

# cr zone amendments

neighborhood | scale | transition | economics





what are the **CR** zoning goals ?

better way to achieve smart, efficient development

sets the mix of uses - predictability

jobs | housing ratio

lower vmt's

greener building

better use of shrinking land resources

meet the current & future building trends

overcome the barriers of our current myriad of zones

more public process | transparency in development review

what is CR zoning ?

commercial | residential mixed use zoning

it combines

- permitted uses

- total building size

- the mix of uses - limits on floor area

- height of buildings

limitless combinations tailor the zone to any neighborhood  
defined public amenities

why **propose** CR zones ?

future development will be **infill**

zoning must focus on neighborhood **transition** | scale | public role

CR zoning reflects the scale | intensity of different neighborhoods

provides for the **public** & their role in future site plans

greater certainty for public & property owners

there is no **bonusing** - height and density are absolute

takes the negotiations over public benefits out of the **backroom**

where are we using the CR zones ?

wheaton | takoma - langley | kensington

exploring CR in ongoing master plans

long branch | ecsc | chevy chase lake | burtonsville

to be studied in upcoming master plans

white flint II | glenmont | montgomery village

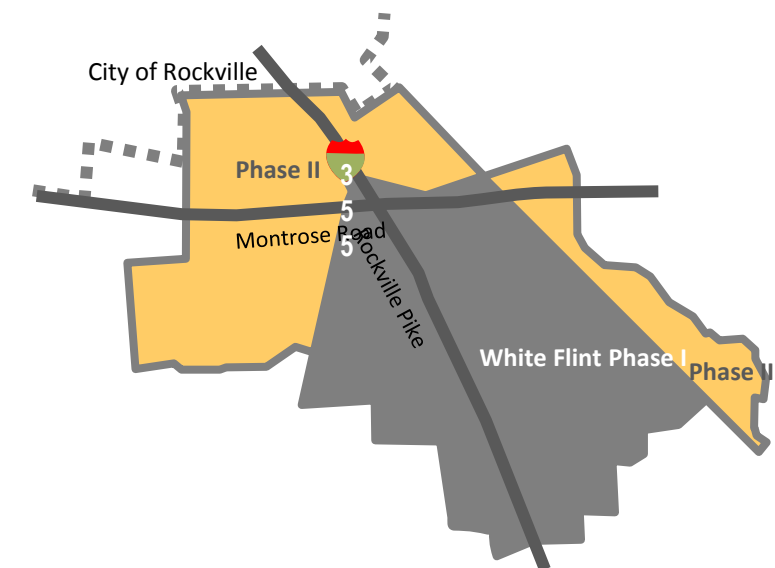




CR has been **well vetted** in all the pending master plan areas

CR is being **well received** in the upcoming master areas

CR is **requested** in both the future master plan areas & in infill locations



how does CR **work** ?

CR regulates      **use** | maximum **density** | maximum **height**

**CR** 1.0      **C** 0.5 **R** 1.0      **H** 40

cr sets the use

cr 1.0 = total building floor area < 1 x the size of the lot

C 0.5 = total commercial floor area allowed

R 1.0 = total residential floor area allowed

any mix of commercial & residential uses must be less than 1 x lot area

building height < 40 feet



CR sets a **total** size with no increases

**no** bonus density

**no** increases in height

must provide amenities in order to build to the allowed density and height





## standard & optional methods for floor area

std method reduces the permitted floor area significantly  
to build higher than the std method **amenities** area required

### amenities list

major public facilities  
adult & child day care  
tree canopy  
blt's  
transit proximity  
neighborhood services  
reduced parking  
off site streetscaping  
green walls | roofs  
vegetated areas  
better design  
recycling facility plan

small business opportunities  
enhanced access for disabled persons  
public open space  
advance right of way dedication  
better transit access  
adaptive buildings  
structured parking  
public art  
upper building level setbacks  
**cool roof**  
**way finding**  
**habitat preservation | restoration**

more mpdu's  
**live | work units**  
mix of unit sizes  
neighborhood services  
historic resource protection  
energy conservation | generation  
public parking  
through block connections  
energy conservation | generation  
trip mitigation agreements  
**building elevations**

why propose **changes** to the CR zone Council approved a year ago ?

