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Division 5.1. In General

Section 5.1.1. Zone Categories
There are 4 categories of Floating zones:
A. Residential Floating zones ([Div.] Division 5.2);
B. Commercial/Residential Floating zones ([Div.] Division 5.3);
C. Employment Floating zones ([Div.] Division 5.4); and
D. Industrial Floating zones ([Div.] Division 5.5)

[Section 5.1.2. Purposes]
The purposes of the Floating zones are to:
A. Implement comprehensive planning objectives by:
   1. furthering the goals of the general plan, applicable master plan, and functional master plans;
   2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, and functional master plans; and
   3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and
B. Encourage the appropriate use of land by:
   1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;
   2. allowing various uses, building types, and densities on sites determined by the property’s size and base zone to serve a diverse and evolving population; and
   3. ensuring that development satisfies basic sustainability requirements including appropriate location and connections to circulation networks; and
C. Ensure protection of established neighborhoods by:
   1. establishing compatible relationships between new development and existing neighborhoods;
   2. providing development standards to protect the character of adjacent neighborhoods; and
   3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.)

Section 5.1.2. Intent Statement
The Residential Floating, Commercial/Residential Floating, Employment Floating, and Industrial Floating zones are intended to provide an alternative to development under the restrictions of the Euclidean zones mapped by Sectional Map Amendment (the Agricultural, Rural Residential, Residential, Commercial/Residential, Employment, Industrial, and Overlay zones). To obtain a Floating zone, an applicant must obtain approval of a Local Map Amendment under Section 7.2.1. The intent of the Floating zones is to:
A. Implement comprehensive planning objectives by:
   1. furthering the goals of the general plan, applicable master plan, and functional master plans;
   2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements; and
   3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and
B. Encourage the appropriate use of land by:
   1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;
   2. allowing various uses, building types, and densities as determined by a property’s size and base zone to serve a diverse and evolving population; and
3. ensuring that development satisfies basic sustainability requirements including:
   a. locational criteria,
   b. connections to circulation networks,
   c. density and use limitations,
   d. open space standards,
   e. environmental protection and mitigation; and
C. Ensure protection of established neighborhoods by:
   1. establishing compatible relationships between new development and existing
      neighborhoods through limits on applicability, density, and uses;
   2. providing development standards and general compatibility standards to
      protect the character of adjacent neighborhoods; and
   3. allowing design flexibility to provide mitigation of any negative impacts
      found to be caused by the new use.

Section 5.1.3. [5.1.3.] Applicability [and Approval Required]

A. A Floating zone must not be approved for property that is in an Agricultural or
   Rural Residential zone.
B. If a Floating zone is recommended in a master plan, there are no prerequisites
   for an application.
C. If a Floating zone is not recommended in a master plan, [prerequisites apply as
   follows] the following apply:
   1. The maximum allowed density is based on the base zone and [on the] size
      of the tract as stated in [Div.] Division 5.2 through [Div.] Division 5.5. Any
      density bonus requested under Chapter 25A may be added to the density
      allowed under Division 5.2 through Division 5.5 and included in the units per
      acre or FAR of the zone requested.
   2. Residential Base Zone
      a. When requesting a Residential Detached Floating (RDF) zone for a property
         with a Residential base zone:
         i. [a] If [no] neither commercial uses [are requested and no] nor any
            increase in density above that allowed by the base zone is requested,
            there are no prerequisites for an application;
         ii. [b] If a commercial use or an increase in density above that allowed
             by the base zone is requested, the application must satisfy [at least]
             a minimum of [of the] prerequisites for each of the [following]
             categories under Section 5.1.3.D [[5.1.2.D]]:[1]
   b. When requesting a Townhouse Floating (TF) zone, Apartment Floating,
      (AF) zone, or Commercial Residential Neighborhood Floating (CRNF)
      zone for a property with a Residential base zone:
      i. The property must front on a nonresidential street or must confront
         or abut a property that is in a Residential Townhouse, Residential
         Multi-Unit, Commercial/Residential, Employment, or Industrial zone;
         and
      ii. The application must satisfy a minimum of 2 prerequisites for each of
          the categories under Section 5.1.3.D [[5.1.2.D]]
   c. When requesting a Commercial Residential Floating (CRF) zone, Com-
      mercial Residential Town Floating (CRTF) zone, or any Employment
      Floating zone (NRF, GRF, EOFF, LSCF) for a property with a Residential
      base zone:
      i. The property must front on a nonresidential street or must confront
         or abut a property that is in a Commercial/Residential, Employment,
         or Industrial zone; and
      ii. The application must satisfy a minimum of 2 prerequisites for each of
          the categories under Section 5.1.3.D [[5.1.2.D]]
   d. When requesting any Industrial Floating zone (ILF or IMF) for a property
      with a Residential base zone:
      i. The property must abut a property in an Industrial zone; and
      ii. The application must satisfy a minimum of 2 prerequisites for each of
          the categories under Section 5.1.3.D [[5.1.2.D]]
3. **Non-Residential Base Zone**

