

ARTICLE 59-5. FLOATING ZONING DISTRICT REGULATIONS

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The following Article is part of the Consolidated Draft. Please be advised that it is in draft form; all references to Divisions and Sections have not been cross-checked in this draft. Editor's notes in red text and highlighted in yellow, [Editor's Note], appear throughout the draft to inform the reader of areas that may require additional research and editing.

Div. 5.1. Residential Floating Zones

Sec. 5.1.1. Zones

- A. There are three categories of Residential Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Residential Floating zones are mapped using the zone's initials followed by a number indicating the maximum allowed units per acre approved by a Floating Zone Map Amendment under Article 59-8:
 - 1. Residential Detached – Floating (RDF-#);
 - 2. Townhouse – Floating (TF-#); and
 - 3. Apartment – Floating (AF-#).

Sec. 5.1.2. Applicability

An application for a Residential Floating zone may be made only if the subject property has been recommended in an approved master or sector plan for the particular floating zone requested or under the limits, standards, and requirements of this Division.

Sec. 5.1.3. Purposes

- A. Provision of comprehensively planned residential neighborhoods.
- B. Establishment of compatible relationships between new development and existing neighborhoods.
- C. Flexibility for various residential building types and development standards.
- D. Allowance of limited neighborhood-serving commercial uses at higher densities.

Sec. 5.1.4. Land Uses

The following land uses are allowed in the Residential Floating zones.

1. Residential Uses

- a. In the RDF zones, when residential densities are approved for less than 3 units per acre, only the uses allowed in the RLD zone are allowed.

- b. In the RDF zones, when residential densities are approved for 3 or more units per acre, only the uses allowed in any of the RMD zones (RMD-9, -6, and -4) are allowed.
- c. In the TF zones, the uses allowed in any of the Townhouse zones (TLD, TMD, and THD) are allowed.
- d. In the AF zones, the uses allowed in any of the RHD zones (RHD-1, -2, and -3) are allowed.

2. Commercial Uses

- a. Limits
 - i. In the Residential Floating zones, when residential densities are approved for less than 150 total units or less than 20 units per acre, no uses from the CRN, CRT, or CR zones are allowed.
 - ii. In the Residential Floating zones, when residential densities are approved for a minimum of 150 total units or for a minimum of 20 units per acre, in no case may the commercial density approved by the Floating Zone Map Amendment be allowed to exceed 0.5 FAR of the total gross tract area.
 - iii. The lot(s) on which any approved commercial uses are located must be separated from the boundary of the gross tract area included in the Floating Zone Map Amendment by residential lots or open space and may not share a property line with any properties in a Residential zone not included in the Floating Zone Map Amendment.
- b. Allowances
 - i. In the RDF zones, if residential densities are approved for a minimum of 150 total units or for a minimum of 20 units per acre, only the uses allowed in the CRN zones are allowed, but commercial density may not exceed 0.5 FAR of the total gross tract area .
 - ii. In the TF or AF zones, if residential densities are approved for a minimum of 150 units or for a minimum of 20 units per acre, the uses allowed in the CRN zones are allowed if the Floating Zone Map

Amendment approves up to 0.25 FAR of commercial density and the uses allowed in the CRN zone and CRT zones are allowed if the Floating Zone Map Amendment approves more than 0.25 FAR of commercial density (up to 0.5 FAR) of the total gross tract area.

3. Individual uses or use categories may be restricted, prohibited, or subject to binding elements under the Floating Zone Map Amendment in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.1.5. Building Types

- A. Building types are allowed under the following parameters.
 1. A detached house is allowed in any Residential Floating zone.
 2. A duplex or townhouse unit is only allowed in the TF and AF zones.
 3. An apartment/condo building is allowed only in the AF zones.
 4. A mixed use building is allowed only when commercial density is approved by the Floating Zone Map Amendment.
 5. A general building is allowed for any permitted uses in the underlying zone.
- B. The Floating Zone Map Amendment may restrict, disallow, or establish binding elements on any building type in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.1.6. Development Standards

A. Density

1. Residential Density
Residential density is allowed as units per acre up to the maximum density recommended in an approved master or sector plan for the subject property or, when if there is no recommendation for density for the subject property, the following limits:

Allowed Density in Units per Acre				
Pre-Existing Euclidean Zone	Base Lot Size	Size of Gross Tract for Proposed Floating Zone		
		Up to 2 times the base lot size	2 to 4 times the base lot size	At least 4 times the base lot size
RE-2	2 acres	0.75 units /acre	1 units/acre	2 units/acre
RE-2C	2 acres	0.75 units /acre	1 units/acre	2 units/acre
RE-1	40,000 SF	1.63	2.18	4.36
RLD-20	20,000 SF	3.27	4.36	8.72
RMD-9	9,000 SF	7.26	12	14
RMD-6	6,000 SF	10.89	14.52	29.04
RMD-4	4,000 SF	16.33	21.78	43.56
TLD	1 acre	13.5	18	36
TMD	1 acre	18	24	48
THD	1 acre	22.5	30	60
RHD-3	12,000 SF	21.75	29	58
RHD-2	16,000 SF	32.55	43.40	86.80
RHD-1	20,000 SF	65.25	87	174

2. Commercial Density
Commercial density is limited to 0.5 FAR of the gross tract area.
3. The Floating Zone Map Amendment may establish lower densities than allowed by this Section (Sec. 5.1.6) in order to make the necessary findings of approval under [Article 59-8](#).

B. Height

1. A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the adjacent or confronting zone at a setback line equal to at least the setback required by the adjacent or confronting zone or a greater setback established by the Floating Zone Map Amendment.



- Maximum heights are established by the Floating Zone Map Amendment or Site Plan(s), subject to the restriction above.

C. Lot Size

Minimum lot sizes are established by the Floating Zone Map Amendment or Site Plan(s).

D. Coverage

Minimum open space must be provided as a percentage of net tract area as determined by the most intense building type approved and density in units per acre.

Open Space Required (min.)				
Building Type	Units per Acre			
	1-19	20-49	50-79	80+
Detached House	0%	10%	10%	15%
Duplex	0%	10%	15%	20%
Townhouse	10%	15%	20%	25%
Apartment/Condo, Mixed Use, or General Building	15%	20%	25%	30%

E. Setbacks

- Setbacks are established by the Floating Zone Map Amendment or Site Plan(s).
- In no case may a building or accessory structure be setback closer to a property line than that required in the abutting zone.
- The Floating Zone Map Amendment may establish greater setbacks in order to make the necessary findings of approval under Article 59-8.

F. General Regulations

- Parking, open space, recreation facilities, buffering, and landscaping must be provided under Article 59-7 according to the Euclidean Zone that was approved for uses under Section 5.1.4. for each applicable residential or commercial area.
- The Floating Zone Map Amendment may require additional parking, open space, recreation facilities, buffering, or landscaping or further restrict lighting in order to make the necessary findings of approval under Article 59-8.

Div. 5.2. Commercial/Residential Floating Zones

Sec. 5.2.1. Zones

- A. There are 3 families of Commercial/Residential Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Commercial/Residential Floating zones are mapped using the zone's initials followed by the maximum allowed total, commercial, and residential densities and maximum allowed height as limited by this Division (Div. 5.2).
 1. Commercial Residential Neighborhood – Floating (CRNF# C# R# H#)
 2. Commercial Residential Town – Floating (CRTF# C# R# H#)
 3. Commercial Residential – Floating (CRF# C# R# H#)

Sec. 5.2.2. Applicability

An application for a Commercial/Residential Floating zone may be made only if the subject property has been recommended in an approved Master or Sector Plan for the particular floating zone requested or under the limits, standards, and requirements of this Division (Div. 5.2).

Sec. 5.2.3. Purposes

- A. Provision of comprehensively planned mixed-use neighborhoods.
- B. Establishment of compatible relationships between new development and existing neighborhoods.
- C. Flexibility for various uses, building types, and development standards.
- D. Responsiveness to changing economic and demographic pressures.

Sec. 5.2.4. Land Uses

- A. The following land uses are allowed in the Commercial/Residential Floating zones:
 1. In the CRNF zones, only the uses allowed in the CRN zone are allowed.
 2. In the CRTF zones, only the uses allowed in the CRT zone are allowed.