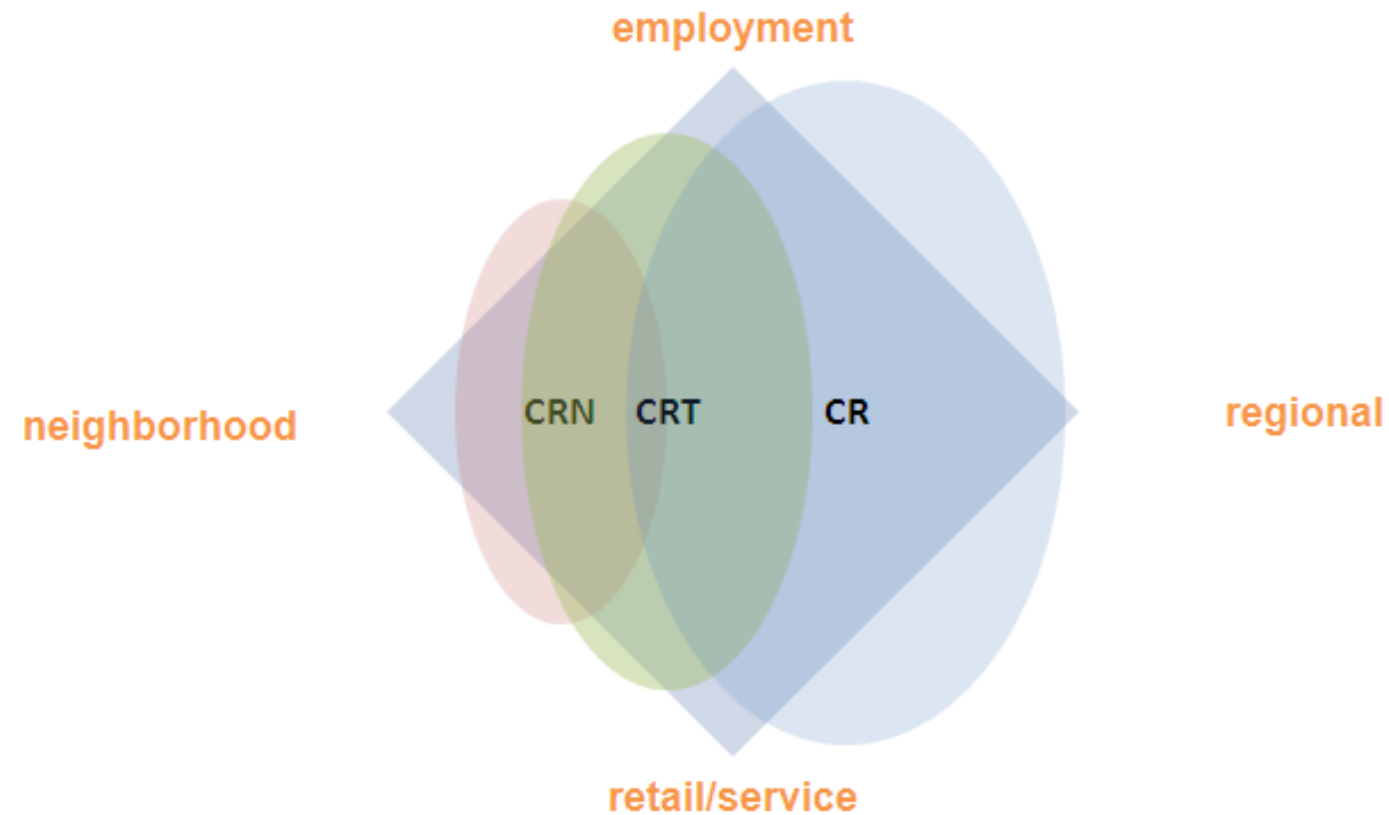
council request to engage the public on refining the cr zone  
over a year on wheaton | takoma | kensington master plans  
lead to discussions on fine graining the uses  
better reflect neighborhood **character** & scale  
proposed zta reflects extensive **community** engagement  
focus on revising the use list & the amenities required