When requesting a Floating zone for a property with a non-Residential base zone there are no prerequisites for an application.

### D. Prerequisites

<table>
<thead>
<tr>
<th>Category</th>
<th>Prerequisite Choices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Transit &amp; Infrastructure</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Section 5.1.4. Approval

A. Application of a Floating zone requires approval of a Local Map Amendment under Section 5.1.3.

B. Amendments to a Floating zone once it has been applied to a property are restricted to the density and use limits that could have been approved—but were not requested—based on the previous base zone.

Section 5.1.5. Special Provisions for Properties in a Zone Under Article 59-9

A. Properties in a zone under Article 59-9 may be rezoned to a Floating zone as follows:

1. The applicant must identify an equivalent Euclidean zone based on the subject property’s existing use and density;

2. The equivalent Euclidean zone is the base zone that determines:
   a. the prerequisites under Section 5.1.3 that apply;
   b. the Floating zone that may be requested; and
   c. any applicable land uses, building types, and development standards.

B. Section 5.1.5 does not apply where Article 59-9 specifically prohibits rezoning to a new Floating zone.
Division 5.2. Residential Floating Zones

Section 5.2.1. Zones

A. There are 3 Residential Floating zone categories.

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 Local Map Amendment under [Sec.] Section 7.2.1 ([8.2.1]):
   1. Residential Detached – Floating (RDF-#);
   2. Townhouse – Floating (TF-#); and
   3. Apartment – Floating (AF-#).

Section 5.2.2. Purpose

The purpose of the Residential Floating zones is to:

A. allow flexibility in residential development, including site layout, lot size, and placement;

B. allow residential development of a certain size to provide limited accessory commercial uses for the daily needs of the community; and

C. provide residential development that is compatible with the surrounding neighborhood.

Section 5.2.3. Land Uses

A. Allowed Uses

Land uses are allowed in the Residential Floating zones as follows:

<table>
<thead>
<tr>
<th>Floating Zone Category</th>
<th>Approved Density</th>
<th>All Uses Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>RDF</td>
<td>&lt; 3 units/acre and &lt; 150 total units</td>
<td>R-200</td>
</tr>
<tr>
<td></td>
<td>&lt; 3 units/acre and ≥ 150 total units</td>
<td>R-200, CRN</td>
</tr>
<tr>
<td></td>
<td>≥ 3 units/acre and &lt; 150 total units</td>
<td>R-90, R-60, R-40</td>
</tr>
<tr>
<td></td>
<td>≥ 3 units/acre and ≥ 150 total units</td>
<td>R-90, R-60, R-40, [CRT] CRN</td>
</tr>
</tbody>
</table>

B. Use Provisions

1. In the Residential Floating zones the maximum area of the site for nonresidential uses is 25% and the maximum nonresidential density on that 25% of the site is 0.25 FAR.

