Zoning Rewrite Implementation Works session #6

Commercial Zones
April 23, 2013
**Translation Philosophy**

**MPDUs**

- **C/R zones:**
  - Provide points
  - Accommodated within maximum total and R densities mapped
- **Translation:**
  - 15% MPDUs provided 1.22 FAR (or unit) bonus
  - Some MPs recommend specific density limits with MPDUs
  - When no MP recommendation on density, zoning development standards establishes max density

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**Accommodating MPDUs in zoning translation:**

- **If MP recommendation for density with bonus MPDUs:** map density
- **If no MP recommendation for density with bonus MPDUs:**
  - Multiply allowed R by 1.195 (and adjust total to accommodate, if necessary)
  - Notation that maximum R includes 15% MPDUs?

<table>
<thead>
<tr>
<th>Max R</th>
<th>Max R x 1.195</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>1.25</td>
</tr>
<tr>
<td>2.0</td>
<td>2.5</td>
</tr>
<tr>
<td>3.0</td>
<td>3.5</td>
</tr>
<tr>
<td>4.0</td>
<td>4.75</td>
</tr>
<tr>
<td>5.0</td>
<td>6.0</td>
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<tr>
<td>6.0</td>
<td>7.0</td>
</tr>
<tr>
<td>7.0</td>
<td>8.5</td>
</tr>
<tr>
<td>7.5</td>
<td>9.0</td>
</tr>
</tbody>
</table>

(max recommended in translation – CBD-3)
Translation Philosophy

MPDUs

• C/R zones:
  • Provide points
  • Accommodated within maximum total and R densities mapped

• Translation:
  • 15% MPDUs provided 1.22 FAR (or unit) bonus
  • Some MPs recommend specific density limits with MPDUs
  • When no MP recommendation on density, zoning development standards establishes max density

• Proposed notation
  – CR_# C# R# H# T
  – T signifies:
    • Density bonus is allowed under 25A
    • Height increase is allowed for WFHUs (specific formula provided for additional height)
  – Removed by master plan, which assumes “bonus density” in total and residential limits
  – Specific language under legal review
  – # of units is determined at site plan, 15% of units must be MPDUs
  – Should not apply to commercial-only zones, which are being translated to implement policy
Translation Philosophy

MPDUs

• C/R zones:
  • Provide points
  • Accommodated within maximum total and R densities mapped

• Translation:
  • 15% MPDUs provided 1.22 FAR (or unit) bonus
  • Some MPs recommend specific density limits with MPDUs
  • When no MP recommendation on density, zoning development standards establishes max density

Math

– 100 units requires 13 MPDUs (12.5%)
– If you want a 22% density bonus & density is in units:
  • Multiply 100 x 1.22 = 123 units
  • Multiply 123 x 0.15 MPDUs = 19 MPDUs
  • Result: 17 new market rate units for 6 more MPDUs

– But if density is calculated in FAR:
  • Multiply 1.0 FAR x 1.22 = 1.22 FAR
  • MPDUs do not count towards GFA
  • Of the 22% density bonus, 2.5% must be devoted to MPDUs (assuming equal average floor areas for all units)
  • If 2.5% of density bonus does not count towards GFA, the density bonus should be reduced by 2.5% to 19.5% (otherwise the density bonus is 24.5%)

– Example
  • CRT1.5 C1.0 R1.0 H60 T
  • R1.0 x 1.22 = R1.22
  • R1.22 + C0.5 = CRT1.72
  • But! 2.5% of R1.22 for MPDUs = 0.03 FAR, does not count against FAR
  • So, total build out would be 1.75 (1.72 + 0.03)
  • Ergo, allow 1.195 density bonus:
    – R1.0 x 1.195 = R1.195
    – R1.195 + C0.5 = CRT1.695
    – 2.5% of R1.195 = 0.03, does not count against FAR
    – Total build out = 1.695 + 0.03 = 1.725
Commercial Zone
Translations

Density & Height (covered 4/18)
Open Space/Coverage
Setbacks
Process

• Open Space/Coverage

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-1, C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>H-M</th>
<th>O-M</th>
<th>C-O</th>
<th>C-P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Green Area</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>45%</td>
<td>10-15%</td>
<td>n/a</td>
<td>40%</td>
</tr>
<tr>
<td>Max. Coverage</td>
<td>n/a</td>
<td>35%</td>
<td>25-45%</td>
<td>25%</td>
<td>60-75%</td>
<td>n/a</td>
<td>25%</td>
</tr>
</tbody>
</table>

