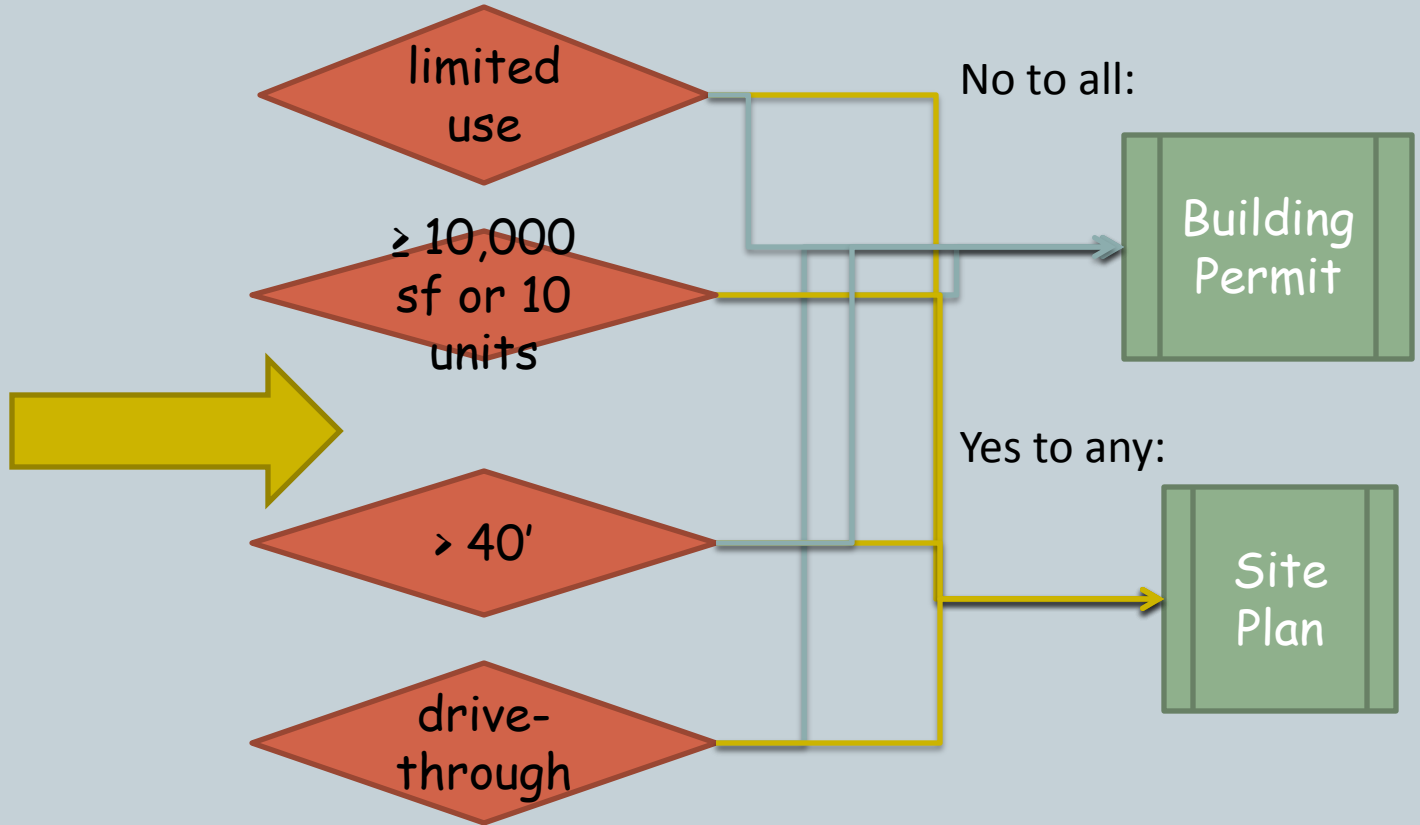
CRN: mapped  
density, mix, &  
height

CR: mapped density,  
mix, & height

CRT: mapped  
density, mix, &  
height



# site plan



# sketch plan

(1)

- justification statement
- req & standards of zone; objectives of master plan

(2)

- illustrative plans
- building massing, heights, use mix; open space; circulation, parking, loading; rights-of-way

(3)

