

TABLE OF CONTENTS

ARTICLE 59-1. GENERAL ZONING ORDINANCE [CODE] PROVISIONS

DIVISION 1.1. IN GENERAL

SECTION 1.1.1. CITATION 1 – 2

SECTION 1.1.2. REPEAL OF EXISTING ZONING ORDINANCE..... 1 – 2

SECTION 1.1.3. SEVERABILITY 1 – 2

DIVISION 1.2. PURPOSE

SECTION 1.2.1. PURPOSE OF CHAPTER 59.....1 – 3

DIVISION 1.3. APPLICABILITY

SECTION 1.3.1. APPLICABILITY 1 – 4

SECTION 1.3.2. NONAPPLICABILITY TO CERTAIN MUNICIPALITIES 1 – 4

SECTION 1.3.3. ANNEXATIONS 1 – 4

DIVISION 1.4. DEFINED TERMS

SECTION 1.4.1. RULES OF INTERPRETATION 1 – 5

SECTION 1.4.2. SPECIFIC TERMS AND PHRASES DEFINED..... 1 – 5

ARTICLE 59-2. ZONES

DIVISION 2.1. ZONES ESTABLISHED

SECTION 2.1.1. REQUIREMENTS FOR ALL ZONES 2 – 2

SECTION 2.1.2. [REGULATIONS FOR ESTABLISHMENT OF ZONES] ZONING CATEGORIES 2 – 2

SECTION 2.1.3. AGRICULTURAL ZONE..... 2 – 2

SECTION 2.1.4. RURAL RESIDENTIAL ZONES..... 2 – 3

SECTION 2.1.5. RESIDENTIAL ZONES..... 2 – 3

SECTION 2.1.6. COMMERCIAL/RESIDENTIAL ZONES..... 2 – 4

SECTION 2.1.7. EMPLOYMENT ZONES..... 2 – 6

SECTION 2.1.8. INDUSTRIAL ZONES 2 – 8

SECTION 2.1.9. OVERLAY ZONES 2 – 9 [8]

SECTION 2.1.10. FLOATING ZONES..... 2 – 11

DIVISION 2.2. ZONING MAP

SECTION 2.2.1. ZONING MAPS..... 2 – 15 [13]

SECTION 2.2.2. LOCATION AND BOUNDARIES OF ZONES 2 – 15 [13]

SECTION 2.2.3. ZONE BOUNDARY INTERPRETATION 2 – 15 [13]

SECTION 2.2.4. ZONING AND DEVELOPMENT WITHIN RIGHTS-OF-WAY 2 – 16 [14]

SECTION 2.2.5. ZONES RETAINED FROM PREVIOUS ORDINANCE 2 – 17 [15]

ARTICLE 59-3. USES AND USE STANDARDS

DIVISION 3.1. USE TABLE

SECTION 3.1.1. KEY TO USE TABLE 3 – 3

SECTION 3.1.2. USE CLASSIFICATIONS..... 3 – 3

SECTION 3.1.3. USES LISTED AS ACCESSORY 3 – 4

SECTION 3.1.4. TEMPORARY USES 3 – 4

SECTION 3.1.5. TRANSFERABLE DEVELOPMENT RIGHTS..... 3 – 5

SECTION 3.1.6. USE TABLE 3 – 7 [6]

DIVISION 3.2. AGRICULTURAL USES

SECTION 3.2.1. AGRICULTURAL AUCTION FACILITY..... 3 – 14 [13]

SECTION 3.2.2. AGRICULTURAL PROCESSING 3 – 14 [13]

SECTION 3.2.3. COMMUNITY GARDEN 3 – 14 [13]

SECTION 3.2.4. EQUESTRIAN FACILITY 3 – 15 [14]

SECTION 3.2.5. FARM SUPPLY OR MACHINERY SALES, STORAGE, AND SERVICE..... 3 – 16 [15]

SECTION 3.2.6. FARMING 3 – 17 [16]

SECTION 3.2.7. NURSERY 3 – 17 [16]

SECTION 3.2.8. SLAUGHTERHOUSE 3 – 18 [17]

SECTION 3.2.9. URBAN FARMING 3 – 18 [17]