2. The lot on which any approved commercial uses are located must be separated from the boundary of the tract included in the Local Map Amendment by residential lots or open space and must not share a lot line with any properties in a Residential zone not included in the Local Map Amendment.

3. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under [Sec.] Section 7.2.1 ([8.2.1]).
Section 5.2.4. Building Types

A. Building types are allowed as follows:

<table>
<thead>
<tr>
<th>Pre-Existing Euclidean Zone</th>
<th>Base Lot/ Site Size</th>
<th>Base Density in Units per Acre</th>
<th>Maximum Allowed Density in Units per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Less than 3 times the base lot/site size</td>
</tr>
<tr>
<td>RE-2, RE-2C</td>
<td>2 acres</td>
<td>0.50</td>
<td>0.50</td>
</tr>
<tr>
<td>RE-1</td>
<td>40,000 SF</td>
<td>1.09</td>
<td>1.09</td>
</tr>
<tr>
<td>R-200</td>
<td>20,000 SF</td>
<td>2.18</td>
<td>2.18</td>
</tr>
<tr>
<td>R-90</td>
<td>9,000 SF</td>
<td>4.84</td>
<td>4.84</td>
</tr>
<tr>
<td>R-60</td>
<td>6,000 SF</td>
<td>7.26</td>
<td>7.26</td>
</tr>
<tr>
<td>R-40</td>
<td>4,000 SF</td>
<td>10.89</td>
<td>10.89</td>
</tr>
<tr>
<td>TLD</td>
<td>20,000 SF</td>
<td>9.00</td>
<td>9.00</td>
</tr>
<tr>
<td>TMD</td>
<td>20,000 SF</td>
<td>12.00</td>
<td>12.00</td>
</tr>
<tr>
<td>THD</td>
<td>40,000 SF</td>
<td>15.00</td>
<td>15.00</td>
</tr>
<tr>
<td>R-30</td>
<td>12,000 SF</td>
<td>14.50</td>
<td>14.50</td>
</tr>
<tr>
<td>R-20</td>
<td>16,000 SF</td>
<td>21.70</td>
<td>21.70</td>
</tr>
<tr>
<td>R-10</td>
<td>20,000 SF</td>
<td>43.50</td>
<td>43.50</td>
</tr>
</tbody>
</table>

B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Section 7.2.1. [8.2.1.]

Section 5.2.5. Development Standards

A. Density

1. Residential Density
   a. If a Floating zone is recommended in a master plan, residential density must not exceed the specific recommendation, except where MPDUs above the minimum required or TDRs are provided.
   b. If a Floating zone is not recommended in a master plan and the base zone is Residential, the following residential density limits apply, calculated on site area:

<table>
<thead>
<tr>
<th>Pre-Existing Euclidean Zone Total FAR</th>
<th>Up to 0.5 acres</th>
<th>0.51 acres - 3.00 acres</th>
<th>Greater than 3 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 0.5</td>
<td>18</td>
<td>24</td>
<td>31</td>
</tr>
<tr>
<td>0.75 - 1.0</td>
<td>31</td>
<td>37</td>
<td>43</td>
</tr>
<tr>
<td>1.25 - 1.5</td>
<td>49</td>
<td>74</td>
<td>99</td>
</tr>
<tr>
<td>1.75 - 2.5</td>
<td>74</td>
<td>99</td>
<td>124</td>
</tr>
<tr>
<td>2.75 - 3.5</td>
<td>99</td>
<td>124</td>
<td>169</td>
</tr>
<tr>
<td>3.75 - 4.5</td>
<td>124</td>
<td>149</td>
<td>174</td>
</tr>
<tr>
<td>4.75 - 5.5</td>
<td>149</td>
<td>174</td>
<td>200</td>
</tr>
<tr>
<td>5.75 - 6.5</td>
<td>174</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>≥ 6.75</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
</tbody>
</table>

C. If a Floating zone is not recommended in a master plan and the base zone is non-Residential, the following residential density limits apply, calculated on tract area:
2. **Commercial Density**

   Commercial density, if allowed under [Sec. 5.2.3, 5.2.2.] is limited to 0.25 FAR, calculated on 25% of the site's land area.