– All C/R & Employment
• ≤ 10,000sf: 0%
• > 10,000sf
  – 0% for detached/duplex
  – 20% common open space for townhouses
  – 10% public open space for apartment/condo, multi-use, general
Commercial Zone Translations

Density & Height (covered 4/18)
Open Space/Coverage
Setbacks
Process

• Setbacks

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-1, C-2</th>
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<th>C-4</th>
<th>H-M</th>
<th>O-M</th>
<th>C-O</th>
<th>C-P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Res.</td>
<td>Abutting Zone</td>
<td>Abutting Zone</td>
<td>0’; Abutting Zone/Bldg Height</td>
<td>Bldg Height</td>
<td>1’ per 3’ Bldg Height</td>
<td>Abutting Zone</td>
<td>100’</td>
</tr>
<tr>
<td>Other</td>
<td>10’</td>
<td>0-10’</td>
<td>0-10’</td>
<td>1/3 Bldg Height</td>
<td>0-1’ per 3’ Bldg Height</td>
<td>0’</td>
<td>0-150’</td>
</tr>
</tbody>
</table>

- C/R
  • Abutting Ag/Rural/Res: Compatibility Standards
  • All other: 0’
  • Parking: behind front building line

- Employment
  • Generally same as C/R
  • Parking
    - may be in front of front building line
    - Behind front building line if on business district street or a build-to-line is recommended in a master plan (Planning Board may waive)
Commercial Zone
Translations
Density & Height (covered 4/18)
Open Space/Coverage
Setbacks
Process

• Process

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-1, C-2</th>
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<th>H-M</th>
<th>O-M</th>
<th>C-O</th>
<th>C-P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Optional Method/</td>
<td>Y, C-2</td>
<td>Auto-Use, Y</td>
<td>Density/Use</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
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<tr>
<td>Rezoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan</td>
<td>Use/Area/Method</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Height</td>
<td>Y</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subject Property’s Zone</th>
<th>Proposed Use</th>
<th>Proposed Intensity</th>
<th>Abutting/Confronting Property’s Zone</th>
<th>Site Plan Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>C/R or Employment</td>
<td>Permitted</td>
<td>&lt; 10,000sf and ≤ 40’</td>
<td>Any</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td>≥ 10,000sf or &gt; 40’</td>
<td>Ag/Rur/Res</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All other</td>
<td>All other</td>
<td>No</td>
</tr>
<tr>
<td>Limited</td>
<td>Any</td>
<td>Any</td>
<td></td>
<td>If req’d under 59-3; if not follow permitted use</td>
</tr>
</tbody>
</table>
Neighborhood Commercial

C-1

- 446.48 acres
- 0.16%
• Translation
  – Density
    • Accommodate allowed
    • Factors:
      – Parking environment
      – Open space requirement
      – Service area target
  – Height: comparable to adjacent zones within allowed limits

<table>
<thead>
<tr>
<th>C-1 Classification</th>
<th>C</th>
<th>R</th>
<th>H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abuts R-150 or lower (auto-centric)</td>
<td>NR1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abuts R-90/60/40 (neighborhood)</td>
<td>CRN0.5</td>
<td>C0.5</td>
<td>R0.25</td>
</tr>
<tr>
<td>Confronts R-90/60/40 (town)</td>
<td>CRT0.75</td>
<td>C0.5</td>
<td>R0.5</td>
</tr>
<tr>
<td>Otherwise (town)</td>
<td>CRT1.0</td>
<td>C0.75</td>
<td>R0.75</td>
</tr>
<tr>
<td>Custom</td>
<td>Varies to reflect overlay zone standards</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
C-1 to CRN Translation:

**New Permitted uses**

- Seasonal outdoor sales (current CRN)
- Residential care facility (≤ 8) (current CRN)
- Residential Care Facility (over 16) (current CRN)
- Live/work units (current CRN)
- Playground, private (current CRN)
- Clinic (≤ 4) (current CRN)
- Artisan manufacturing/production (current CRN)
- Railroad tracks (consistency)
- Pipeline, below ground (current CRN)
- Transmission line, below ground (current CRN)