SECTION 3.2.10. WINERY 3 – [18](#) [17]
SECTION 3.2.11. ACCESSORY AGRICULTURAL USES..... 3 – [19](#) [18]
SECTION 3.2.12. TEMPORARY AGRICULTURAL USES..... 3 – [21](#)[19]

DIVISION 3.3. RESIDENTIAL USES

SECTION 3.3.1. HOUSEHOLD LIVING..... 3 – [22](#) [20]
SECTION 3.3.2. GROUP LIVING..... 3 – [23](#) [21]
SECTION 3.3.3. ACCESSORY RESIDENTIAL USES 3 – [27](#) [25]

DIVISION 3.4. CIVIC AND INSTITUTIONAL USES

SECTION 3.4.1. AMBULANCE, RESCUE SQUAD (PRIVATE)..... 3 – [37](#) [35]
SECTION 3.4.2. CHARITABLE, PHILANTHROPIC INSTITUTION..... 3 – [37](#) [35]
SECTION 3.4.3. CULTURAL INSTITUTION 3 – [38](#) [36]
SECTION 3.4.4. DAY CARE FACILITY..... 3 – [39](#) [37]
SECTION 3.4.5. EDUCATIONAL INSTITUTION (PRIVATE) 3 – [41](#) [38]
SECTION 3.4.6. HOSPITAL 3 – [42](#) [40]
SECTION 3.4.7. PLAYGROUND, OUTDOOR AREA (PRIVATE) 3 – [43](#) [41]
SECTION 3.4.8. PRIVATE CLUB, SERVICE ORGANIZATION..... 3 – [43](#) [41]
SECTION 3.4.9. PUBLIC USE (EXCEPT UTILITIES)..... 3 – [44](#) [41]
SECTION 3.4.10. RELIGIOUS ASSEMBLY 3 – [44](#) [41]
SECTION 3.4.11. SWIMMING POOL (COMMUNITY)..... 3 – [44](#) [42]

DIVISION 3.5. COMMERCIAL USES

SECTION 3.5.1. ANIMAL SERVICES..... 3 – [45](#) [43]
SECTION 3.5.2. COMMUNICATION FACILITY..... 3 – [47](#) [45]
SECTION 3.5.3. EATING AND DRINKING..... 3 – [51](#) [49]
SECTION 3.5.4. FUNERAL AND INTERMENT SERVICES 3 – [52](#) [49]
SECTION 3.5.5. LANDSCAPE CONTRACTOR..... 3 – [53](#) [51]
SECTION 3.5.6. LODGING 3 – [54](#) [51]
SECTION 3.5.7. MEDICAL AND DENTAL 3 – [55](#) [52]

SECTION 3.5.8. OFFICE AND PROFESSIONAL 3 – [56](#) [53]
SECTION 3.5.9. PARKING 3 – [57](#) [54]
SECTION 3.5.10. RECREATION AND ENTERTAINMENT..... 3 – [58](#) [55]
SECTION 3.5.11. RETAIL SALES AND SERVICE 3 – [62](#) [59]
SECTION 3.5.12. VEHICLE/EQUIPMENT SALES AND RENTAL..... 3 – [65](#) [61]
SECTION 3.5.13. VEHICLE SERVICE 3 – [66](#) [62]
SECTION 3.5.14. ACCESSORY COMMERCIAL USES 3 – [69](#) [65]
SECTION 3.5.15. TEMPORARY COMMERCIAL USES 3 – [71](#) [67]

DIVISION 3.6. INDUSTRIAL USES

SECTION 3.6.1. ANIMAL RESEARCH FACILITY..... 3 – [74](#) [69]
SECTION 3.6.2. CONTRACTOR STORAGE YARD 3 – [74](#) [69]
SECTION 3.6.3. DRY CLEANING FACILITY 3 – [74](#) [69]
SECTION 3.6.4. MANUFACTURING AND PRODUCTION 3 – [74](#) [69]
SECTION 3.6.5. MINING, EXCAVATION 3 – [75](#) [70]
SECTION 3.6.6. TRANSPORTATION 3 – [76](#) [71]
SECTION 3.6.7. UTILITIES 3 – [79](#) [73]
SECTION 3.6.8. WAREHOUSE..... 3 – [80](#) [74]
SECTION 3.6.9. WASTE-RELATED..... 3 – [81](#) [75]