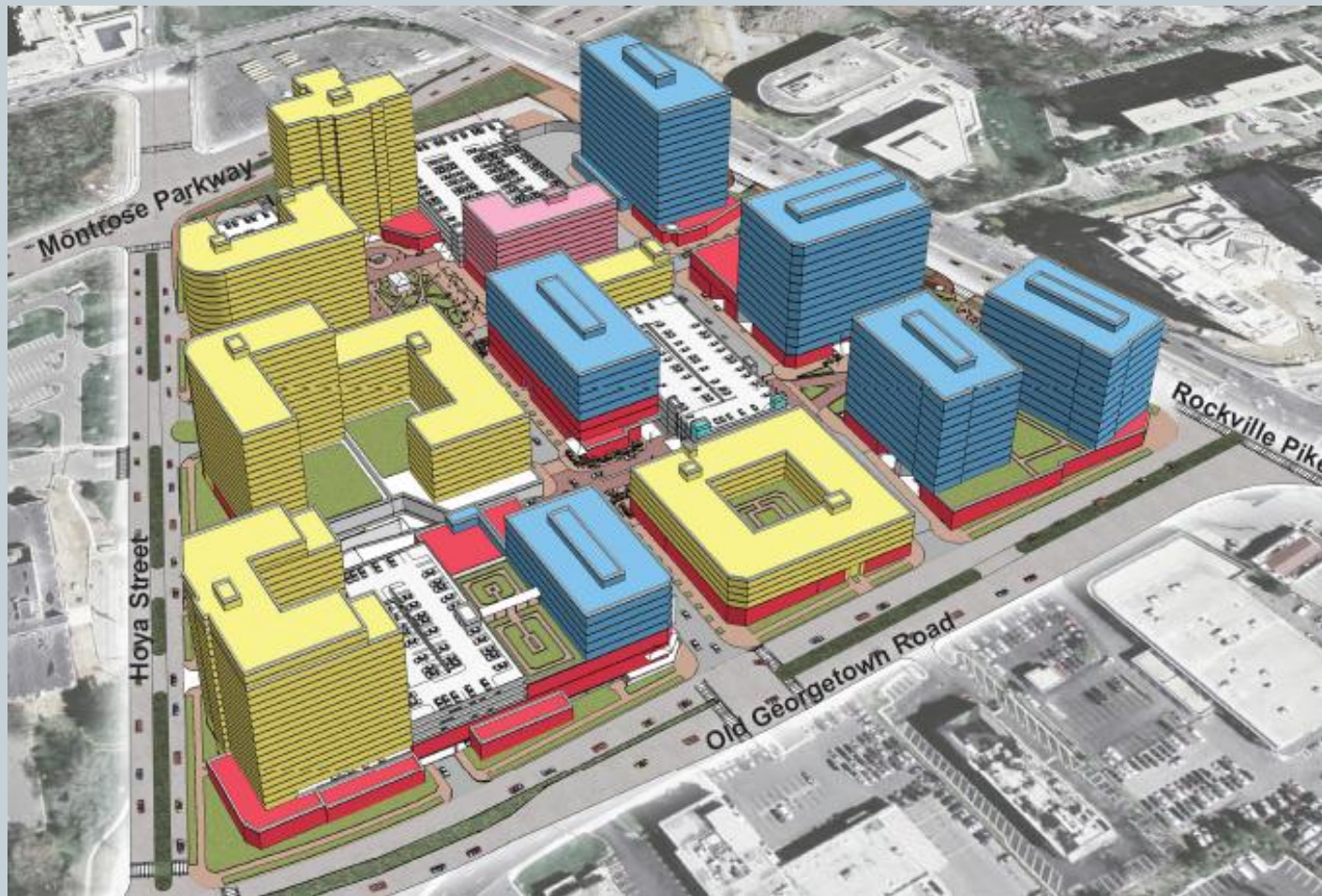
- public benefits
- requested points

(4)

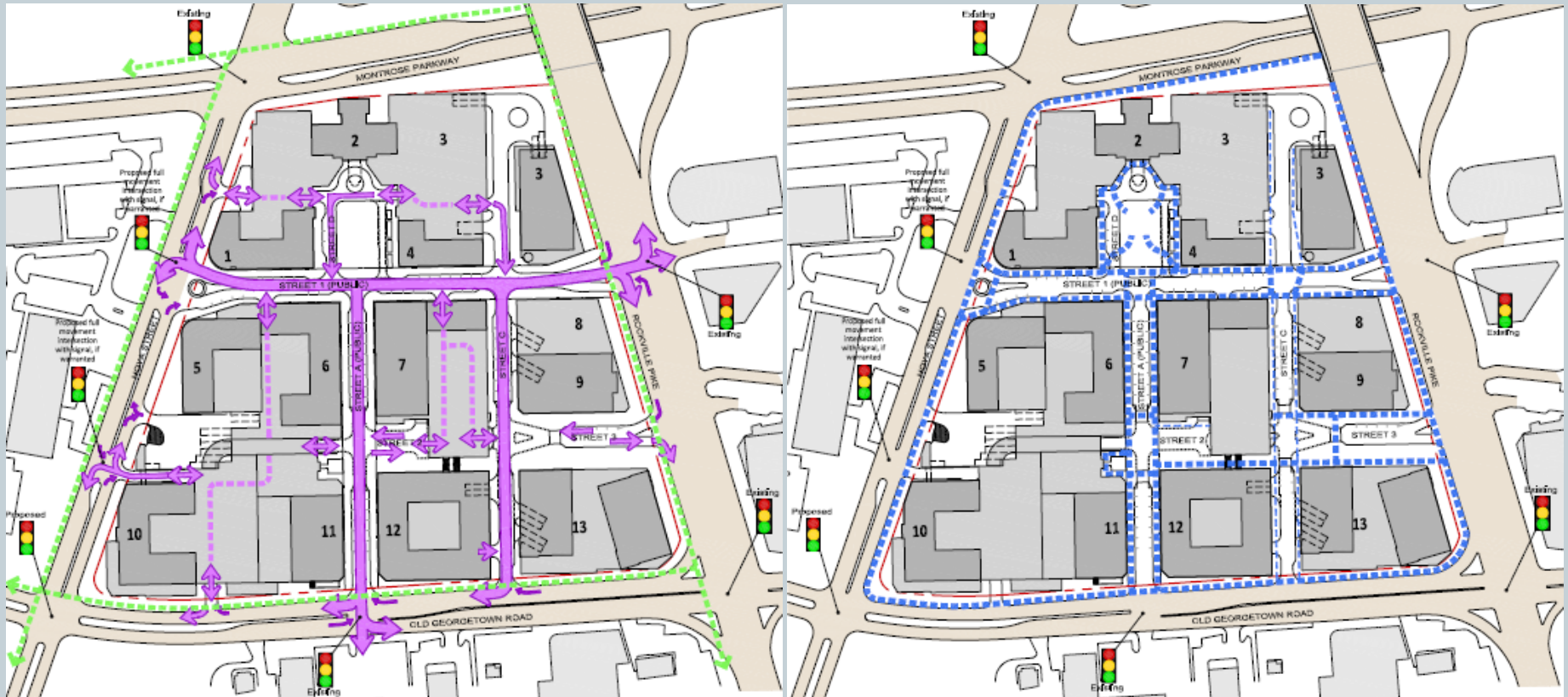
- phasing outline
- structures, uses, r.o.w., sidewalks, dedications, benefits, applications



massing, heights, uses....



