



## Commercial Residential Town (CRT)

### Intent

The CRT zone is intended for small downtown, mixed-use, pedestrian-oriented centers and transitional edges. Retail tenant ground floor footprints are limited in order to preserve the town center scale. Transit options may include light rail, Metro, and bus.

### Overview of Development Standards

Standard method density is limited as indicated in the table below or on the zoning map, whichever FAR 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 FAR or 10,000 SF	0.5 - 4.0
C FAR (max)	The greater of 1.0 FAR or 10,000 SF	0.25 - 3.5
R FAR (max)	The greater of 1.0 FAR or 10,000 SF	0.25 - 3.5
Height (max)	35' - 150'	35' - 150'
Build-to Area	The area on the lot where a certain percentage of the front façade of a building must be located	Established at site plan
Form Standards	Includes building orientation and transparency requirements for apartment/condo, multi use, and general building types	Established at site plan
Parking Lot Location	Not allowed between building and street	Established at site plan
Public Open Space (min % of site area)	0-10% (for most building types)	0 -10% (for most building types)
Site Plan Required	For certain limited uses, or a development application including permitted or limited uses with $\geq 10,000$ SF of GFA or $> 40'$ in height and is abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone	Yes, plus a sketch plan
Public Benefits Required	No	Yes
Compatibility Standards	Yes	Established at site plan



### Density and Height Limits

Density in the CRT zone 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 non-residential FAR (C), maximum residential FAR (R), and maximum height (H) subject to the limits specified in the table to the left. In most cases, developers must mix residential and non-residential uses to achieve the maximum allowed density.

For example, a CRT zone allowing a maximum total FAR of 3.5, a maximum non-residential FAR of 2.5, a maximum residential FAR of 3.0, and a maximum height of 65 feet would be mapped as follows:

**Example** CRT3.5 C2.5 R3.0 H65

### Benefits of the CRT Zone

1. Because density and height can be mapped for each property, the zone can be tailored to fit the surrounding area.
2. Residential development is usually allowed, providing increased opportunities for housing in the County's growing communities.
3. Encourages pedestrian-friendly development because parking is not allowed between the building and the street.
4. Encourages public benefits that help achieve master plan priorities.

