



Floating Zones

About

Floating zones are zones that a property owner can apply for at any time through the Local Map Amendment process. They can change the allowed uses, density, and height on a property.

Prerequisites

An application for a Floating zone may have to satisfy 2 prerequisites from each of the 3 categories (Transit & Infrastructure, Vicinity & Facilities, and Environment & Resources) for a total of 6 prerequisites.

The Zones

There are 4 categories of Floating zones. Floating zones are mapped using the zone's initials followed by the maximum allowed units per acre (for the Residential Floating zones) or the maximum allowed density and height (for the Commercial/Residential Floating, Employment Floating, and Industrial Floating zones).

Residential Floating Zones

- Residential Detached – Floating (RDF-#)
- Townhouse – Floating (TF-#)
- Apartment – Floating (AF-#)

Commercial/Residential Floating Zones

- Commercial Residential Neighborhood – Floating (CRNF# C# R# H#)
- Commercial Residential Town – Floating (CRTF# C# R# H#)
- Commercial Residential – Floating (CRF# C# R# H#)

Employment Floating Zones

- General Retail – Floating (GRF# H#)
- Neighborhood Retail – Floating (NRF# H#)
- Employment Office – Floating (EOFF# H#)
- Life Sciences Center – Floating (LSCF# H#)

Industrial Floating Zones

- Industrial Light – Floating (ILF# H#)
- Industrial Moderate – Floating (IMF# H#)

Density Limitations

If there is not a Floating zone recommendation in the applicable master plan, the density that an applicant can ask for when applying for a Floating zone is determined by the pre-existing Euclidean zone and the size of the site area.

Example

Site: An 18,000 SF site in the R-60 zone meets the locational criteria and prerequisites required for filing a floating zone application, and the property owner is requesting a Residential Floating zone.

Maximum Density Allowed: Use the chart in Section 5.2.5.A. to find the density allowed based on the existing zone and the size of the site. Since the site in the example, at 18,000 SF, is 3 times the base lot size for R-60 (6,000 SF), the property owner could apply for a density of up to 10.89 units per acre. If the site was 36,000 SF, it would be 6 times the base lot size, and the owner could apply for a density of up to 14.52 units per acre.

Other Requirements

- All Floating zones must satisfy the Compatibility Requirements for height under Section 4.1.8.B.
- Parking, recreation facilities, screening, and landscaping must be provided as required for the Euclidean zone that establishes uses.
- Open space may be required.
- Development in a CRTF, CRF, EOFF, or LSCF zone may require the provision of public benefits.





Floating Zones (cont.)

Applicability

- A Floating zone cannot be approved for property that is in an Agricultural or Rural Residential zone.
- The applicability of the Floating zones is based on the existing (base) zone, location, and prerequisites as illustrated in the diagram to the right.