# circulation



# open space



# public benefits

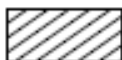
<i>Category</i>	<i>Public Benefit</i>	<i>% Requested</i>	<i>Notes</i>
Transit Proximity		33.09	Calculated as a weighted average per the ordinance.
Connectivity	Neighborhood Services	10.00	Project provides or is within $\frac{1}{4}$ mile of 10 different retail services.
	Minimum Parking	6.32	Project provides less than maximum allowed parking.
	Through-Block Connection	10.00	Pedestrian access within a block between streets.
	Public Parking	7.62	Project provides publicly accessible parking spaces.
Diversity	Adaptive Buildings	4.37	Project provides buildings with minimum specified floor-to-floor ratios and open floor plans.
	Care Center	15.00	Adult or child care center per the ordinance.
	Dwelling Unit Mix	2.19	Project provides units with a range of bedroom counts.
Design	Structured Parking	14.32	Project provides parking in below- and above-grade structures.
	Tower Setback	1.53	Building towers for some buildings area stepped back from the street-level façade.
	Public Art	5.00	Project provides public art program.
	Exceptional Design	6.70	Project provides buildings and open spaces per the ordinance and guidelines.
Environment	BLTs	5.00	Purchase of 7.28 BLTs.
	Tree Canopy	10.00	Canopy coverage of at least 25% of the open space.
	Vegetated Roof	4.48	Project provides a vegetated roof on some buildings.
Advance Dedication		3.72	Advance dedication of 39,504sf of right-of-way.
<b>Total</b>		<b>139.34</b>	

# phasing

## LEGEND



Proposed Public R/W Dedication



Proposed Private Roadway/Amenity Parcel Area



Phase 1A



Phase 1B



Phase 1C



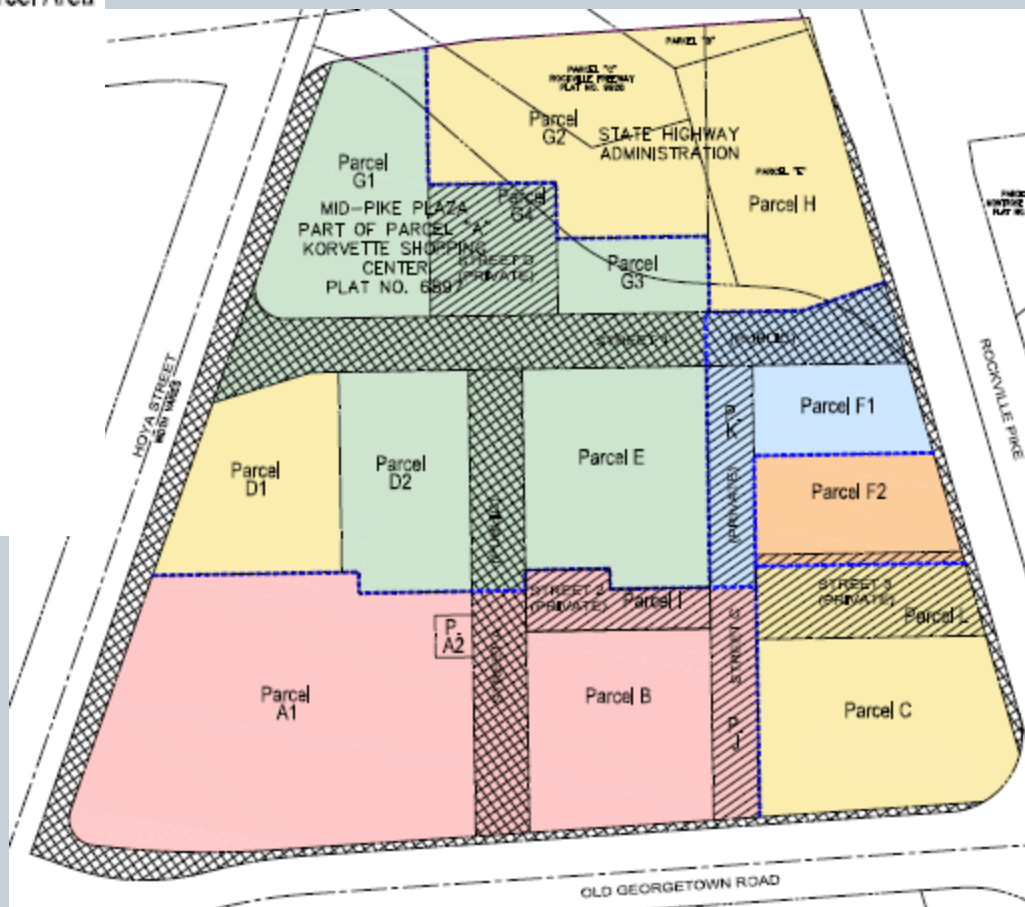
Phase 2



Future Phases

----- Phasing Line

----- Lot Line



# crn uses

## permitted

farm (veggies, herbs, ornamentals)