what are the **new** cr zone subgroups

CRN	neighborhood	new
CRT	town	new
CR	general	minor amendments

new use list for CRN and CRT to reduce the intensity of uses



## CRT - town center

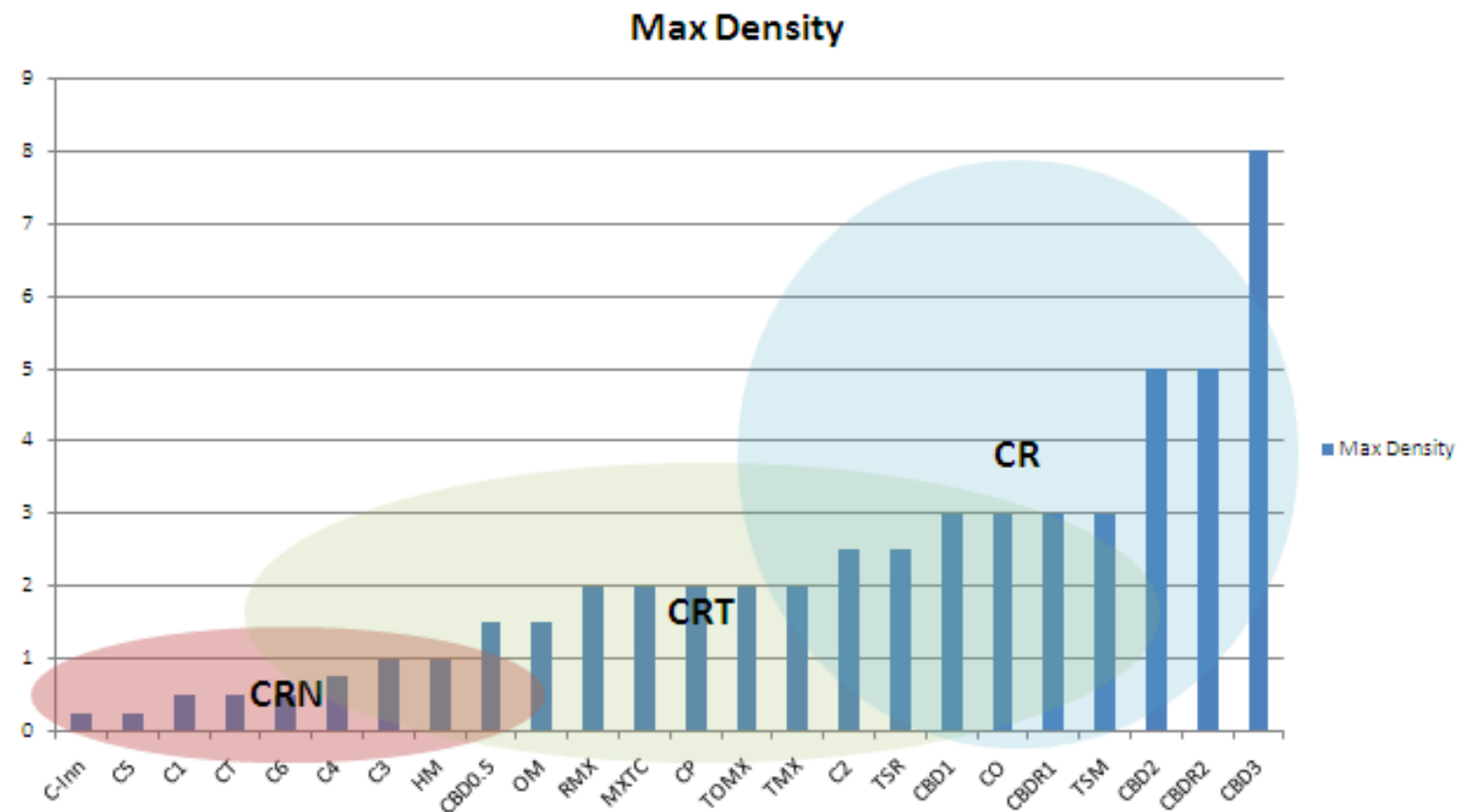
mixed-use town centers | edges

housing | commercial diversity to achieve CR objectives

design and review oversight to ensure public review

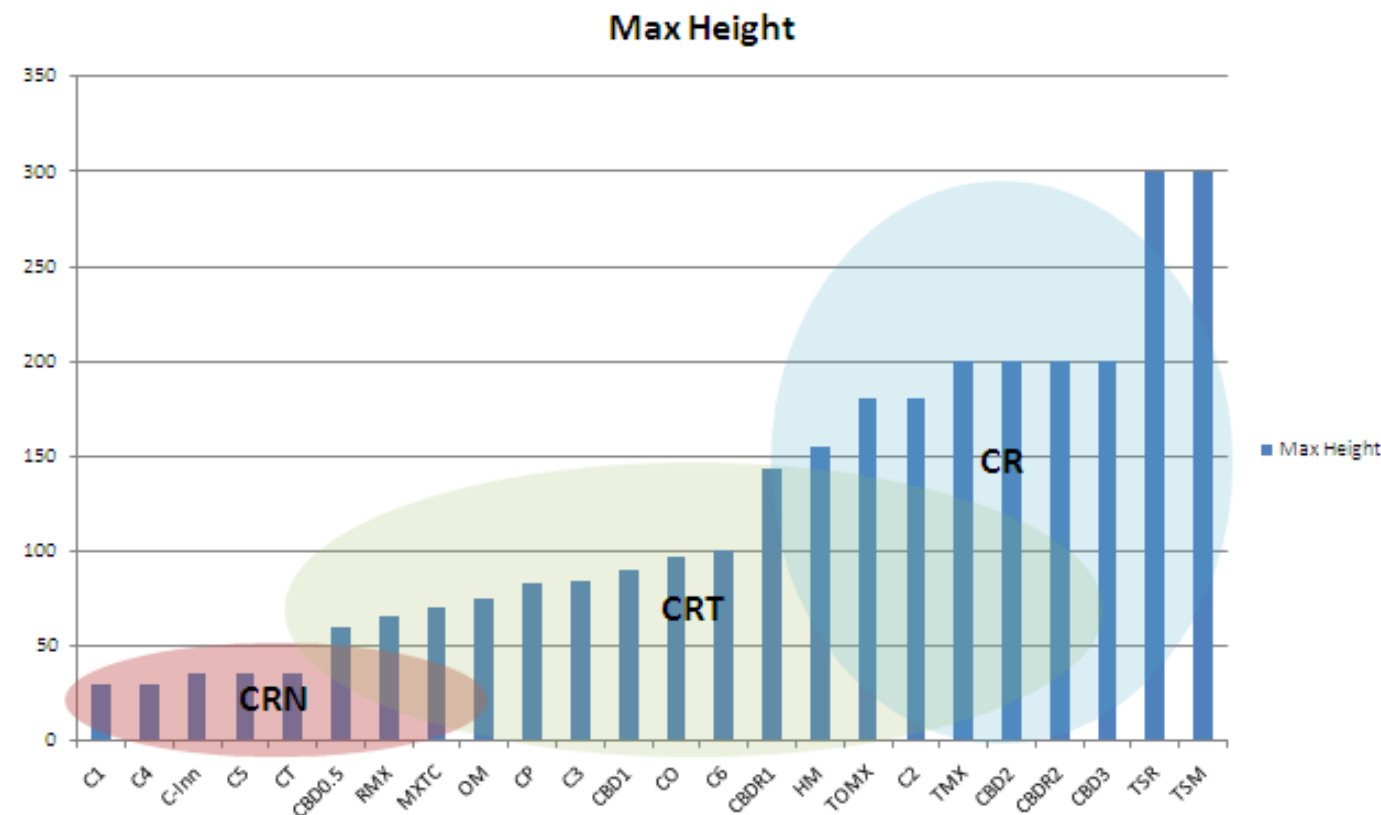
limited uses | medium parking requirements | no blt requirement

moderate density & height range



## CRN - neighborhood

transition between residential areas & commercial centres  
more restrictive uses focus on neighborhood **services**  
site plan review now required at low thresholds  
limited **uses** | higher **parking** | no **blt** required  
restricted **density** | **height** range  
amenities not required in exchange for density







current CR zone


white flint | great seneca

changes to the current zone

points system to determine amenity contribution

payment into the amenity fund for public facilities & open space

parking refinements



why are the CR zones an **improvement** over any of the **30 +** commercial | mixed use zones we already have ?

the fact we have 30+ zones should tell us the existing zones are ineffective  
transparency

public process

more will go through site plan

sketch plan “master plans” larger sites

securing public benefits

current zones **do not** allow for **fine graining** of uses | density | height

floating zones are not “**predictable**”

build **certainty** into our zoning

let people in neighborhoods know what to **expect**

let property owners know what they **can do**

provide a **vision** for the future

why are CR zones an **improvement** ?

