CBD-1-Optional Method

The CBD Zones provide a well-functioning, compact urban environment near transit centers and foster a variety of land uses designed at a pedestrian scale. The CBD-1 Zone is positioned inside the edge of urban districts at locations not appropriate for high density and promotes businesses and living accommodations in low-to medium-scale building arrangements that complement the more dense core of the district.

### Requirements

| Minimum lot size | 18,000 sf |

### Density

- Max residential units/acre: 125
- Max FAR for non-residential: 2.0
- Max FAR for mixed: 3.0
- Max Building Height: 60 feet

### Open Space/Green Area

- Minimum public use space: 20% of lot

### Notes

1. May be less when recommended in master or sector plan
2. Non-residential FAR may not exceed 2.0
3. Planning Board can approve up to 90 feet and up to 143 feet to accommodate workforce housing
4. The Planning Board may authorize a payment instead of all or some of the required public use space and amenities

- Setbacks are established during site plan review
- Refer to complete regulations in Montgomery County Zoning Code
- The optional method of development allows greater density in return for providing public use space and amenities. It is offered as an alternative to the standard method of development.

### Images

- Existing development in the CBD-1 Optional Method zone
- CBD-1 Optional Method Typical Build-Out Plan Pattern and Form

### Table: CBD-1 Zone: Optional Method of Development

<table>
<thead>
<tr>
<th>Building Footprint and Public Use Space within CBD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. Building Height</strong></td>
</tr>
<tr>
<td><strong>Planning Board Approval</strong></td>
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</tbody>
</table>

### Diagram:

- Add'l building footprint for mixed use (3.0 FAR)
- Max building footprint for 5-story non-residential (2.0 FAR)
- 20% minimum public use space
- Side Section of Structure
- Maximum Building Height and Floors