seasonal outdoor sales

most residential

auto rental offices

home occupations, no impact

dry cleaning/laundry pick-up

offices

retail  $\leq$  5,000sf

most institutional/civic

artisan manufacturing

accessory/public uses

## limited

farm/country market

large group homes

hospice care

clinics

restaurants

health club/gym

retail 5,001 - 15,000sf

day care > 30 users

private clubs/organizations

## special exception

animal boarding

major home occupations

rec facilities

vets with boarding facilities

# crt uses

## permitted

most uses not  
limited or se

## limited

private ambulance  
squads

most automobile  
related uses

retail >60,000sf

day care > 30 users

manufacturing (r & d  
or medical/scientific

## special exception

animal boarding

gas stations

major home  
occupations

self-storage

# cr uses

## permitted

most uses not  
limited or se

## limited

auto rental with  
vehicle storage

## special exception

animal boarding

gas stations

major home  
occupations

self-storage



# limited uses

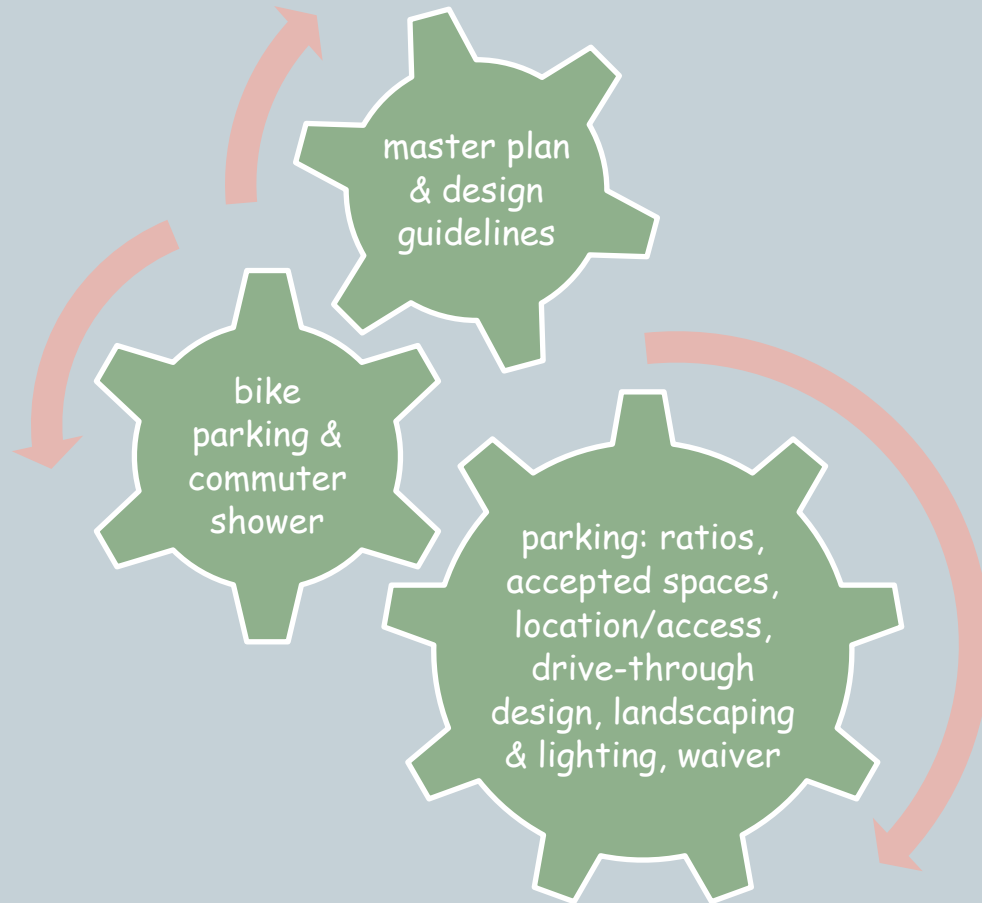
## applicability

- adjacent/ to one-family res or ag zone that is not improved with comm/ind/utility use
- separated by 1°, 2°, or 3° residential street

## requirements where applicable

- site plan
- master plan/design guideline compliance
- mitigation (setbacks, screening, height restrictions, lighting/noise buffering)

