Zoning Rewrite Implementation Worksession #7

Mixed-Use Zones

April 25, 2013
Mixed-Use Zones

Mapping

CBD - 364.04 acres (0.13%)
Mixed-Use - 2,690.31 acres (0.95%)
C/R Family - 636.78 acres (0.23%)
Mixed-Use Zones

CBD Zones
- CBD-0.5
- CBD-1
- CBD-2
- CBD-3
- CBD-R1
- CBD-R2

Mapping
Mixed-Use Zones

CBD-0.5

- 12.08 acres
- 0.004%
Mixed-Use Zones

Mapping

CBD-1

- 160.13 acres
- 0.06%
Mixed-Use Zones

CBD-2
- 108.54 acres
- 0.04%
Mixed-Use Zones

CBD-3

- 23.35 acres
- 0.01%
Mixed-Use Zones

Mapping

CBD-R1

CBD-R1
- 13.40 acres
- 0.005%
Mixed-Use Zones

CBD-R2

- 46.54 acres
- 0.02%
Mixed-Use Zones

Mapping

Mixed-Use Zones

- TS-R
- TS-M
- TMX-2
Mixed-Use Zones

Mapping

TS-R

TS-R
• 24.21 acres
• 0.01%
Mixed-Use Zones

Mapping

**TS-M**
- 38.58 acres
- 0.01%
Mixed-Use Zones

TMX-2
- 619.71 acres
- 0.22%
CBD to CR

- Standardized uses across all current CBD zones
- Commercial uses controlled by max commercial FAR
- Customized for densities, allowed height by zone (not shown below)
- “T” notation will be applied

<table>
<thead>
<tr>
<th>Current Zone</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Classification</td>
<td>C</td>
<td>R</td>
</tr>
<tr>
<td>CBD-0.5</td>
<td>-</td>
<td>CR 1.5</td>
<td>C 1.0</td>
</tr>
<tr>
<td>CBD-R1</td>
<td>-</td>
<td>CR 3.0</td>
<td>C .75</td>
</tr>
<tr>
<td>CBD-1</td>
<td>Fronts on major highway ...</td>
<td>CR 3.0</td>
<td>C 3.0</td>
</tr>
<tr>
<td></td>
<td>Otherwise</td>
<td>CR 3.0</td>
<td>C 2.0</td>
</tr>
<tr>
<td>CBD-2</td>
<td>Fronts on major highway ...</td>
<td>CR 5.0</td>
<td>C 5.0</td>
</tr>
<tr>
<td></td>
<td>Otherwise</td>
<td>CR 5.0</td>
<td>C 3.0</td>
</tr>
<tr>
<td>CBD-3</td>
<td>Fronts on major highway ...</td>
<td>CR 8.0</td>
<td>C 7.5</td>
</tr>
<tr>
<td></td>
<td>Otherwise</td>
<td>CR 8.0</td>
<td>C 5.0</td>
</tr>
<tr>
<td>CBD-R2</td>
<td>-</td>
<td>CR 5.0</td>
<td>C 1.0</td>
</tr>
</tbody>
</table>
# TS-R, TS-M & TMX-2 to CR

<table>
<thead>
<tr>
<th>Current Zone</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>TSR</td>
<td>CR 2.5</td>
<td>24.21</td>
<td>93</td>
</tr>
<tr>
<td>TSM</td>
<td>CR 3.0</td>
<td>38.57</td>
<td>11</td>
</tr>
<tr>
<td>TMX-2</td>
<td>CR 2.0</td>
<td>614.69</td>
<td>346</td>
</tr>
<tr>
<td>TMX-2 Custom</td>
<td>CR2.0 C1.5 R1.5 H180 (MP rec)</td>
<td>8.5</td>
<td>3</td>
</tr>
</tbody>
</table>
Mixed-Use Translations

Density & Height

Open Space/Coverage

Setbacks

Process

CBD, TSR/M, TMX → CR

• Open Space/Coverage

<table>
<thead>
<tr>
<th>Standard</th>
<th>CBD 0.5</th>
<th>All other CBDs</th>
<th>TS-R</th>
<th>TS-M</th>
<th>TMX-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Public Use Space</td>
<td>5-20%</td>
<td>5-20%</td>
<td>10-30%</td>
<td>10-25%</td>
<td>5-20%</td>
</tr>
<tr>
<td>Max. Coverage</td>
<td>50%</td>
<td>75%</td>
<td>n/a</td>
<td>n/a</td>
<td>75% (std method)</td>
</tr>
</tbody>
</table>

– C/R

• ≤ 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

Waldspirale building, in Darmstadt, Germany
Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