**New Limited uses**

- Community gardens
- Urban farming (modification of current CRN)
- Animal husbandry (only bees)
- Farm market, on-site
- Agricultural vending
- Independent living (current CRN)
- Residential Care facility (9-16) (current CRN)
- Home health, low impact (current CRN)
- Home occupation, no/low impact (current CRN)
- Cultural Institution < 5000 sf (current CRN)
- Private club (site plan if adj...) (current CRN)
- B&B
- Clinic (> 4) (site plan if adj...) (current CRN)
- Transmission line, above ground
C-1 to CRN Translation:

- **New Conditional Uses**
  - Home Health Practitioner, major (current CRN)
  - Home Occupation, major (current CRN)

- **Special Exception becoming Limited or Permitted use**
  - Household Living (current CRN)
  - Charitable/philanthropic (current CRN)
  - Vet (w/ site plan if adj...) (current CRN)

- **Permitted use becoming Limited uses**
  - Day care (> 30) (site plan if adj...) (current CRN)
  - Private educational institution (site plan if adj...) (current CRN)
  - Restaurant (site plan if adj...) (current CRN)
  - Health Club Facilities (site plan req replaces size limitation) (current CRN)

- **Removed Uses**
  - Drive thru (attached to restaurant)
  - Freestanding Wireless Tower
  - Media Broadcast Tower
  - Retail/ Service over 15,000 sf)
  - Minor Auto Repair
**New Permitted uses**
- Agricultural Vending
- Seasonal Outdoor Sales *(current CRT)*
- Residential Care Facilities *(all sizes)* *(current CRT)*
- Live/Work Units *(current CRT)*
- Cultural Institution *(current CRT)*
- Hospital *(current CRT)*
- Playground, Outdoor Area *(private)* *(current CRT)*
- Private Club, Service Org *(current CRT)*
- Hotel/ Motel *(current CRT)*
- Clinic *(current CRT)*
- Medical/Dental Laboratory *(current CRT)*
- Research and Development *(current CRT)*
- Conference Center *(current CRT)*
- Artisan Manufacturing and Production *(current CRT)*
- Railroad Tracks *(consistency)*
- Pipeline *(Belowground)* *(consistency)*
- Transmission Line *(Belowground)* *(consistency)*

**New Limited uses**
- Community gardens
- Urban farming *(modified current CRT use)*
- Animal husbandry *(only bees)*
- Farm market, on site
- Independent living *(current CRT)*
- Home health practitioner, low impact *(current CRT)*
- Home occupation, no/low impact *(current CRT)*
- B&B *(hotel, motel allowed current CRT)*
- Light vehicle sales/rental *(indoor or outdoor)* *(site plan if adj...)* *(current CRT)*
- Medical/scientific manufacturing and production *(site plan if adj...)* *(current CRT)*
- Bus/rail terminal *(current CRT)*
- Transmission line *(above ground)*
- Storage facility *(up to 10,000)* *(current CRT)*
- Solar collection system
C-1 to CRT Translation:

**Permitted becoming Limited**

- Ambulance/rescue squad (site plan if adj...) (current CRT)
- Day care (> 30) (site plan if adj...) (current CRT)
- Surface Parking

**New Conditional Uses**

- Home health practitioner (major) (current CRT)
- Home Occupation (major) (current CRT)
- Funeral Home, undertaker (zone consolidation)
- Car Wash (zone consolidation)
- Pipeline (Aboveground)
- Self-storage (current CRT)

**SE becoming Permitted or Limited**

- Household Living (current CRT)
- Charitable, Philanthropic (current CRT)
- Vet (site plan if adj...) (current CRT)
- Rec & Entertainment (Indoor, capacity under 1000) (current CRT)
- Vehicle service repair (minor) (site plan if adj...) (current CRT)
- Drive-thru (site plan) (current CRT)
- Public utility structure (site plan if adj...)