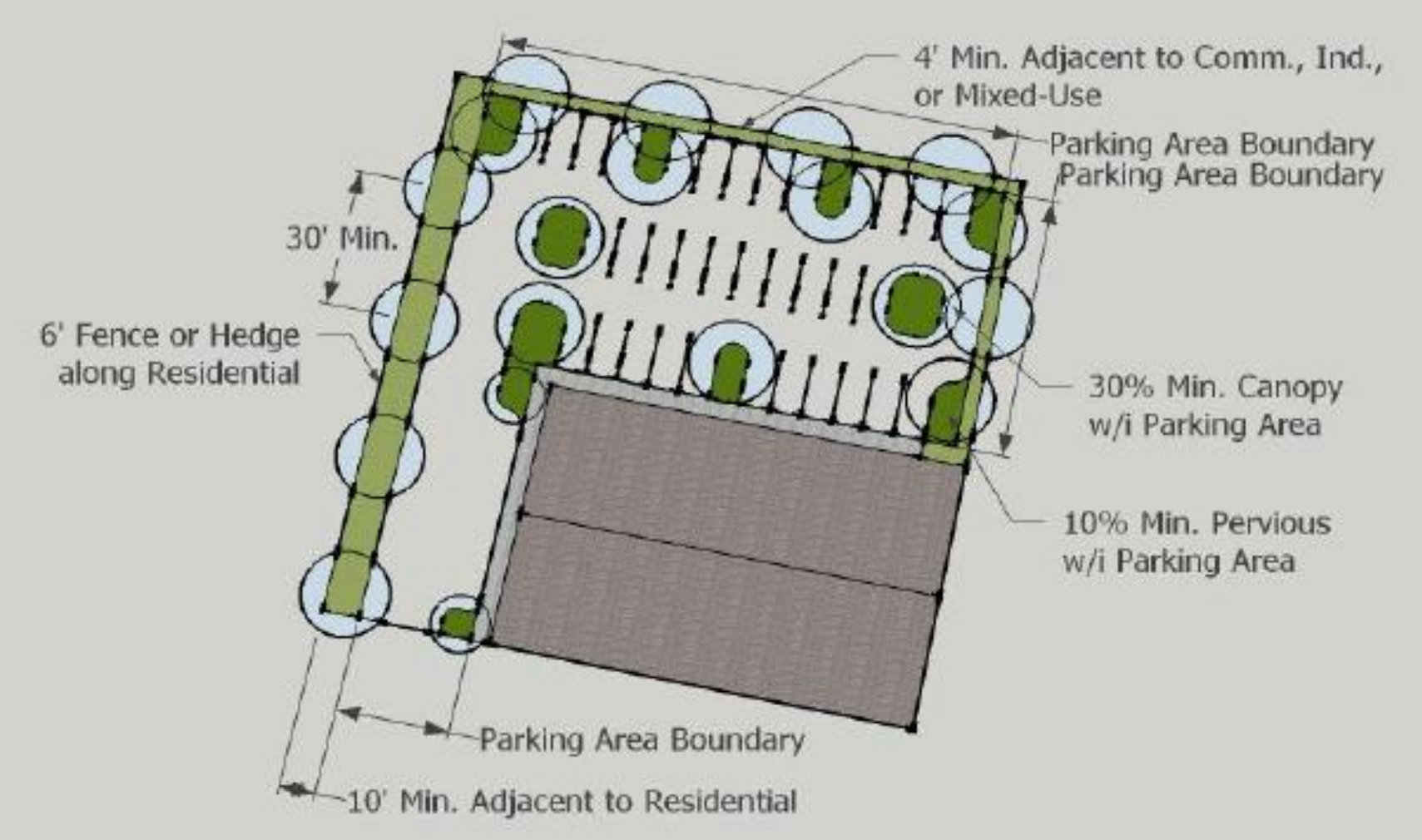
# general requirements



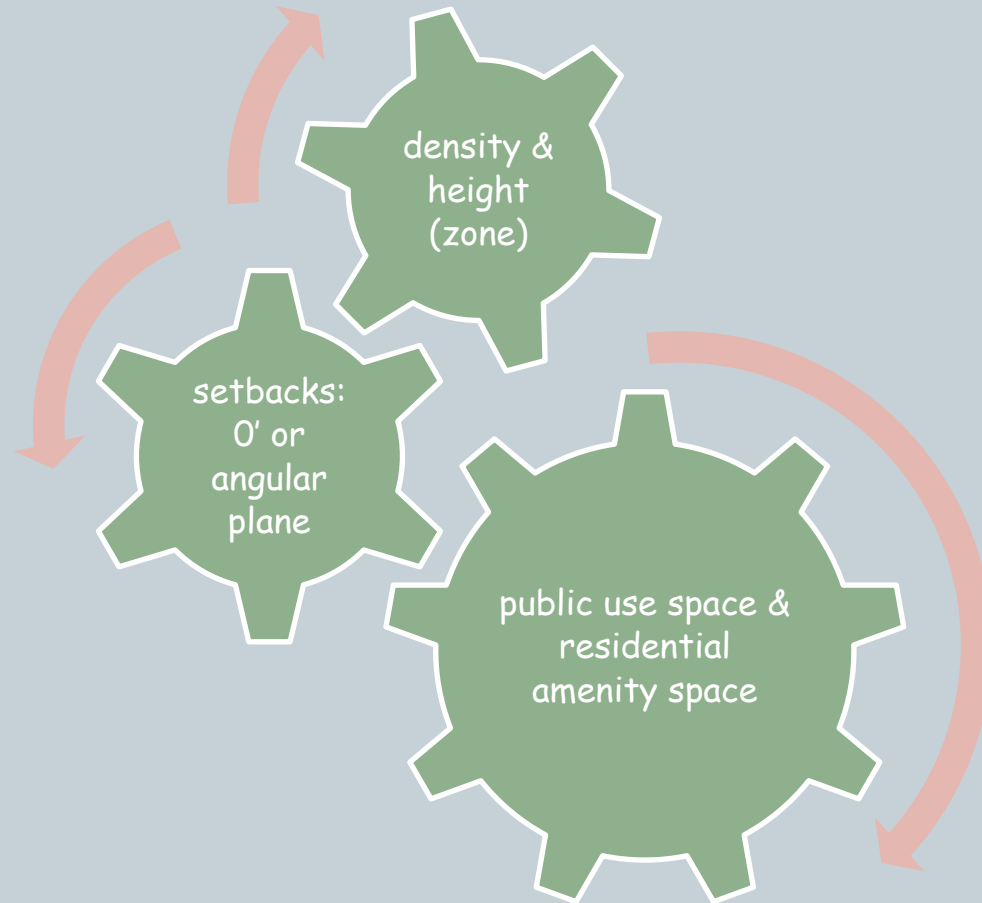
# parking ratios

Use	CRN		CRT		CR			
	Up to $\frac{1}{2}$ mile	Greater than $\frac{1}{2}$ mile	Up to $\frac{1}{2}$ mile	Greater than $\frac{1}{2}$ mile	Up to $\frac{1}{4}$ mile	$\frac{1}{4}$ to $\frac{1}{2}$ mile	$\frac{1}{2}$ to 1 mile	Greater than 1 mile
Distance from a level 1 or 2 transit station or stop								
<b>(a) Residential</b>								
Maximum:	None	None	59-E	None	59-E	59-E	59-E	None
Minimum:	0.8	1.0	0.7	0.8	0.6	0.7	0.8	0.9
<b>(b) Retail and restaurant non-residential uses (gross leasable indoor area; no parking spaces are required for outdoor patron area)</b>								
Maximum:	None	None	None	None	59-E	59-E	59-E	None
Minimum:	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet	4 per 1,000 square feet
<b>(c) All other non-residential uses</b>								
Maximum:	59-E	None	59-E	None	59-E	59-E	59-E	None
Minimum:	0.8	1.0	0.6	0.8	0.2	0.4	0.6	0.8