3. **Modifications by Applicant**

   An applicant may limit density below the maximum allowed by [this] Section 5.2.5.A, [Sec. 5.2.4.A] in order to support the necessary findings of approval under [Sec. 7.2.1.][8.2.1].

<table>
<thead>
<tr>
<th>Open Space Required</th>
<th>Building Type</th>
<th>Minimum Open Space Required Based on Units per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-19 units/acre</td>
<td>20-39 units/acre</td>
</tr>
<tr>
<td>Apartment/Condo, Multi Use, or General Building</td>
<td>15%</td>
<td>20%</td>
</tr>
</tbody>
</table>

4. **E. General Requirements**

   1. Parking, [open space] recreation facilities, screening, and landscaping must be provided under Article 59-6 [[59-7]] according to as required for the Euclidean zone that establishes uses under [Sec. 5.2.3, 5.2.2.] for each applicable residential or commercial area.

   2. The floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec. 7.2.1.][8.2.1].

5. **B. Setback and Height**

   1. If a Floating zone is recommended in a master plan, height must not exceed the specific recommendation.

   2. Maximum height and setbacks are established by the floating zone plan.

   3. Height must satisfy the compatibility standards for the applicable building type under [Div. 4.1.8.B].

6. **C. Lot Size**

   Minimum lot sizes are established by the floating zone plan.

7. **D. Coverage**

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

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Minimum Open Space Required Based on Units per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-19 units/acre</td>
</tr>
<tr>
<td>Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use or conditional use allowed in the zone</td>
<td>0%</td>
</tr>
<tr>
<td>Duplex</td>
<td>0%</td>
</tr>
<tr>
<td>Townhouse</td>
<td>10%</td>
</tr>
</tbody>
</table>
Division 5.3. Commercial/Residential Floating Zones

Section 5.3.1. Zones
A. There are 3 categories of Commercial/Residential Floating zones.
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 5.3 [(Div. 5.3)].
  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#)

Section 5.3.2. Purpose
The purpose of the Commercial/Residential Floating zones is to:
A. allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings.
B. allow flexibility in uses for a site; and
C. provide mixed-use development that is compatible with adjacent development.

Section 5.3.3. 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. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses [in order] to support the necessary findings of approval under [Sec.] Section 7.2.1. ([8.2.1.])

Section 5.3.4. Building Types Allowed
A. Any building type is allowed in the Commercial/Residential Floating zones.
B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types [in order] to support the necessary findings of approval under [Sec.] Section 7.2.1. ([8.2.1.])

Section 5.3.5. Development Standards
A. Density

1. If a Floating zone is recommended in a master plan, density must not exceed [the specific] that recommendation.
2. If a Floating zone is not recommended in a master plan, the following density limits apply.

<table>
<thead>
<tr>
<th>Pre-Existing Euclidean Zone</th>
<th>Density Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Up to 0.5 acres</td>
</tr>
<tr>
<td></td>
<td>Total Density</td>
</tr>
<tr>
<td>RE-2, RE-2c, RE-1, R-200</td>
<td>0.75 FAR</td>
</tr>
<tr>
<td>R-90, R-60, R-40, TLD, TMD, THD</td>
<td>1.0</td>
</tr>
<tr>
<td>R-30, R-20, R-10</td>
<td>1.25</td>
</tr>
<tr>
<td>CRN</td>
<td>1.0</td>
</tr>
<tr>
<td>CRT</td>
<td>2.0</td>
</tr>
<tr>
<td>CR</td>
<td>4.0</td>
</tr>
<tr>
<td>Employment</td>
<td>2.0</td>
</tr>
<tr>
<td>IL, IM</td>
<td>0.75</td>
</tr>
</tbody>
</table>

3. An applicant may limit density below the maximum allowed by [this] Section 5.3.5.4 (Sec. 5.3.4) in order to support the necessary findings of approval under [Sec.] Section 7.2.1. ([8.2.1.])