**Uses Removed from zone**

- Freestanding Telecommunications Tower
- Media Broadcast Tower (neither allowed in current CRT)
Mapping

General Commercial

C-2

- 384.57 acres
- 0.14%
General Commercial (C-2) Examples

Proposed GR

Proposed CRT
## C-2 Translation

<table>
<thead>
<tr>
<th>C-2</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abuts R-150 or lower (auto-centric)</td>
<td>GR1.5</td>
<td>5.68</td>
<td>8</td>
</tr>
<tr>
<td>Abuts R-90/60/40 (neighborhood)</td>
<td>CRT1.5</td>
<td>10.49</td>
<td>25</td>
</tr>
<tr>
<td>Confronts R-90/60/40 (town)</td>
<td>CRT2.0</td>
<td>11.45</td>
<td>39</td>
</tr>
<tr>
<td>Otherwise (town)</td>
<td>CRT2.5</td>
<td>114.90</td>
<td>135</td>
</tr>
<tr>
<td>Custom</td>
<td>Varies to reflect specific regulations or master plan recommendations</td>
<td>132.57</td>
<td>40</td>
</tr>
</tbody>
</table>
• Translation:
  – Translation varies based on context
C-2 to GR Translation:

- **New Permitted uses**
  - Seasonal Outdoor Sales
  - Residential Care (up to 8)
  - Live/Work Units
  - Playground, Outdoor Area (private)
  - Hotel *(P with footnote restricting use to CBD or as part of a regional mall)*
  - Light Vehicle Rental Indoor *(sales = P)*
  - Bus/ Rail Terminal
  - Underground Transmission Line *(consistency)*

- **New Limited uses**
  - Community gardens
  - Urban farming
  - Animal husbandry (only bees)
  - Farm market, on site
  - Agricultural vending
  - Independent Living ...
  - Residential Care (9-16)
  - Home Occupation (no/low)
  - Home Health Practitioner (low)
  - B&B
  - Solar Collection System
• **C-2 to GR Translation:**

  – **New** Conditional uses
    - Home Health Practitioner (Major)
    - Home Occupation (Major)
    - Animal Boarding and Care (P in C-3)
    - Heavy Vehicle Sale and Rental (P in C-3)

  – **Special Exceptions becoming Permitted or Limited uses**
    - Household Living (Limited to 30% GFA)
    - Residential Care Facility (Over 16) (site plan if adj)
    - Private Club, Service Org (site plan if adj)
    - Combination retail stores
    - Light Vehicle Sales/ Rental (outdoor)
    - Drive- thru (site plan)
C-2 Regional Malls

Issues Unique to Malls

- Theater complex max height- 90’ w/ increased setbacks
- Hotel max height- 130’ w/ increased setbacks
- Theater of any size- P
- Parking and site features unique to regional malls

Proposal- Overlay Zone

- Cover Westfield Montgomery & Wheaton
- Allow theaters and hotels per current code
- Allow parking and site features
- Amend max height allowed in GR to 130’
C-2 to CRT Translation:

— New Permitted uses

• Seasonal Outdoor Sales (current CRT)
• Residential Care (up to 8) (current CRT)
• Live/Work Units (current CRT)
• Playground, Outdoor Area (private)
• Hotel (current CRT and in C-2 it is a P with footnote restricting use to CBD or as part of a regional mall)
• Conference Center (current CRT)
• Artisan Manufacturing (current CRT)
• Underground Transmission Line (consistency)

— New Limited uses

• Community gardens
• Urban farming (modified CRT)
• Animal husbandry (only bees)
• Farm market, on site
• Agricultural vending
• Independent Living ... (current CRT)
• Residential Care (9-16) (current CRT)
• Home Occupation (no/low) (current CRT)
• Home Health Practitioner (low) (current CRT)
• B&B
• Light Vehicle Rental Indoor (sales = P)
• Med/Sci Manufacturing (current CRT)
• Bus/Rail Terminal (current CRT)
• Solar Collection System
C-2 to CRT Translation:

- **New** Conditional uses
  - Home Health Practitioner (Major) (current CRT)
  - Home Occupation (Major) (current CRT)
  - Animal Boarding and Care (current CRT)

- Permitted Use becoming a Limited use
  - Private Ambulance/Rescue (site plan if adj ...) (current CRT)
  - Day Care (Over 30) (site plan if adj ...) (current CRT)
  - Surface Parking (to allow for interim use??)
  - Aboveground Transmission (electric only)

- Permitted Use becoming a Special Exception
  - Funeral Home (not allowed in current CRT)
  - Major Auto Repair (separated auto repair into major and minor - minor repair is L)
  - Aboveground Pipelines (not allowed in current CRT)
  - Self-Storage (current CRT)
C-2 to CRT Translation:

— Special Exceptions becoming a Limited or Permitted use
  • Household Living (current CRT)
  • Residential Care Facility (Over 16) (current CRT)
  • Hospital (current CRT)
  • Private Club, Service Org (current CRT)
  • Light Vehicle Sales/ Rental (outdoor) (current CRT)
    (site plan if adj …) (current CRT)
  • Drive- thru (site plan) (current CRT)
  • Public Utility Building or structure (modified CRT)

— Uses Removed from the zone
  • Community swimming pools
  • Freestanding Wireless Tower
  • Media Broadcast Tower
  • Golf Course, Country Club
  • Indoor Shooting Range
  • Automobile Storage Lot
  • Helipad/Heliport
  • Storage Facility over 10,000sf

*above uses not allowed in current CRT
Highway Commercial

C-3

- 109.12 acres
- 0.04%
- 62 parcels
Highway Commercial (C-3)
Example

Proposed GR
## C-3 Translation

<table>
<thead>
<tr>
<th>C-3</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classification</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto sales/ service mall</td>
<td>GR1.5</td>
<td>H85</td>
<td>39.35</td>
</tr>
<tr>
<td>Otherwise</td>
<td>GR1.5</td>
<td>H45</td>
<td>69.82</td>
</tr>
</tbody>
</table>
C-3 to GR Translation:

— **New Permitted uses**

- Seasonal Outdoor Sales
- Residential Care (up to 8)
- Live/Work Units
- Private Ed Inst (current C-2)
- Playground, Outdoor Area (private)
- Restaurant (current C-2)
- Hotel/Motel (Tourist homes are P)
- Medical/Dental Labs (current C-2)
- Bus/Rail Terminal
- Railroad Tracks (current C-2)
- Taxi/Limo Facility (current C-2)
- Pipelines (current C-2)
- Transmission Lines (consistency)
- Storage Facility (ice storage is a P & current C-2)

— **New Limited uses**

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ...
- Residential Care (9+)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- B&B
- Adult Entertainment (current C-2)
- Dry Cleaning (up to 3,000 sf) (current C-2)
- Solar Collection System
C-3 to GR Translation:

- **New Conditional uses**
  - Home Health Practitioner (Major)
  - Home Occupation (Major)
  - Hospital (current C-2)
  - Community Swimming Pool (current C-2)
  - Golf Course, Country Club (current C-2)
  - Shooting Range Indoor (current C-2)
  - Automobile Storage Lot (current C-2)

- **Permitted use becoming Limited use**
  - Agricultural vending (consistency)
  - Light Vehicle Sales/Rental (SE in current C-2)
  - Drive-thru restaurant (site plan)

- **Special Exceptions becoming a Limited or Permitted use**
  - Household Living (limited to 30% GFA)
  - Combination retail stores

- **Permitted Use becoming a Special Exception**
  - Animal Boarding (not allowed in current C-2)
  - Heavy Vehicle Sales and Rental (not allowed in current C-2)
  - Car Wash (SE in Current C-2)
Limited Commercial

C-4

C-4

- 58.03 acres
- 0.02%
Limited Commercial (C-4) Examples

Proposed CRN
## C-4 Translation

<table>
<thead>
<tr>
<th>C-4</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Classification</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MP recommends low intensity</td>
<td>CRN 0.25</td>
<td>0.25</td>
<td>0</td>
</tr>
<tr>
<td>Otherwise</td>
<td>CRN 0.75</td>
<td>0.75</td>
<td>0.5</td>
</tr>
</tbody>
</table>

"It's not so much the distance to your proposed house site, but that I'm not familiar with your planet's building codes."
C-4 to CRN Translation:

— **New** Permitted uses

- Seasonal Outdoor Sales (current CRN)
- Residential Care (up to 8) (current CRN)
- Live/Work Units (current CRN)
- Playground, Outdoor Area (private)
- Artisan manufacturing (current CRN)

— **New** Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ... (current CRN)
- Residential Care (9+) (current CRN)
- Home Occupation (no/low) (current CRN)
- Home Health Practitioner (low) (current CRN)
- Private Club, Service Org (current CRN)
- Vet (site plan if adj...) (current CRN)
- B&B
- Solar Collection System
C-4 to CRN Translation:

Special Exceptions becoming Limited or Permitted

- Household Living
- Private Education (current CRN)

New Conditional uses

- Home Health (Major) (current CRN)
- Home Occupation (Major) (current CRN)
- Animal Boarding and Care (current CRN)