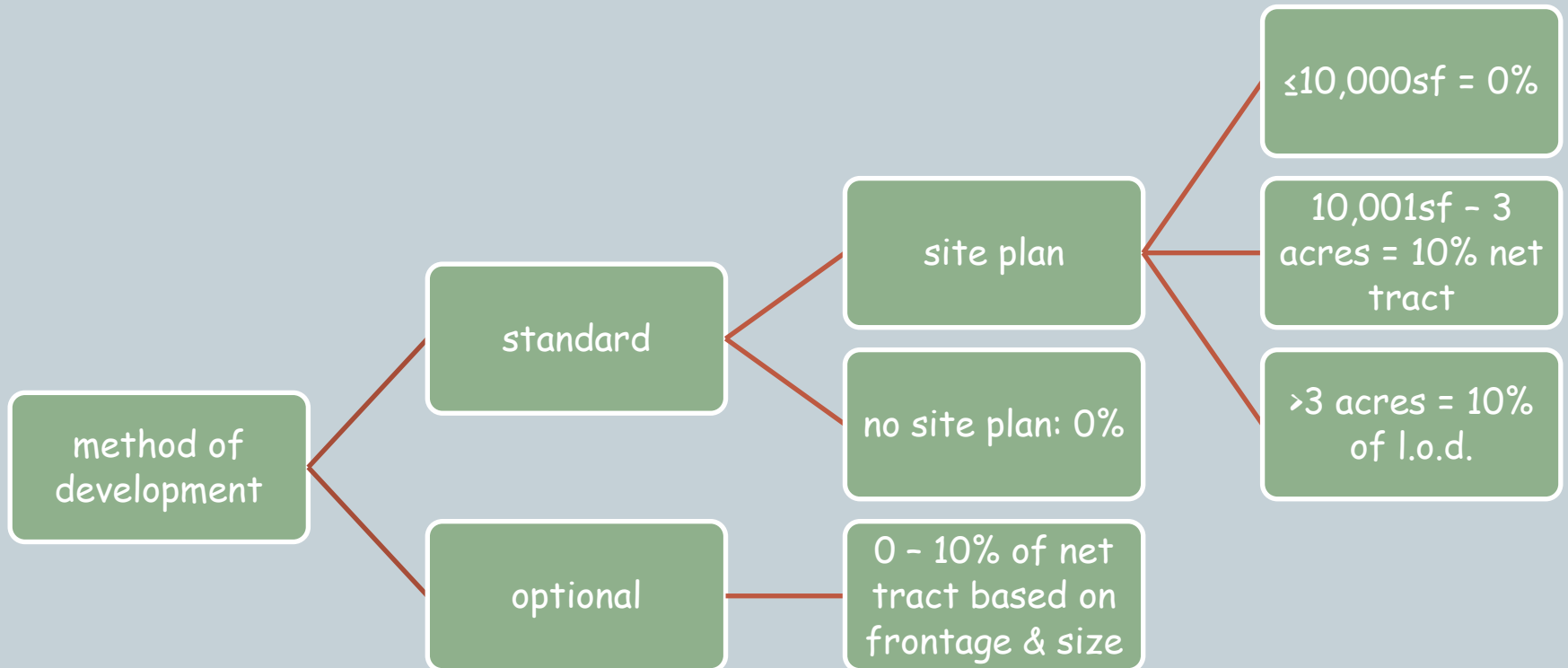
# parking landscaping/lighting



# development standards



# public use space



off-site improvement or payment in part or full is allowed.

# public use space

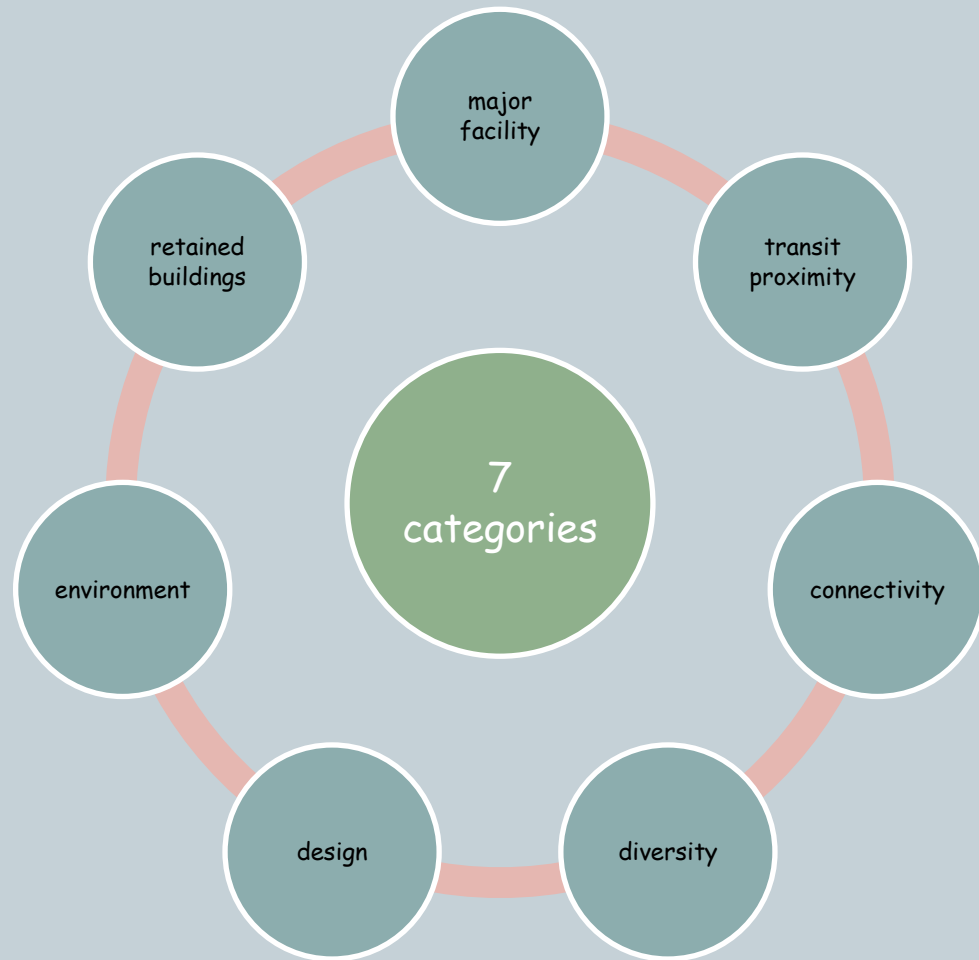
Minimum Required Public Use Space (% of net tract area)				
Acres (Gross)	Number of Existing, Proposed, and Master-Planned Right-of-Way Frontages			
	1	2	3	4+
< $\frac{1}{2}$	0	0	0	5
$\frac{1}{2}$ - 1.00	0	0	5	10
1.01 - 3.00	0	5	10	10
3.01 - 6.00	5	10	10	10
6.01 +	10	10	10	10

# residential amenity space

Required Residential Amenity Space	
Type of Amenity Space	Area of Amenity Space
Indoor space in a multi-purpose room, fitness room, or other common community room(s), at least one of which must contain a kitchen and bathroom.	A minimum of 20 square feet per market-rate dwelling unit up to 5,000 square feet.
Passive or active outdoor recreational space.	A minimum of 20 square feet per market-rate dwelling unit, of which at least 400 square feet must adjoin or be directly accessible from the indoor amenity space, up to 5,000 square feet.