DIVISION 3.7. MISCELLANEOUS USES

SECTION 3.7.1. NONCOMMERCIAL KENNEL..... 3 – [83](#) [78]
SECTION 3.7.2. SOLAR COLLECTION SYSTEM..... 3 – [83](#) [78]
SECTION 3.7.3. WILDLIFE, GAME PRESERVE, AND OTHER CONSERVATION
AREAS 3 – [83](#) [78]
SECTION 3.7.4. ACCESSORY MISCELLANEOUS USES 3 – [84](#) [79]

ARTICLE 59-4. EUCLIDEAN ZONE [REGULATIONS] REQUIREMENTS: IN GENERAL AND STANDARD METHOD

DIVISION 4.1. RULES FOR ALL ZONES

SECTION 4.1.1. DEVELOPMENT OPTIONS 4 – 3

SECTION 4.1.2. COMPLIANCE REQUIRED 4 – 3

SECTION 4.1.3. BUILDING TYPES IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES 4 – 4

SECTION 4.1.4. BUILDING TYPES ALLOWED BY ZONE IN THE AGRICULTURAL, RURAL RESIDENTIAL, AND RESIDENTIAL ZONES 4 – 5

SECTION 4.1.5. BUILDING TYPES IN THE COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND INDUSTRIAL ZONES 4 – 6

SECTION 4.1.6. BUILDING TYPES ALLOWED BY ZONE IN THE COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND INDUSTRIAL ZONES 4 – 7

SECTION 4.1.7. MEASUREMENT AND EXCEPTIONS 4 – 8 [6]

SECTION 4.1.8. COMPATIBILITY REQUIREMENTS 4 – 13 [11]

DIVISION 4.2. AGRICULTURAL ZONE

SECTION 4.2.1. METHODS OF DEVELOPMENT 4 – 15 [12]

SECTION 4.2.2. GENERAL REQUIREMENTS 4 – 15 [12]

SECTION 4.2.3. SPECIAL REQUIREMENTS FOR THE TRANSFER OF DENSITY 4 – 15 [12]

SECTION 4.2.4. SPECIAL REQUIREMENTS FOR CHILD LOTS 4 – 15 [12]

SECTION 4.2.5. AR ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 18 [14]

DIVISION 4.3. RURAL RESIDENTIAL ZONES

SECTION 4.3.1. METHODS OF DEVELOPMENT 4 – 20 [16]

SECTION 4.3.2. GENERAL REQUIREMENTS 4 – 20 [16]

SECTION 4.3.3. R ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 21 [17]

SECTION 4.3.4. RC ZONE, STANDARD METHOD DEVELOPMENT STANDARDS... 4 – 22 [18]

SECTION 4.3.5. RNC ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 24 [19]

DIVISION 4.4. RESIDENTIAL ZONES

SECTION 4.4.1. METHODS OF DEVELOPMENT 4 – 26 [21]

SECTION 4.4.2. GENERAL REQUIREMENTS 4 – 22 [21]

SECTION 4.4.3. RESIDENTIAL INFILL COMPATIBILITY 4 – 27 [22]

SECTION 4.4.4. RE-2 AND RE-2C ZONES, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 28 [23]

SECTION 4.4.5. RE-1 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 29 [24]

SECTION 4.4.6. R-200 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 30 [25]

SECTION 4.4.7. R-90 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 32 [26]

SECTION 4.4.8. R-60 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 33 [27]

SECTION 4.4.9. R-40 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 35 [28]

SECTION 4.4.10. TLD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 37 [30]

SECTION 4.4.11. TMD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 39 [32]

SECTION 4.4.12. THD ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 41 [34]

SECTION 4.4.13. R-30 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 43 [36]

SECTION 4.4.14. R-20 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 45 [38]

SECTION 4.4.15. R-10 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 47 [40]

DIVISION 4.5. COMMERCIAL/RESIDENTIAL ZONES

SECTION 4.5.1. DENSITY AND HEIGHT ALLOCATION 4 – 49 [42]

SECTION 4.5.2. METHODS OF DEVELOPMENT 4 – 49 [42]