C1 & C2 - **no** site plan or density limitation | no predictability

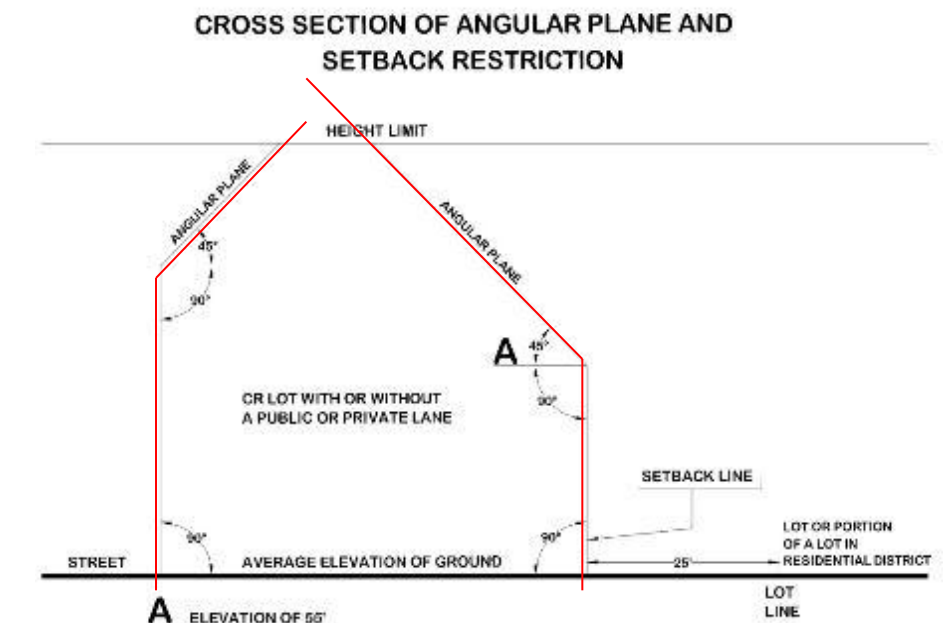
TOMX - **nobody** is using it - owners are using previous approvals

CBD - only 3 varieties & this is where infill will be most active

h m - one use zone

o m - antique stores & florists but no deli or retail

cbd - height is not the max - it can be exceeded ?