# public benefits



# requirement

Zoning Classification	Sites smaller than 10,000 square feet of land area or less than 1.5 maximum allowed FAR		Sites equal to or larger than 10,000 square feet of land area or equal to or more than 1.5 maximum allowed FAR	
	Public Benefit Points	Number of Benefit Categories	Public Benefit Points	Number of Benefit Categories
CRT	25	2	50	3
CR	50	3	100	4

# general review considerations

(a)

- master plan

(b)

- cr incentive density guidelines

(c)

- size & configuration of lot

(d)

- relationship of site to adjacent properties

(e)

- presence/lack of similar benefits nearby

(f)

- enhancements beyond requirements

# major public facilities

## identified in master plan

- schools, libraries, parks, etc.
- payment may be made towards facility

## not recommended in master plan

- facility must provide community with resource equal to typical major public facilities
- must be for improvement beyond requirements of apf
- payment may be made towards facility

up to 40 points in CRT & 70 points in CR

# transit proximity

Proximity	Adjacent or confronting		Within $\frac{1}{4}$ mile		Between $\frac{1}{4}$ and $\frac{1}{2}$ mile		Between $\frac{1}{2}$ and 1 mile	
	1	2	1	2	1	2	1	2
CRT	25	15	20	12.5	15	10	10	7.5
CR	50	30	40	25	30	20	20	15

level 1 = metro

level 2 = brt, light rail, marc (fixed, dedicated path transit)

# connectivity & mobility

up to 15

- neighborhood services

up to 10

- minimum parking

up to 20

- through-block connections

up to 25

- public parking

up to 20

- transit access improvements

up to 20

- trip mitigation

up to 20

- streetscape

up to 30

- advance dedication

up to 10

- way-finding

# diversity of uses & activities

up to 40

- mpdus

up to 15

- adaptive buildings

up to 20

- care centers

up to 20

- small business opportunities

up to 10

- dwelling unit mix

up to 20

- housing for the disabled

up to 15

- live/work

# quality building & site design

up to 20

- historic resource protection

up to 20

- structured parking

up to 10

- tower step-back

up to 15

- public art

up to 20

- public open space

up to 10

- exceptional design

up to 20

- architectural elevations



# protection & enhancement of the natural environment

up to 30

• BLTS (5% of incentive density req in CR)

up to 30

• energy conservation & generation

up to 10

• vegetated wall

up to 15

• tree canopy

up to 10

• vegetated area

up to 15

• vegetated roof

up to 10

• cool roof

up to 10

• recycling facility plan

up to 20

• habitat preservation & restoration

# retained buildings

## parameters

- maintain 75% of structural system
- use architectural deconstruction company to remove recyclable materials
- submit documentation

## points awarded

- proportional to retained gfa & incentive density gfa
- up to 100 points
- category requirement must be met

# existing approvals

## lawfully existing buildings, structures, or uses

- continued, renovated, repaired, reconstructed
- enlarged up to lesser of 10% or 30,000sf
- converted to any permitted use

## previous approvals

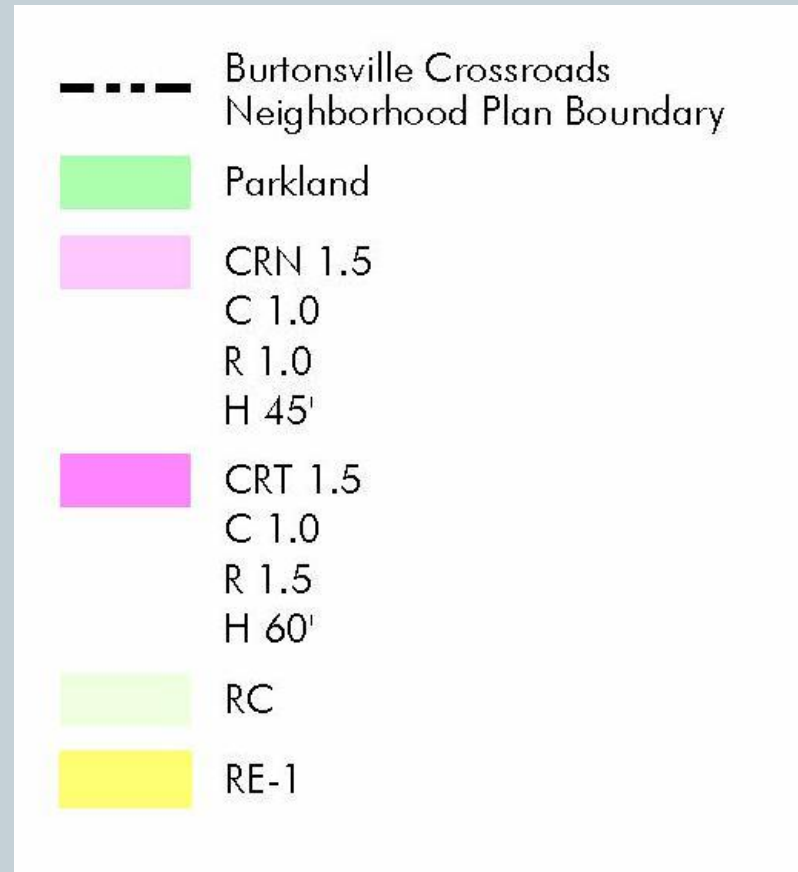
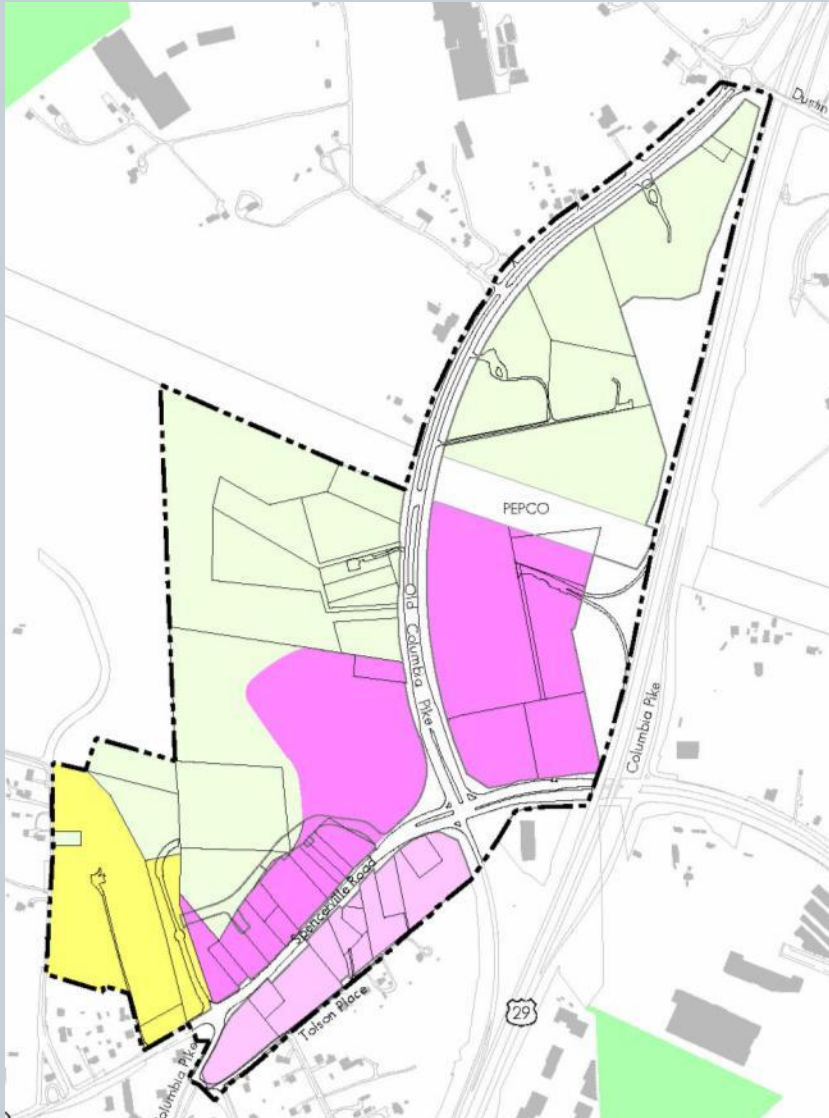
- proceed under conditions/binding elements
- come under CR provisions
- incremental density subject to CR provisions