B. Setback and Height
1. If a Floating zone is recommended in a master plan, height must not exceed [the specific] that recommendation.
2. Maximum height and setbacks are established by the floating zone plan.
3. Height must satisfy the compatibility standards for the applicable building type under [Div. 7.4.] Section 4.1.8.B.
C. Lot Size
Minimum lot sizes are established by the floating zone plan.

[D. Coverage]
Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec. 5.3.2.A for each applicable building type.

D. [E.] General Requirements
1. Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 [[59-7]] [according to as required for the Euclidean zone that establishes uses under [Sec. 5.3.2 Section 5.3.3].
2. Open Space
   a. If public benefits are not required under Section 5.3.5.E, [Public] open space must be provided under Section 4.5.3.C.1 [[Article 59-4]] (for standard method) as required for the Euclidean zone that establishes uses under Section 5.3.3.
   b. If public benefits are required under Section 5.3.5.E, open space must be provided under [and] Section 4.5.4.B.1 [[Article 59-6]] (for optional method) [according to as required for the Euclidean zone that establishes uses under [Sec. 5.3.2 Section 5.3.3].
3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]

E. [F.] Public Benefits
1. Public Benefits Required
   a. Development above the greater of 1.0 FAR or 10,000 square feet of gross floor area in the CRTF zone requires public benefits.
   b. Development above the greater of 0.5 FAR or 10,000 square feet of gross floor area in the CRF zone requires public benefits.
   c. When public benefits are required by development in the Commercial/Residential Floating zones, a sketch plan must be submitted under [Sec.] Section 7.3.3. [[8.3.3.]]

2. Public Benefit Points and Categories Required
   a. Public benefits under [Div.] Division 4.7 [[6.6]] must be provided according to zone and [to the site] tract size or maximum total mapped FAR, whichever requires [fewer] more public benefit points:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Tract Size OR Max Total FAR</th>
<th>Public Benefit Points (min)</th>
<th>Number of Benefit Categories (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRTF</td>
<td>&lt; 10,000 SF OR &lt; 1.5 max FAR</td>
<td>25</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>≥ 10,000 SF OR [to &lt; 1,250,000 SF] OR [≥ 1,250,000 SF OR ≥ 1.5 max FAR]</td>
<td>50</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>[to &lt; 3.5 max FAR]</td>
<td>([75])</td>
<td>([4])</td>
</tr>
<tr>
<td>CRF</td>
<td>&lt; 10,000 SF OR &lt; 1.5 max FAR</td>
<td>50</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>≥ 10,000 SF OR [to &lt; 1,250,000 SF] OR [≥ 1,250,000 SF OR ≥ 3.5 max FAR]</td>
<td>100</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>[to &lt; 3.5 max FAR]</td>
<td>([125])</td>
<td>([5])</td>
</tr>
<tr>
<td></td>
<td>[≥ 3.5 max FAR]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
   b. In the CRF zone, the purchase of BLTs is required under [Sec.] Section 4.7.3.F.1.a. [[6.6.3.F.1.a.]]
Division 5.4. Employment Floating Zones

Section 5.4.1. Zones
A. There are 4 categories of Employment Floating zones.
B. Employment Floating zones are mapped using the zone’s initials followed by the maximum allowed total density and maximum allowed height as limited by Section 5.4.