CBD, TSR/M, TMX → CR

• Setbacks

<table>
<thead>
<tr>
<th>Standard</th>
<th>CBDs</th>
<th>TS</th>
<th>TMX-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Res.</td>
<td>Varies: adjacent property, 15’, etc. (standard method)</td>
<td>n/a</td>
<td>25’</td>
</tr>
<tr>
<td>Other</td>
<td>varies</td>
<td>n/a</td>
<td>0-20’</td>
</tr>
</tbody>
</table>

– C/R

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

\[ X \times 1.5 \]

\[ 45° \]
Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

<table>
<thead>
<tr>
<th>Standard</th>
<th>CBDs</th>
<th>TS/R &amp; TS/M</th>
<th>TMX-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Optional Method/ Rezoning</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Site Plan</td>
<td>generally</td>
<td>Y</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</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>Limited</td>
<td>Any</td>
<td>Any</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>If req’d under 59-3; if not follow permitted use</td>
</tr>
</tbody>
</table>
CBD to CR Translation

**New Permitted uses**
- Seasonal outdoor sales (current CR)
- Nursery (current CR)
- Agricultural vending
- Live/work units (current CR)
- Charitable/Philanthropic (current CR)
- Ambulance/Rescue (private)* (current CR)
- Cultural Institutions* (current CR)
- Private ed institute* (current CR)
- Hotel/Motel* (current CR)
- Clinic* (current CR)
- Medical/Dental Lab (current CR)
- Office* (current CR)
- R&D*(current CR)
- Structured Parking* (current CR)
- Conference center* (current CR)
- Light Vehicle Sales/Rental* (current CR)
- Artisan Man & Prod (current CR)
- Medical/Sci Man & Prod (current CR)
- Railroad tracks* (consistency)
- Transmission line, below ground (current CR)

**New Limited uses**
- Community gardens
- Urban farming (modified current CR)
- Animal husbandry (only bees)
- Farm market, on-site
- Home health, low impact (current CR)
- Home occupation, no/low (current CR)
- Minor Vehicle Repair* (current CR)
- Dry cleaning < 3000sf* (current CR)
- Taxi/Limo*
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf) (current CR)
- Solar Collection

* Changes to only some CBD zones
CBD to CR Translation

**New Conditional Uses**

- Home Health, major (current CR)
- Home Occupation, major (current CR)
- Animal Boarding & Care* (current CR)
- Funeral Home*
- Fuel Sales* (current CR)
- Major vehicle repair* (current CR)
- Aboveground pipeline
- Self-Storage (current CR)

**Special Exception becoming Limited or Permitted use**

- Hospice Care (as part of Res Care)
- Day care (over 12 in a res building)
- Vet (w/ site plan if adj...)*
- Bus/Rail Terminal*
- Public Utility Structure (w/ site plan if adj...)
- Drive thru*

**Removed Uses**

- Media Broadcast Tower
- Car Wash

* Changes to only some CBD zones
**TS-R, TS-M & TMX-2 to CR Translation**

**New Permitted uses**
- Seasonal outdoor sales (current CR)
- Nursery (current CR)
- Agricultural vending
- Live/work units (current CR)
- Ambulance/Rescue (private) (current CR)
- Private ed institute* (current CR)
- Park, Playground, private (current CR)
- Cable communication (current CR)
- Medical/Dental Lab* (current CR)
- R&D*(current CR)
- Structured Parking*(current CR)
- Conference center* (current CR)
- Rec & Ent* (current CR)
- Light Vehicle Sales* (current CR)
- Amateur Radio < 65’ *
- Artisan Man & Prod (current CR)
- Medical/Sci Man & Prod* (current CR)
- Railroad tracks* (consistency)
- Pipe/Transmission belowground (current CR)

**New Limited uses**
- Community gardens
- Urban farming (modified current CR)
- Animal husbandry (only bees)
- Farm market, on-site
- Home health, low impact* (current CR)
- Home occupation, no/low* (current CR)
- Surface Parking
- Minor Vehicle Repair* (current CR)
- Drive-Thru (current CR)
- Transitory Use*  
- Dry cleaning < 3000sf (current CR)  
- Bus/Rail Terminal*  
- Public Utility Structure*  
- Transmission Line Aboveground  
- Storage Facility (up to 10,000sf) (current CR)
- Solar Collection

* Change to only some zones
New Conditional Uses

- Home Health, major* (current CR)
- Home Occupation, major* (current CR)
- Funeral Home
- Fuel Sales* (current CR)
- Major vehicle repair* (current CR)
- Aboveground pipeline
- Self-Storage (current CR)

Special Exception becoming Limited or Permitted

- Hospice Care* (as part of Res Care)
- Charitable, Philanthropic* (current CR)
- Day care (over 12 in a res building)
- Private club*
- Vet (w/ site plan if adj...)
- Hotel/Motel* (current CR)
- Light Vehicle Rental* (current CR)
- Amateur Radio > 65’ *
- Bus/Rail Terminal*