# burtonsville existing conditions

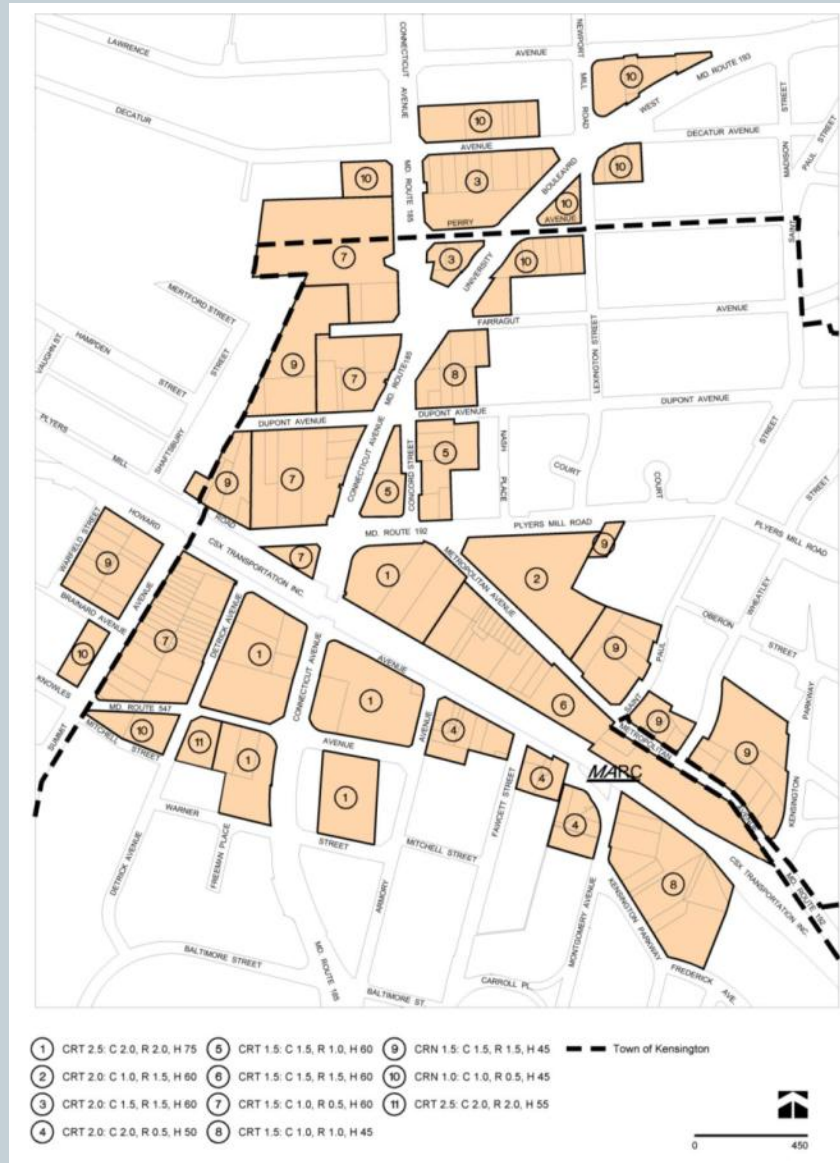


- Montgomery County Boundary
- ⊖ Burtonsville Crossroads Neighborhood Plan Boundary
- Water Features
- 500' Elevation
- 475'-500' Elevation
- 450'-475' Elevation
- 425'-450' elevation
- 400'-425' Elevation
- 375'-400' Elevation
- 350'-375' Elevation
- 325'-350' Elevation
- 300'-325' Elevation
- 275'-300' Elevation

# burtonsville proposed zoning



# kensington recommended crt and crn zones



# kensington proposed crt zones



...areas 1 through 8 and 11

...far range: 1.5 to 2.5

...heights: 55 feet to 75 feet

...preserves existing far in most areas

...encourages mixed uses in some areas to achieve maximum densities

...reduces building height in area adjacent to townhouses

# kensington proposed crn zones

- ....areas 9 and 10
- ....area 9 proposed for crn 1.5: c 1.5, r 1.5, h 45
- ....generally preserves current far
- ....allows mixed- or single-use projects
- ....area 10 proposed for crn 1.0: c 1.0, r 0.5, h 45
- ....reflects lower existing far in transition zones
- ....far "windfall" undesirable absent optional method