1. General Retail – Floating (GRF# H#)
2. Neighborhood Retail – Floating (NRF# H#)
3. Employment Office – Floating (EOFF# H#)
4. Life Sciences Center – Floating (LSCF# H#)

Section 5.4.2. Purpose
The purpose of the Employment Floating zones is to:
A. allow development of commercial centers and communities, at a range of densities and heights flexible enough to respond to various settings.
B. allow limited residential development and flexibility in uses for a site; and
C. provide development that is compatible with adjacent development.

Section 5.4.3. Land Uses
A. The following land uses are allowed in the Employment Floating zones:

1. In the GRF zones, only the uses allowed in the GR zone are allowed.
2. In the NRF zones, only the uses allowed in the NR zone are allowed.
3. In the EOFF zones, only the uses allowed in the EOF zone are allowed.
4. In the LSCF zones, only the uses allowed in the LSC zone are allowed.
B. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Section 7.2.1.

Section 5.4.4. Building Types Allowed
A. Any building type is allowed in the Employment Floating zones.
B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types in order to support the necessary findings of approval under Section 7.2.1.

Section 5.4.5. Development Standards
A. Density

1. If a Floating zone is recommended in a master plan, density must not exceed the specific recommendation.
2. Maximum height and setbacks are established by the floating zone plan.

<table>
<thead>
<tr>
<th>Pre-Existing Euclidean Zone</th>
<th>Maximum Total Density Allowed in FAR Based on Size of Tract in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Less than 0.5 acres</td>
</tr>
<tr>
<td>RE-2, RE-2c, RE-1, R-200</td>
<td>0.75 FAR</td>
</tr>
<tr>
<td>R-90, R-60, R-40, TLD, TMD, THD</td>
<td>1.0</td>
</tr>
<tr>
<td>R-30, R-20, R-10</td>
<td>1.25</td>
</tr>
<tr>
<td>CRN</td>
<td>1.0</td>
</tr>
<tr>
<td>CRT</td>
<td>2.0</td>
</tr>
<tr>
<td>CR</td>
<td>4.0</td>
</tr>
<tr>
<td>Employment</td>
<td>2.0</td>
</tr>
<tr>
<td>IL, IM</td>
<td>0.75</td>
</tr>
</tbody>
</table>

3. An applicant may limit density below the maximum allowed by this Section 5.4.5.A in order to support the necessary findings of approval under Section 7.2.1.

B. Setback and Height

1. If a Floating zone is recommended in a master plan, height must not exceed the specific recommendation.
2. Maximum height and setbacks are established by the floating zone plan.

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3. Height must satisfy the compatibility standards for the applicable building type under [Div. 7.4.] Section 4.1.8.B.

C. Lot Size
Minimum lot sizes are established by the floating zone plan.

[D. Coverage]
Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec. 5.4.2.A for each applicable building type.

D. [E.] General Requirements

1. Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 ([59-7]) [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.4.4] Section 5.4.3.

2. Open Space
   a. If public benefits are not required under Section 5.4.4.E, open space must be provided under Section 4.6.3 ([Article 59-4]) (for standard method) as required for the Euclidean zone that establishes uses under Section 5.4.3.
   b. If public benefits are required under Section 5.4.4.E, open space may be provided under [and] Section 4.6.4.B.1 ([Article 59-6]) (for optional method) [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.4.2] Section 5.4.3.

3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec. 7.2.1.][8.2.1.]

E. [F.] Public Benefits

1. Public Benefits Required
   a. Development above the greater of 1.0 FAR or 10,000 square feet of gross floor area in the EOFF zone requires public benefits.
   b. Development above the greater of 0.5 FAR or 10,000 square feet of gross floor area in the LSCF zone requires public benefits.