Permitted use becoming Limited use

- Day Care 30+ (site plan if adj...) (current CRN)
- Restaurant (site plan if adj...) (current CRN)
- Surface Parking (only for interim use)
- Health Club (site plan if adj...) (current CRN)
- Retail to 5,000sf (site plan if adj...) (current CRN)
C-4 to CRN Translation:

Removed Uses

- Ambulance or Rescue Squads (Private)
- Cultural institution (over 5000 GFA)
- Swimming pools, community
- Telecommunications Tower
- Media Broadcast Tower
- Funeral Home
- Retail/ Service (over 15,000sf)
- Structured parking (as primary use)
- Auto sales and rental
- Car Wash
- Fuel Sales
- Auto Repair
- Drive-thru
- Helistop
- Dry cleaning facility
Mapping

Regional Commercial (low density)

C-6
- Under study in White Oak Science Gateway MP
- Recommended for CR

C-6
- 41.84 acres
- 0.01%
Country Inn

- Convert to zoning preceding creation of C-Inn zone
- Existing Country Inns become limited uses
- New County Inns allowed as conditional uses

C-Inn
- 45.88 acres
- 0.02%
Hotel-Motel

H-M

- 21.42 acres
- 0.01%
## HM Translation

<table>
<thead>
<tr>
<th>HM</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
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<tbody>
<tr>
<td>Classification</td>
<td>C</td>
<td>R</td>
<td>H</td>
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<tr>
<td>CRT1.0</td>
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</tbody>
</table>
New Permitted uses

- Ag Vending
- Seasonal Outdoor Sales (current CRT)
- Nursery (current CRT)
- Household Living (current CRT)
- Residential Care (all sizes) (current CRT)
- Live/Work Units (current CRT)
- Charitable, Philanthropic (current CRT)
- Cultural Institution (current CRT)
- Day Care (up to 30) (current CRT)
- Private Ed (current CRT)
- Hospital (current CRT)
- Private Playground (current CRT)
- Private Club, Service Org (current CRT)
- Public Use (current CRT)
- Religious Assembly (current CRT)
- Clinic (current CRT)

- Med/ Dental Lab (current CRT)
- Office (current CRT)
- R&D (current CRT)
- Conference Center (current CRT)
- Health Club (current CRT)
- Rec & Ent (up to 1,000) indoor (current CRT)
- Artisan manufacturing (current CRT)
- Med/Sci Manufacturing (current CRT)
- Railroad Tracks
- Underground pipeline
- Underground transmission line
New Limited uses

- Community gardens
- Urban farming (modification of current CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Independent Living ... (current CRT)
- PLQ < 50 (current CRT)
- Home Occupation (no/low) (current CRT)
- Home Health Practitioner (low) (current CRT)
- Private Ambulance/ Rescue (current CRT)
- Day Care (over 30) (current CRT)
- Vet (current CRT)
- B&B
- Light vehicle sales & rental (current CRT)
- Minor auto repair (current CRT)
- Drive-thru (current CRT)
- Dry cleaning (up to 3,000sf) (current CRT)

- Bus, Rail Terminal
- Taxi/Limo Facility
- Underground transmission line (current CRT)
- Storage (up to 10,000sf) (current CRT)
- Solar Collection System
H-M to CRT Translation:

**New Conditional uses**

- PLQ > 50
- Home Health (Major) *(current CRT)*
- Home Occupation (Major) *(current CRT)*
- Animal Boarding and Care *(current CRT)*
- Funeral Home *(current CRT)*
- Rec & Ent Outdoor & over 1000
- Car Wash
- Fuel Sales
- Major auto repair
- Aboveground Pipeline
- Self-storage *(current CRT)*

**Special Exceptions becoming Limited or Permitted**

- Public Utility Structures

**Permitted use becoming Limited use**

- Parking

**Removed Uses**

- Telecom Tower
Mapping

Office Zones

- C-O
- C-P
- O-M
- I-3
- LSC
Commercial, Office Building

C-O

- 42.59 acres
- 0.02%
Commercial, Office Building (C-O)
Examples

Proposed EOF
## C-O Translation

<table>
<thead>
<tr>
<th>C-O</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classification</td>
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<tr>
<td>EOF3.0</td>
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</table>
C-O to EOF Translation:

**New Permitted uses**

- Live/Work Units
- Private Playground
- Med/ Dental Lab

**New Limited uses**

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Ag Vending
- Seasonal Outdoor Sales
- Household living (single-unit currently allowed? See footnote 2)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Expanded Retail/Service (up to 15,000sf)
- Minor auto repair
- Drive-thru
- Bus, Rail Terminal
- Taxi/Limo Facility
- Solar Collection System
C-O to EOF Translation:

**New** Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Expanded Indoor Rec & Ent Uses
- Fuel Sales

**Special Exceptions becoming Limited or Permitted**

- Private Ambulance/ Rescue
- Private Club/ Service Org
- Restaurant

**Permitted use becoming Limited use**

- Aboveground Trans Line (elec only)
Mapping

Commercial, Office Park

C-P

C-P
- 52.72 acres
- 0.02%

(existing zoning)
Mapping

Office Building
(moderate intensity)

O-M

- 201.79 acres
- 0.07%
Office Building, Moderate Intensity (O-M)
Examples

Proposed EOF
## O-M Translation

<table>
<thead>
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<th>O-M</th>
<th>Translation</th>
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</thead>
<tbody>
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</tr>
<tr>
<td>Abuts C-2, &gt; ½ acre</td>
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<td>Other &amp; &gt;½ acre</td>
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</table>
O-M to EOF Translation:

— **New Permitted uses**

- Live/Work Units
- Playground, Outdoor Area (private)
- Hotel/Motel (consolidation with C-O and I-3)
- Medical/Dental Labs (consolidation with I-3)
- Bus/Rail Terminal
- Railroad Tracks (consolidation with C-O and I-3)
- Taxi/Limo Facility
- Pipelines (consolidation with C-O and I-3)
- Transmission Lines

— **New Limited uses**

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Household Living (currently only those units grandfathered at reclassification to OM)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Private Club, Service Org (consolidation with C-O and I-3)
- Drive Thru
- Solar Collection System
New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Residential Care (over 16) (consolidation w/ C-O)
- Hospital (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Media Broadcast Tower (consolidation w/ C-O)
- Filling Station
- Helipad/Heliport (consolidation w/ C-O)

Special Exceptions becoming a Limited or Permitted uses

- Freestanding Wireless communication (consolidation w/ C-P and C-O)

Permitted use becoming Limited use

- Retail/Service Establishments (limited to 30% gfa under one application)
Technology & Business Park

I-3

- 1,174.09 acres
- 0.42%
Technology and Business Park (I-3)
Examples

Proposed EOF
### I-3 Translation

<table>
<thead>
<tr>
<th>I-3</th>
<th>Translation</th>
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<th>Parcels</th>
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</tbody>
</table>
I-3 to EOF Translation:

— **New** Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Ambulance/ Rescue (private) (consolidation w/ C-O)
- Charitable/ Philanthropic (consolidation w/ C-O)
- Hotel/Motel (consolidation w/ C-O)
- Bus/Rail Terminal
- Taxi/Limo Facility

— **New** Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Telecom towers (consolidation w/ C-O)
- Minor Vehicle Repair
- Drive Thru
- Solar Collection System
I-3 to EOF Translation:

Special Exceptions becoming a Limited or Permitted uses
- Household Living
- Private Club/ Service Org
- Restaurants (consolidation w/ C-O)
- Funeral home, undertaker (consolidation w/ C-O)
- Pipelines (aboveground) (consolidation w/ C-O)

Permitted use becoming Limited use
- R&D (includes some limitations from C-O)
- Aboveground Transmission Lines (only electric)

New Conditional uses
- Home Health (Major)
- Home Occupation (Major)
- Residential Care (over 16) (consolidation w/ C-O)
- Hospital (consolidation w/ C-O)
- Community Swimming Pool (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Filling Station
- Rec & Ent (Indoor) < 1000

Removed uses
- Conference Center
- Some light manufacturing uses
- Med/Sci Manufacturing and Production
- Storage Facilities
Life Science Center

LSC

- 661.44 acres
- 0.23%
## LSC Translation

<table>
<thead>
<tr>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
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<tbody>
<tr>
<td>Classification</td>
<td>H</td>
<td></td>
</tr>
</tbody>
</table>
— **New** Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Ambulance/ Rescue (private)
- Charitable/ Philanthropic
- Bus/Rail Terminal

— **New** Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Transitory Use
- Solar Collection System