3. In the CRF zones, only the uses allowed in the CR zone are allowed.
- B. Uses allowed may be restricted, prohibited, or subject to binding elements under the Floating Zone Map Amendment in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.2.5. Building Types Allowed

- A. Any building type is allowed in the Commercial/Residential Floating zones.
- B. The Floating Zone Map Amendment may restrict, prohibit, or establish binding elements on any building type in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.2.6. Development Standards

A. Density

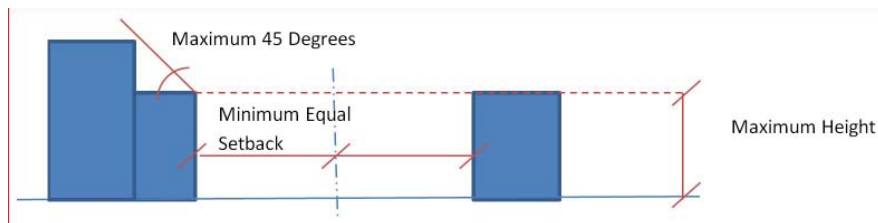
1. Density may not exceed the recommendations of an approved Master or Sector Plan.
2. When there is no recommendation for density for the subject property in the Master Plan, the Floating Zone Map Amendment may establish density up to the following limits.

Density Allowed in Floor Area Ratio (FAR)						
Pre-Existing Euclidean Zone	Size of Gross Tract					
	<0.5 Acres		0.51 Acres – 3.00 Acres		Greater than 3.01 Acres	
	Maximum Total Density	Maximum C or R Density	Maximum Total Density	Maximum C or R Density	Maximum Total Density	Maximum C or R Density
RE & RLD	0.75 FAR	0.5 FAR	1.0 FAR	0.75 FAR	1.25 FAR	1.0 FAR
RMD & Townhouse	1.0	0.75	1.25	1.0	1.5 FAR	1.25
RHD	1.25	1.0	1.5	1.25	1.75	1.5
CRN	1.0	0.75	1.25	1.0	1.5	1.25
CRT	2.0	1.5	3.0	2.0	4.0	3.0
CR	4.0	3.0	6.0	4.5	8.0	6.0
Employment	2.0	1.5	3.0	2.0	4.0	3.0
IL	0.75	0.5	1.0	0.75	1.5	1.25

3. The Floating Zone Map Amendment may establish lower densities than allowed by this Section (Sec. 5.2.6) in order to make the necessary findings of approval under [Article 59-8](#).

B. Height

1. Height may not exceed the recommendations of an approved Master or Sector Plan.
2. A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the adjacent or confronting zone at a setback line equal to at least the setback required by the adjacent or confronting zone or a greater setback established by the Floating Zone Map Amendment.



3. Maximum heights are established by the Floating Zone Map Amendment or Site Plan(s), subject to the restriction above.

C. Lot Size

Minimum lot sizes are established by the Floating Zone Map Amendment or Site Plan(s).

D. Coverage

Minimum public use space must be provided as required under [Division 4.4](#) for development equivalent to standard method or [Division 6.3](#) for development equivalent to optional method, as applicable.

E. Setbacks

1. Setbacks are established by the Floating Zone Map Amendment or Site Plan(s).
2. In no case may a building or accessory structure be setback closer to a property line than that required in the abutting zone.
3. The Floating Zone Map Amendment may establish greater setbacks in order to make the necessary findings of approval under [Article 59-8](#).

F. General Regulations

1. Parking, recreation facilities, and landscaping must be provided under [Article 59-7](#) according to the euclidean zone that was approved for uses under [Section 5.2.4](#).
2. Public use space must be provided under [Article 59-4](#) (for standard method) and [Article 59-6](#) (for optional method) according to the euclidean zone that was approved for uses under [Section 5.2.4](#).
3. The Floating Zone Map Amendment may require additional parking, open space, recreation facilities, or landscaping or further restrict lighting in order to make the necessary findings of approval under [Article 59-8](#).

G. Public Benefits

1. Development above 1.0 FAR in the CRTF requires public benefits under [Article 59-6](#).
2. Development above 0.5 FAR in the CRF zone requires public benefits under [Article 59-6](#).

Div. 5.3. Employment Floating Zones

Sec. 5.3.1. Zones

- A. There are 3 families of Employment Floating zones comprising individual zones allowing various land uses, building types, and development standards.
- B. Employment Floating zones are mapped using the zones’ initials followed by the maximum allowed total density and maximum allowed height as limited by this Division (Div. 5.3)
 - 1. EMPLOYMENT GENERAL – FLOATING (EGF# H#)
 - 2. EMPLOYMENT OFFICE – FLOATING (EOFF# H#)
 - 3. EMPLOYMENT LIFE SCIENCES – FLOATING (ELSF# H#)

Sec. 5.3.2. Applicability

An application for an employment floating zone may be made only if the subject property has been recommended in an approved Master or Sector Plan for the particular floating zone requested or under the limits, standards, and requirements of this Division (Div. 5.3).