SECTION 4.5.3. BUILDING TYPES 4 – 50 [42]
 SECTION 4.5.4. CRN, CRT, AND CR ZONES, STANDARD METHOD DEVELOPMENT
 STANDARDS.....4 – 51 [43]

DIVISION 4.6. EMPLOYMENT ZONES

SECTION 4.6.1. DENSITY AND HEIGHT ALLOCATION 4 – 54 [46]
 SECTION 4.6.2. METHODS OF DEVELOPMENT..... 4 – 54 [46]
 SECTION 4.6.3. BUILDING TYPES..... 4 – 55 [46]
 SECTION 4.6.4. GR AND NR ZONES, STANDARD METHOD DEVELOPMENT
 STANDARDS..... 4 – 56 [47]
 SECTION 4.6.5. LSC ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 59
 [50]
 SECTION 4.6.6. EOF ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 63
 [54]

DIVISION 4.7. INDUSTRIAL ZONES

SECTION 4.7.1. DENSITY AND HEIGHT ALLOCATION.....4 – 67 [58]
 SECTION 4.7.2. METHODS OF DEVELOPMENT4 – 67 [58]
 SECTION 4.7.3. BUILDING TYPES4 – 67 [58]
 SECTION 4.7.4. IL AND IM ZONES, STANDARD METHOD DEVELOPMENT
 STANDARDS 4 – 68 [59]
 SECTION 4.7.5. IH ZONE, STANDARD METHOD DEVELOPMENT STANDARDS 4 – 69
 [60]

DIVISION 4.8. OVERLAY ZONES

SECTION 4.8.1. IN GENERAL4 – 70 [61]
 [SECTION 4.8.2. COMMERCIAL PRESERVATION (CP) OVERLAY ZONE..... 4 – 61
 SECTION 4.8.3. INDUSTRIAL MIXED USE (IMU) OVERLAY ZONE..... 4 – 66
 SECTION 4.8.4. NEIGHBORHOOD PROTECTION (NP) OVERLAY ZONE4 – 67
 SECTION 4.8.5. SPECIAL PROTECTION AREA (SPA) OVERLAY ZONE.....4 – 74

SECTION 4.8.6. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY
 ZONE..... 4 – 76
 SECTION 4.8.7. GERMANTOWN TRANSIT MIXED USE (GTMU) OVERLAY ZONE 4 – 77]
 SECTION 4.8.2. BURTONSVILLE EMPLOYMENT AREA (BEA) OVERLAY ZONE... 4 – 86
 SECTION 4.8.3. CHEVY CHASE NEIGHBORHOOD RETAIL (CCNR) OVERLAY
 ZONE..... 4 – 88
 SECTION 4.8.4. COMMUNITY-SERVING RETAIL (CSR) OVERLAY ZONE..... 4 – 89
 SECTION 4.8.5. FENTON VILLAGE (FV) OVERLAY ZONE 4 – 89
 SECTION 4.8.6. GARRETT PARK (GP) OVERLAY ZONE 4 – 91
 SECTION 4.8.7. GERMANTOWN TRANSIT MIXED USE (GTMU) OVERLAY ZONE.4 – 92
 SECTION 4.8.8. REGIONAL SHOPPING CENTER (RSC) OVERLAY ZONE.....4 – 92
 SECTION 4.8.9. RIPLEY/ SOUTH SILVER SPRING (RSS) OVERLAY ZONE..... 4 – 93
 SECTION 4.8.10. RURAL VILLAGE CENTER (RVC) OVERLAY ZONE4 – 94
 SECTION 4.8.11. SANDY SPRING/ ASHTON RURAL VILLAGE (SSA) OVERLAY
 ZONE4 – 96
 SECTION 4.8.12. TAKOMA PARK/ EAST SILVER SPRING COMMERCIAL
 REVITALIZATION (TPESS) OVERLAY ZONE4 – 98
 SECTION 4.8.13. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY
 ZONE4 – 99
 SECTION 4.8.14. TWINBROOK (TB) OVERLAY ZONE4 – 99
 SECTION 4.8.15. UPPER PAINT BRANCH (UPB) OVERLAY ZONE 4 – 100
 SECTION 4.8.16. UPPER ROCK CREEK (URC) OVERLAY ZONE 4 – 101