Removed Uses

- Helistop (TS-M)

* Change to only some zones
Mixed-Use Zones

• MXN
• MXPD
• MXTC
• RMX-1
• RMX-2
• RMX-2C
• RMX-3
• RMX-3C
• TOMX-2
Mixed-Use Zones

Mapping

MXN

MXN
- 175.49 acres
- 0.06%
Mixed-Use Zones

Mapping

MXPD

- 372.46 acres
- 0.13%
Mixed-Use Zones

Mapping

MXTC

MXTC
- 298.46 acres
- 0.10%
Mixed-Use Zones

Mapping

RMX-1
- 333.09 acres
- 0.12%
Mixed-Use Zones

Mapping

RMX-2

RMX-2
- 318.00 acres
- 0.11%
Mixed-Use Zones

RMX-2C

- 150.51 acres
- 0.05%
Mixed-Use Zones

Mapping

RMX-3

- 122.26 acres
- 0.04%
Mixed-Use Zones

RMX-3C

- 40.85 acres
- 0.01%
Mixed-Use Zones

TOMX-2

- 196.69 acres
- 0.07%
# RMX, MXN, MXPD, MXTC, TOMX to CRT

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</tr>
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<tbody>
<tr>
<td>Classification</td>
<td>C</td>
<td>R</td>
<td>H</td>
</tr>
<tr>
<td>RMX-1</td>
<td>CRT2.0</td>
<td>0.5</td>
<td>1.5</td>
</tr>
<tr>
<td>Custom</td>
<td>CRT, range from 0.5 - 2.0, 35 -200’; one EOF property (Aspen Hill)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MXN</td>
<td>CRT0.5</td>
<td>0.25</td>
<td>0.25</td>
</tr>
<tr>
<td>MXPD</td>
<td>CRT1.0</td>
<td>0.75</td>
<td>1.0</td>
</tr>
<tr>
<td>Custom</td>
<td>CRT0.75/1.25</td>
<td>Varies</td>
<td>100</td>
</tr>
<tr>
<td>MXTC</td>
<td>CRT2.0</td>
<td>1.0</td>
<td>1.5</td>
</tr>
<tr>
<td>TOMX</td>
<td>CRT1.5</td>
<td>0.25</td>
<td>1.25</td>
</tr>
<tr>
<td>Custom</td>
<td>GR0.75</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
## Mixed-Use Translations

**Density & Height**

**Open Space/Coverage**

**Setbacks**

**Process**

### Open Space/Coverage

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>RMX-1, RMX-2, RMX-2C</th>
<th>RMX-3</th>
<th>RMX-3C</th>
<th>MXTC</th>
<th>TOMX</th>
<th>MXN</th>
<th>MXPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Green Area/</td>
<td>15-50%</td>
<td>20-50%</td>
<td>10-20%</td>
<td>10-20%</td>
<td>10-20%</td>
<td>10-20%</td>
<td>50%</td>
<td>40-50%</td>
</tr>
<tr>
<td>Public Use Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Coverage</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>75% (std)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

- **CR**
  - \( \leq 10,000\text{sf} \): 0%
  - \( > 10,000\text{sf} \)
    - 0% for detached/duplex
    - 20% common open space for townhouses
    - 10% public open space for apartment/condo, multi-use, general
Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

• Setbacks

<table>
<thead>
<tr>
<th>Standard</th>
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<th>MXTC</th>
<th>TOMX</th>
<th>MXN</th>
<th>MXPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abutting Res.</td>
<td>50-100’</td>
<td>20’</td>
<td>25’ (std method)</td>
<td>100’/height of building</td>
<td>Unless SFH-100’</td>
</tr>
<tr>
<td>Other</td>
<td>0-50’</td>
<td>0’</td>
<td>10-20’ (std method)</td>
<td>n/a</td>
<td>Set at D.P.</td>
</tr>
</tbody>
</table>

– C/R

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

RMX, MXTC, TOMX, MXN, MXPD → CRT

\[
\begin{align*}
Y & \quad X \quad X^* \\
& \quad 1.5
\end{align*}
\]

\[45^\circ\]
### Mixed-Use Translations

- **Density & Height**
- **Open Space/Coverage**
- **Setbacks**
- **Process**

#### Process

<table>
<thead>
<tr>
<th>Standard</th>
<th>RMXs</th>
<th>MXTC</th>
<th>TOMX</th>
<th>MXN</th>
<th>MXPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Optional Method/Rezoning</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Rezoning</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Site Plan</td>
<td>Y</td>
<td>some</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tbody>
<tr>
<td>C/R</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>Limited</td>
<td>Any</td>
<td>Any</td>
<td>If req’d under 59-3; if not follow permitted use</td>
</tr>
</tbody>
</table>

