Zoning Rewrite Implementation
Worksession #8

Mixed-Use Zones
April 29, 2013
Mixed-Use Zones

Mapping

- 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

MXPD

- 372.46 acres
- 0.13%
Mixed-Use Zones

MXTC

- 298.46 acres
- 0.10%
Mixed-Use Zones

Mapping

RMX-1

- 333.09 acres
- 0.12%
Mixed-Use Zones

Mapping

RMX-2

- 318.00 acres
- 0.11%
Mixed-Use Zones

Mapping

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%
<table>
<thead>
<tr>
<th>Current Zone</th>
<th>Translation</th>
<th>Classification</th>
<th>C</th>
<th>R</th>
<th>H</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>RMX-1</td>
<td>CRT2.0</td>
<td></td>
<td>0.5</td>
<td>1.5</td>
<td>65</td>
<td>58.75</td>
<td>10</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>
<td></td>
<td></td>
<td>875.08</td>
<td>1404</td>
</tr>
<tr>
<td>MXN</td>
<td>CRT0.5</td>
<td></td>
<td>0.25</td>
<td>0.25</td>
<td>100</td>
<td>58.75</td>
<td>10</td>
</tr>
<tr>
<td>MXPD</td>
<td>CRT1.0</td>
<td></td>
<td>0.75</td>
<td>1.0</td>
<td>100</td>
<td>41.54</td>
<td>100</td>
</tr>
<tr>
<td>Custom</td>
<td>CRT0.75/1.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>331.20</td>
<td>16</td>
</tr>
<tr>
<td>MXTC</td>
<td>CRT2.0</td>
<td></td>
<td>1.0</td>
<td>1.5</td>
<td>70</td>
<td>298.44</td>
<td>251</td>
</tr>
<tr>
<td>TOMX</td>
<td>CRT1.5</td>
<td></td>
<td>0.25</td>
<td>1.25</td>
<td>100</td>
<td>28.37</td>
<td>21</td>
</tr>
<tr>
<td>Custom</td>
<td>GR0.75</td>
<td></td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td>4.73</td>
<td>2</td>
</tr>
</tbody>
</table>
Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

• Open Space/Coverage

<table>
<thead>
<tr>
<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/ Public Use Space</td>
<td>15-50%</td>
<td>20-50%</td>
<td>10-20%</td>
<td>10-20%</td>
<td>10-20%</td>
<td>50%</td>
<td>40-50%</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>
</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

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**Setbacks**

<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>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>

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**C/R**

- Abutting Ag/Rural/Res: Compatibility Standards
- All other: 0’
- Parking: behind front building line
Mixed-Use Translations

Density & Height
Open Space/Coverage
Setbacks
Process

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<thead>
<tr>
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<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>
</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>If req’d under 59-3; if not follow permitted use</td>
</tr>
</tbody>
</table>

RMX, MXTC, TOMX, MXN, MXPD  →  CRT

• Process
### 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)
- 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
- Funeral Home
- 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)
- Car Wash* (current CRT)
- Major Auto Repair (P to SE in some RMX zones)
- Above ground pipeline
- Self-Storage (current CRT)
- Animal Boarding and Care (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 only in a res building)
- Hotel/Motel (current CRT)
- Pub Utility Building or Structure

Permitted becoming Conditional

- Fuel Sales

Removed Uses

- Carriage House
- Community Swimming Pool*

* Change to only some zones
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
- Funeral Home
- 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
New Conditional Uses

• Cable Communication (consistency)
• 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
New Permitted uses

- Seasonal Outdoor Sales (current CRT)
- Residential Care (up to 8) (current CRT)
- Playground, Outdoor Area (private)
- Conference Center (current CRT)
- Artisan Manufacturing (current CRT)

New Limited uses

- Community gardens
- Urban farming (modified CRT)
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- B&B
- Light Vehicle Rental Indoor (sales = P)
- Bus/Rail Terminal (current CRT)
- Solar Collection System

New Conditional uses

- Animal Boarding and Care (current CRT)
Special Exceptions becoming a Limited or Permitted use

- Hospital (current CRT)
- Private Club, Service Org (current CRT)
- Light Vehicle Sales/ Rental (outdoor) (site plan if adj ... ) (current CRT)
- Drive-thru (site plan) (current CRT)
- Public Utility Building or structure (modified CRT)
- Independent Living ...

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)

Uses Removed from the zone

- Community swimming pools
- Freestanding Wireless Tower
- Media Broadcast Tower
- Adult Entertainment
- Golf Course, Country Club
- Indoor Shooting Range
- Automobile Storage Lot
- Helipad/Heliport
- Storage Facility over 10,000sf
- Some manufacturing uses allowed in I-3
New Permitted uses

- Agricultural Vending
- Seasonal Outdoor Sales (current CRT)
- Live/Work Units (current CRT)
- Playground, Outdoor Area (private) (current CRT)
- Hotel/ Motel (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)
- B&B
- Light vehicle sales/rental (indoor or outdoor) (site plan if adj...)
- Bus/rail terminal (current CRT)
- Transmission line (above ground)
- Storage facility (up to 10,000) (current CRT)
- Solar collection system
- Funeral Home, undertaker
**Permitted becoming Limited**

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

**SE becoming Permitted or Limited**

- Private Club/ Service Org (current CRT)
- Hospital (current CRT)
- Vet (site plan if adj...) (current CRT)
- Rec & Entertainment (Indoor < 250)
- Vehicle service repair (minor) (site plan if adj...) (current CRT)
- Drive-thru (site plan) (current CRT)
- Public utility structure (site plan if adj...)

**New Conditional Uses**

- Car Wash
- Pipeline (Aboveground)
- Self-storage (current CRT)
- Major Vehicle Repair

**Uses Removed from zone**

- Freestanding Telecommunications Tower
- Media Broadcast Tower
- Some light manufacturing uses allowed in R&D