## example - kensington

c2 zone

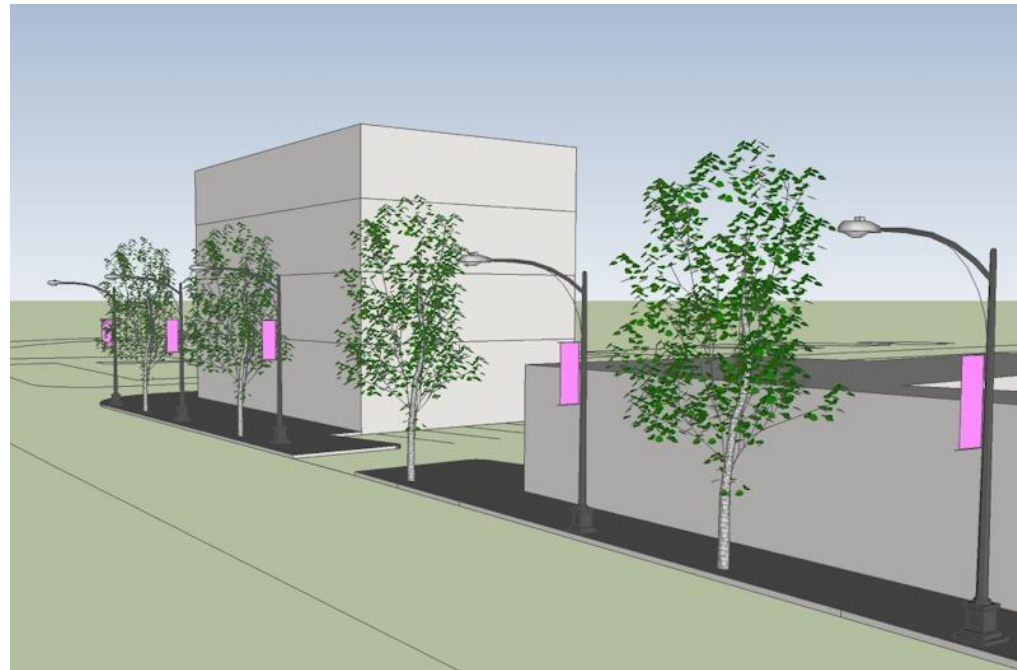


crn zone

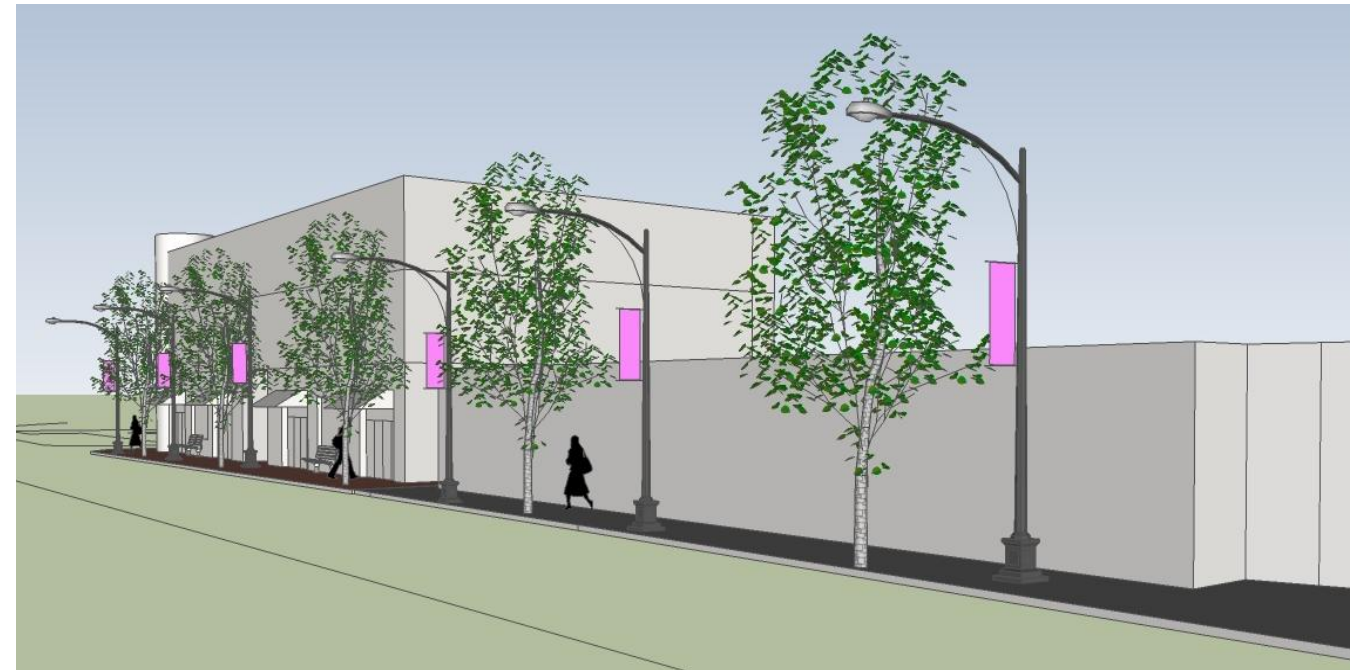


kensington

c2 zone



crn zone





## kensington - results

less **surface** parking

**lower** height

**incentives** for green building, etc.

more public review - **site plan** requirement

**pedestrian-friendly** streets

**open space** or other amenities





how do the phed recommendations impact the planning bd. version of the zta ?