Sec. 5.3.3. Purposes

- A. Provision of comprehensively planned employment nodes.
- B. Establishment of compatible relationships between new development and existing neighborhoods.
- C. Allowance for limited residential uses and supporting retail services.
- D. Responsiveness to changing economic and demographic pressures.

Sec. 5.3.4. Land Uses

- A. The following land uses are allowed in the Employment Floating zones:
 - 1. In the EGF zones, only the uses allowed in the EG zone are allowed.
 - 2. In the EOFF zones, only the uses allowed in the EOF zone are allowed.
 - 3. In the ELSF zones, only the uses allowed in the ELS zone are allowed.

- B. Uses allowed may be restricted, disallowed, or subject to binding elements under the Floating Zone Map Amendment in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.3.5. Building Types Allowed

- A. Any building type is allowed in the Employment Floating zones.
- B. The Floating Zone Map Amendment may restrict, disallow, or establish binding elements on any building type in order to make the necessary findings of approval under [Article 59-8](#).

Sec. 5.3.6. Development Standards

A. Density

- 1. Density may not exceed the recommendations of an approved Master or Sector Plan.
- 2. When there is no recommendation for density for the subject property in the master plan, the Floating Zone Map Amendment may establish density up to the following limits.

Density Allowed in Floor Area Ratio (FAR)			
Pre-Existing Euclidean Zone	Size of Gross Tract		
	Less than 0.5 Acres	0.51 Acres – 3.00 Acres	Greater than 3.01 Acres
	Maximum Total Density	Maximum Total Density	Maximum Total Density
RE & RLD	0.75 FAR	1.0 FAR	1.25 FAR
RMD & Townhouse	1.0	1.25	1.5 FAR
RHD	1.25	1.5	1.75
CRN	1.0	1.25	1.5
CRT	2.0	3.0	4.0
CR	4.0	6.0	8.0
Employment	2.0	3.0	4.0

Density Allowed in Floor Area Ratio (FAR)			
Pre-Existing Euclidean Zone	Size of Gross Tract		
	Less than 0.5 Acres	0.51 Acres – 3.00 Acres	Greater than 3.01 Acres
	Maximum Total Density	Maximum Total Density	Maximum Total Density
IL	0.75	1.0	1.5

- In no case may residential uses exceed 30% of the allowed total density.
- The Floating Zone Map Amendment may establish lower densities than allowed by this section in order to make the necessary findings of approval under [Article 59-8](#).

B. Height

- Height may not exceed the recommendations of an approved Master or Sector Plan.
- A building is prohibited from projecting beyond a 45 degree angular plane projecting over the subject property measured from the allowed height of the adjacent or confronting zone at a setback line equal to at least the setback required by the adjacent or confronting zone or a greater setback established by the Floating Zone Map Amendment.



- Maximum heights are established by the Floating Zone Map Amendment or Site Plan(s), subject to the restriction above.

C. Lot Size

Minimum lot sizes are established by the Floating Zone Map Amendment or Site Plan(s).

D. Coverage

Minimum public use space must be provided as required under [Div. 4.5](#) or [Div. 6.4](#), as applicable.

E. Setbacks

- Setbacks are established by the Floating Zone Map Amendment or Site Plan(s).
- In no case may a building or accessory structure be setback closer to a property line than that required in the adjoining zone.
- The Floating Zone Map Amendment may establish greater setbacks in order to make the necessary findings of approval under [Article 59-8](#).

F. General Regulations

- Parking, recreation facilities, and landscaping must be provided under [Article 59-7](#) according to the euclidean zone that was approved for uses under [Sec. 5.2.4](#).
- Public use space must be provided under [Article 59-4](#) (for standard method) and [Article 59-6](#) (for optional method) according to the euclidean zone that was approved for uses under [Sec. 5.2.4](#).
- The Floating Zone Map Amendment may require additional parking, open space, recreation facilities, or landscaping or further restrict lighting in order to make the necessary findings of approval under [Article 59-8](#).

G. Public Benefits

- Development above 1.0 FAR in the CRTF requires public benefits under [Article 59-6](#).
- Development above 0.5 FAR in the CRF zone requires public benefits under [Article 59-6](#).

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