2. Public Benefit Points and Categories Required
   a. Public benefits under [Div. Division 4.7] ([6.6]) must be provided according to zone and [to the] tract size or maximum total mapped FAR, whichever requires [fewer] more public benefit points:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Tract Size OR Max Total FAR</th>
<th>Public Benefit Points (min)</th>
<th>Number of Benefit Categories (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LSCF</td>
<td>&lt;10,000 SF OR ≥10,000 SF</td>
<td>15</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>((≤1.0) [≤3.25] max FAR)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>≥10,000 SF</td>
<td>30</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>([≤1.5] to &lt; [3.25] 1.75] max FAR)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>≥[3.5] max FAR</td>
<td>([40])</td>
<td>([3])</td>
</tr>
<tr>
<td>EOFF</td>
<td>&lt;10,000 SF OR ≥10,000 SF</td>
<td>30</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>≤1.5 max FAR</td>
<td>([60])</td>
<td>([4])</td>
</tr>
<tr>
<td></td>
<td>([≤3.5] 3.5 max FAR)</td>
<td>([75])</td>
<td>([4])</td>
</tr>
<tr>
<td></td>
<td>≥[3.5] max FARR</td>
<td>([75])</td>
<td>([4])</td>
</tr>
</tbody>
</table>

b. In the LSCF zone, the purchase of BLTs is required under [Sec. 4.7.3.F.1.b.] ([6.6.3.F.1.b.])
Division 5.5. Industrial Floating Zones

Section 5.5.1. Zones
A. There are 2 categories of Industrial Floating zones.
B. Industrial Floating zones are mapped using the zone's initials followed by the maximum allowed total density and maximum allowed height as limited by Division 5.5 (Div. 5.5).
1. INDUSTRIAL LIGHT – FLOATING (ILF# H#)
2. INDUSTRIAL MODERATE – FLOATING (IMF# H#)

Section 5.5.2. Purpose
The purpose of the Industrial Floating zones is to allow development of industrial sites with primarily light manufacturing, warehouse, and related uses at a range of densities and heights flexible enough to respond to various settings.

Section 5.5.3. Land Uses
A. The following land uses are allowed in the Industrial Floating zones:
   1. In the ILF zones, only the uses allowed in the IL zone are allowed.
   2. In the IMF zones, only the uses allowed in the IM zone are allowed.
B. An applicant may voluntarily prohibit specific uses or establish binding elements that restrict specific uses in order to support the necessary findings of approval under Section 7.2.1.

Section 5.5.4. Building Types Allowed
A. Building types are allowed according to the equivalent Euclidean zone.
B. An applicant may voluntarily prohibit specific building types or establish binding elements that restrict specific building types in order to support the necessary findings of approval under Section 7.2.1.

Section 5.5.5. Development Standards
A. Density
   1. If a Floating zone is recommended in a master plan, density must not exceed the specific recommendation.

B. Setback and Height
   1. If a Floating zone is recommended in a master plan, height must not exceed the specific recommendation.
   2. Maximum height and setbacks are established by the floating zone plan.
   3. Height must satisfy the compatibility standards for the applicable building type under Div. 7.4 Section 4.1.8.B.

C. Lot Size
   Minimum lot sizes are established by the floating zone plan.

D. Coverage
   Minimum open space is equivalent to the minimum open space under the Euclidean zone that establishes uses under Sec.5.4.2.A for each applicable building type.
D. [E.] General Requirements

1. Parking, recreation facilities, screening and landscaping must be provided under Article 59-6 [[59-7]] [according to] as required for the Euclidean zone that establishes uses under [Sec. 5.5.2] Section 5.5.3.

2. [Public open] Open space must be provided under Section 4.8.3.A.1 [[Article. 59-4]] [[for standard method] and Article 59-6 (for optional method) according to] as required for the Euclidean zone that establishes uses under [Sec. 5.5.2] Section 5.5.3.

3. The [Local Map Amendment] floating zone plan may [require] provide for additional parking, open space, recreation facilities, screening, or landscaping or further restrict lighting [in order] to allow the District Council to make the necessary findings of approval under [Sec.] Section 7.2.1. [[8.2.1.]]