**ARTICLE 59-5. FLOATING ZONE [REGULATIONS]
 REQUIREMENTS**

DIVISION 5.1. IN GENERAL

SECTION 5.1.1. ZONE CATEGORIES..... 5 – 2
 SECTION 5.1.2. [PURPOSES] APPLICABILITY 5 – 2
 SECTION 5.1.3. [APPLICABILITY AND]APPROVAL [REQUIRED]..... 5 – [2]4
 SECTION 5.1.4. SPECIAL PROVISIONS FOR PROPERTIES [ZONED] IN A ZONE UNDER
 ARTICLE 59-9 5 – [3]4

DIVISION 5.2. RESIDENTIAL FLOATING ZONES

SECTION 5.2.1. ZONES..... 5 – [4]5
 SECTION 5.2.2. [LAND USES]PURPOSE 5 – [4] 5
 SECTION 5.2.[2]3. LAND USES..... 5 – [4]5
 SECTION 5.2.[3]4. BUILDING TYPES..... 5 – [4]6
 SECTION 5.2.[4]5. DEVELOPMENT STANDARDS 5 – [5]6

DIVISION 5.3. COMMERCIAL/RESIDENTIAL FLOATING ZONES

SECTION 5.3.1. ZONES..... 5 – [7]8
 SECTION 5.3.2. [LAND USES] PURPOSES 5 – [7]8
 SECTION 5.3.[2]3. LAND USES 5 – [7]8
 SECTION 5.3.[3]4. BUILDING TYPES ALLOWED..... 5 – [7]8
 SECTION 5.3.[4]5. DEVELOPMENT STANDARDS 5 – [7]8

DIVISION 5.4. EMPLOYMENT FLOATING ZONES

SECTION 5.4.1. ZONES..... 5 – [9]10
 SECTION 5.4.2. [LAND USES]PURPOSES..... 5 – [9]10
 SECTION 5.4.[2]3. LAND USES..... 5 – [9]10
 SECTION 5.4.[3]4. BUILDING TYPES ALLOWED 5 – [9]10
 SECTION 5.4.[4]5. DEVELOPMENT STANDARDS..... 5 – [9]10

DIVISION 5.5. INDUSTRIAL FLOATING ZONES

SECTION 5.5.1. ZONES..... 5 – [11]12
 SECTION 5.5.2. [LAND USES] PURPOSES 5 – [11]12
 SECTION 5.5.[2]3. LAND USES..... 5 – [11]12
 SECTION 5.5.[3]4. BUILDING TYPES ALLOWED 5 – [11]12
 SECTION 5.5.[4]5. DEVELOPMENT STANDARDS 5 – [11]12

**ARTICLE 59-6. OPTIONAL METHOD [REGULATIONS]
 REQUIREMENTS**

DIVISION 6.1. MPDU DEVELOPMENT IN RURAL RESIDENTIAL AND RESIDENTIAL ZONES

SECTION 6.1.1. GENERAL REQUIREMENTS 6 – 2
 SECTION 6.1.2. GENERAL SITE AND BUILDING TYPE MIX 6 – 4
 SECTION 6.1.3. DETACHED HOUSE..... 6 – 5
 SECTION 6.1.4. DUPLEX 6 – 6
 SECTION 6.1.5. TOWNHOUSE..... 6 – 7
 SECTION 6.1.6. APARTMENT[/CONDO] 6 – 8

DIVISION 6.2. CLUSTER DEVELOPMENT IN RURAL RESIDENTIAL AND RESIDENTIAL ZONES

SECTION 6.2.1. GENERAL REQUIREMENTS 6 – 9
 SECTION 6.2.2. DEVELOPMENT STANDARDS 6 – 9
 SECTION 6.2.3. GENERAL SITE, BUILDING TYPE MIX, AND HEIGHT STANDARDS 6 – 11
 SECTION 6.2.4. DETACHED HOUSE AND DUPLEX 6 – 12
 SECTION 6.2.5. TOWNHOUSE 6 – 13

