



Commercial Residential Neighborhood (CRN)

Intent

The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed use centers, and transitional edges. Retail tenant ground floor footprints are limited in order to preserve community scale and parking is not allowed between the building and the street.

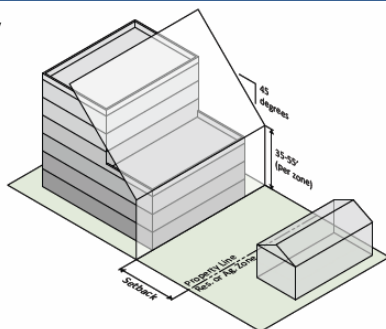
Density and Height Limits

Density in the CRN zones is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each CRN zone has a unique sequence of maximum total FAR, maximum nonresidential FAR (C), maximum residential FAR (R), and maximum height (H) subject to the limits specified in the table below. Total maximum FAR can be achieved through any combination of C and R FAR as long as the respective FARs remain within the maximums allowed.

Zone	Total FAR (max.)	C FAR (max.)	R FAR (max.)	Height (max.)
CRN	0.25 to 1.5	0.0 to 1.5	0.0 to 1.5	25' to 65'

Neighborhood Compatibility

When a CRN property abuts an AC, RR, RNC, RLD, or RMD property that is not improved with a commercial, industrial, or utility use, any building must:



1. Have a minimum setback of 25' or the setback required by the adjacent property; and
2. Must not project beyond a 45° angular plane projecting over the subject property measured from a height of 25' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.



Overview of Development Standards

The CRN zone can only be developed using the Standard Method. Density and height under the Standard Method are limited as indicated in the table below, or as indicated on the zoning map, whichever is less.

Development Standard	Standard Method
Total FAR (max.)	0.25 to 1.5
C FAR (max.)	0.0 to 1.5
R FAR (max.)	0.0 to 1.5
Height (max.)	25' to 65'
Public Use Space (min. % of site area)	10% (for select building types with lot area > 10,000sf)
Site Plan Required	Yes, if various criteria apply
Public Benefits Required	No

Mapping the CRN Zone

The CRN zones will be applied on the Zoning Map that will show, for each property classified, its zone and four maximum allowances. For example, a CRN zone with a maximum total FAR of 1.5, maximum nonresidential FAR of 1.5, maximum residential FAR of 0.5, and maximum height of 40 feet would be mapped as the following:

Example	CRN-1.5 C-1.5 R-0.5 H-40
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Proposal based on November 22, 2011 ZAP Review Draft