- many deletions from the amenities list

  - impacts smaller properties

  - the pb list reflects neighborhood input as requested by council

- different application to white flint & gssc - not necessary

  - no need to have separate list for CR pre phed & post phed

  - pb draft keeps one amenities list

    - this list was discussed over the past year

    - acceptance for wf | gssc | current master plans

- changes to the mpdu incentive

  - makes it better - generally well received



any application of CR zone would involve a master plan decision

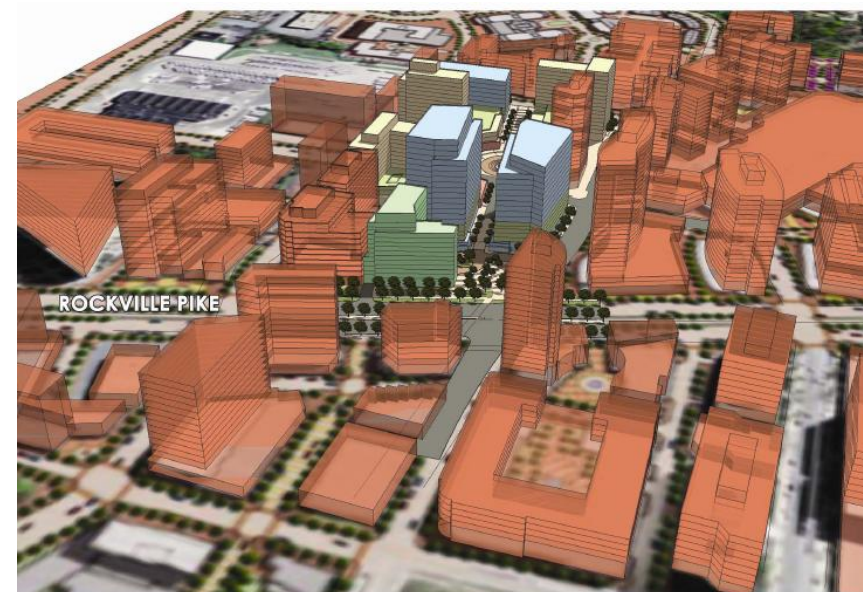
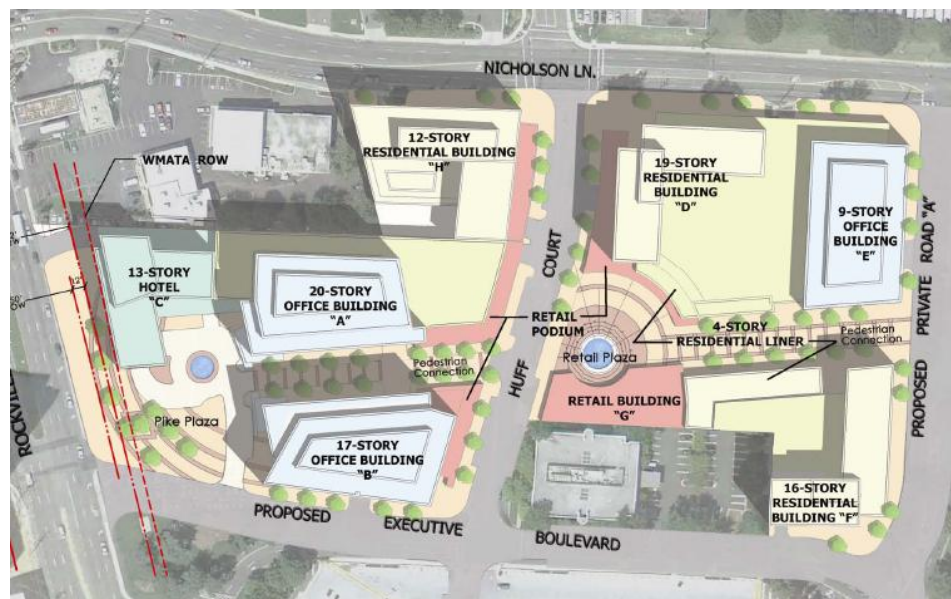
zoning rewrite issue - one zoning code or two  
planning staff have reviewed every current master plan  
statements re commercial areas  
any height and density recommendations  
not an upzoning  
not residential areas  
considering uniform conversion  
C1 becomes a standard CR zone

why not use overlay zones ?

no need - CR provides flexibility  
certainty

for the community  
for property owners

allows for incremental development through sketch plans  
think out the site now  
develop incrementally





## conclusion

planning bd. draft accomplishes many things

- increased public participation
- neighborhood compatibility
- certainty in outcomes
- public benefits