---

**RMX, MXTC, TOMX, MXN, MXPD**

**CRT**
**RMX to CRT Translation**

**New Permitted uses**
- Seasonal outdoor sales (current CRT)
- Nursery (current CRT)
- Agricultural vending
- Live/work units (current CRT)
- Two-Unit Living (current CRT)
- Townhouse Living (current CRT)
- Charitable, Philanthropic (current CRT)
- Hospital (current CRT)
- Park, Playground, private (current CRT)
- Private club/ Service org (current CRT)
- Animal Boarding and Care (current CRT)
- Medical/ Dental Lab (current CRT)
- R&D (current CRT)
- Conference center (current CRT)
- Health Club (current CRT)
- Artisan Man & Prod (current CRT)
- Railroad tracks
- Pipe/Transmission belowground (current CRT)

**New Limited uses**
- Community gardens
- Urban farming (modified current CRT)
- Animal husbandry (only bees)
- Farm market, on-site
- PLQ < 50 (current CRT)
- Home health, low impact (current CRT)
- Home occupation, no/low (current CRT)
- Vet Office/Hospital (current CRT)
- Light Vehicle Sales/ Rental* (current CRT)
- Minor Vehicle Repair* (current CRT)
- Drive-thru (current CRT)
- Medical/Sci Man & Prod (current CRT)
- Bus/Rail Terminal
- Transmission Line Aboveground
- Storage Facility (up to 10,000sf) (current CRT)
- Solar Collection

* Change to only some zones
RMXs to CRT Translation

New Conditional Uses

• PLQ > 50
• Home Health, major (current CRT)
• Home Occupation, major (current CRT)
• Funeral Home
• Car Wash* (current CRT)
• Major Auto Repair (P to SE in some RMX zones)
• Aboveground pipeline
• Self-Storage (current CRT)

Permitted becoming Limited

• Day care 30+ (site plan if adj...) (current CRT)

Special Exception becoming Limited or Permitted

• Res Care (Over 16) (current CRT)
• Private Ambulance/ Rescue (site plan if adj...) (current CRT)
• Day care (over 12 in a res building)
• Hotel/Motel (current CRT)
• Pub Utility Building or Structure

Permitted becoming Conditional

• Fuel Sales

Removed Uses

• Detached accessory apt?
• Community Swimming Pool*

* Change to only some zones
MXTC, TOMX to CRT Translation

**New Permitted uses**

- Seasonal outdoor sales *(current CRT)*
- Nursery *(current CRT)*
- Agricultural vending
- Live/Work *(current CRT)*
- Hospital *(current CRT)*
- Park, Playground, private* *(current CRT)*
- Structured Parking* *(current CRT)*
- Conference center* *(current CRT)*
- Artisan Man & Prod *(current CRT)*
- Railroad tracks *(consistency)*
- Pipe/Transmission belowground* *(current CRT)*
- Accessory buildings and uses* *(current CRT)*

**New Limited uses**

- Community gardens
- Urban farming *(modified current CRT)*
- Animal husbandry *(only bees)*
- Farm market, on-site
- Independent Living* *(current CRT)*
- Private Ambulance/Rescue *(current CRT)*
- Surface Parking* *(current CRT)*
- Light Vehicle Sales & Outdoor Rental* *(current CRT)*
- Minor Vehicle Repair* *(current CRT)*
- Amateur Radio < 65’ *(consistency)*
- Transitory Use *(consistency)*
- Dry Cleaning < 3,000sf* *(current CRT)*
- Bus/Rail Terminal
- Transmission Line Aboveground
- Storage Facility *(up to 10,000sf)* *(current CRT)*
- Solar Collection

* Change to only some zones
MXTC, TOMX to CRT Translation

**New Conditional Uses**

- Cable Communication (consistency)
- Funeral Home (or L?)
- Rec & Ent (Over 1,000)
- Car Wash* (current CRT)
- Major Auto Repair* (current CRT)
- Amateur Radio > 65’ (consistency)
- Aboveground pipeline

**Special Exception becoming Limited or Permitted**

- Private Ed* (current CRT)
- Private Club/Service Org* (current CRT)
- Vet (site plan if adj) (current CRT)
- Drive-thru (new to TOMX) (current CRT)
- Pub Utility Building or Structure*

**Permitted becoming Limited**

- Day care 30+ (site plan if adj...)
  (current CRT)

**Permitted becoming Conditional**

- PLQ > 50 (consistency)
- Self-Storage (current CRT)

* Change to only some zones