



Commercial Residential Town (CRT)

Intent

The CRT zone is intended for small downtown, mixed use, pedestrian-oriented centers and edges of larger, more intense downtowns. Retail tenant ground floor footprints are limited in order to preserve the town center scale. Transit options may include light rail, Metro, MARC, and bus. No parking is allowed between the building and the street.

Density and Height Limits

Density in the CRT 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 CRT 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.)
CRT	0.5 to 4.0	0.25 to 3.5	0.25 to 3.5	35' to 150'



Mapping the CRT Zone

The CRT zones will be applied on the Zoning Map that will show, for each property classified, its zone and four maximum allowances. For example, a CRT zone with a maximum total FAR of 3.5, maximum nonresidential FAR of 2.5, maximum residential FAR of 3.0, and maximum height of 65 feet would be mapped as the following:

Example	CRT-3.5 C-2.5 R-3.0 H-65
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Overview of Development Standards

The CRT zone has different development standards under the Standard and Optional Method. Standard Method is limited as indicated in the table below, or as indicated on the zoning map, whichever is less. Optional method is limited to the density and height indicated on the map.

Development Standard	Standard Method	Optional Method
Total FAR (max.)	The greater of 1.0 or 10,000sf of GFA	0.5 to 4.0
C FAR (max.)	The greater of 1.0 or 10,000sf of GFA	0.25 to 3.5
R FAR (max.)	The greater of 1.0 or 10,000sf of GFA	0.25 to 3.5
Height (max.)	35' to 150'	35' to 150'
Public Use Space (min. % of site area)	10% (for select building types with lot area > 10,000sf)	0 to 10% (plus incentives for additional space)
Site Plan Required	Yes, if various criteria apply	Yes, plus a Sketch Plan
Public Benefits Required	No	Yes

Proposal based on November 22, 2011 ZAP Review Draft