DIVISION 6.3. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) OVERLAY

SECTION 6.3.1. IN GENERAL 6 – 14

DIVISION 6.4. COMMERCIAL/RESIDENTIAL ZONES

SECTION 6.4.1. GENERAL REQUIREMENTS 6 – 17
 SECTION 6.4.2. DEVELOPMENT STANDARDS..... 6 – 17

DIVISION 6.5. EMPLOYMENT ZONES

SECTION 6.5.1. GENERAL REQUIREMENTS 6 – 19 [18]
 SECTION 6.5.2. DEVELOPMENT STANDARDS 6 – 19 [18]

DIVISION 6.6. OPTIONAL METHOD PUBLIC BENEFITS

SECTION 6.6.1. GENERAL PROVISIONS 6 – ~~21~~ [20]
SECTION 6.6.2. PUBLIC BENEFIT OVERVIEW 6 – ~~21~~ [20]
SECTION 6.6.3. PUBLIC BENEFIT DESCRIPTIONS AND CRITERIA 6 – ~~22~~ [21]

**ARTICLE 59-7. GENERAL DEVELOPMENT [REGULATIONS]
REQUIREMENTS**

DIVISION 7.1. SITE ACCESS

SECTION 7.1.1. INTENT 7 – 3
SECTION 7.1.2. APPLICABILITY 7 – 3
SECTION 7.1.3. GENERAL ACCESS REQUIREMENTS 7 – 3
SECTION 7.1.4. DRIVEWAY ACCESS 7 – 3
[SECTION 7.1.5. ALTERNATIVE COMPLIANCE 7 – 3]

DIVISION 7.2. PARKING, QUEUING, AND LOADING

SECTION 7.2.1. INTENT 7 – 4
SECTION 7.2.2. APPLICABILITY 7 – 4
SECTION 7.2.3. CALCULATION OF REQUIRED PARKING 7 – 4
SECTION 7.2.4. PARKING REQUIREMENTS 7 – ~~8~~ [6]
SECTION 7.2.5. VEHICLE PARKING DESIGN STANDARDS 7 – ~~14~~ [12]
SECTION 7.2.6. BICYCLE PARKING DESIGN STANDARDS 7 – ~~17~~ [14]
SECTION 7.2.7. QUEUING DESIGN STANDARDS 7 – ~~19~~ [16]
SECTION 7.2.8. LOADING DESIGN STANDARDS 7 – ~~19~~ [16]
SECTION 7.2.9. PARKING LOT LANDSCAPING AND OUTDOOR LIGHTING... 7 – ~~20~~ [17]
[SECTION 7.2.10. ALTERNATIVE COMPLIANCE 7 – 18]

DIVISION 7.3. OPEN SPACE AND RECREATION

SECTION 7.3.1. INTENT 7 – ~~22~~ [19]
SECTION 7.3.2. APPLICABILITY 7 – ~~22~~ [19]

SECTION 7.3.3. ALLOWED AND PROHIBITED FEATURES IN OPEN SPACE 7 – ~~22~~ [19]
SECTION 7.3.4. RURAL OPEN SPACE 7 – ~~23~~ [20]
SECTION 7.3.5. COMMON OPEN SPACE 7 – ~~25~~ [22]
SECTION 7.3.6. PUBLIC OPEN SPACE 7 – ~~26~~ [23]
SECTION 7.3.7. AMENITY OPEN SPACE 7 – ~~27~~ [23]
SECTION 7.3.8. OPEN SPACE LANDSCAPING AND OUTDOOR LIGHTING. 7 – ~~27~~ [24]
SECTION 7.3.9. RECREATION FACILITIES 7 – ~~28~~ [24]
[SECTION 7.3.10 ALTERNATIVE COMPLIANCE 7 – 24]

[DIVISION 7.4. COMPATIBILITY STANDARDS

SECTION 7.4.1. INTENT 7 – 25
SECTION 7.4.2. APPLICABILITY 7 – 25
SECTION 7.4.3. SETBACK STANDARDS 7 – 25
SECTION 7.4.4. HEIGHT RESTRICTIONS 7 – 26
SECTION 7.4.5. SCREENING REQUIREMENTS 7 – 26
SECTION 7.4.6. ALTERNATIVE COMPLIANCE 7 – 30]

DIVISION ~~7.4.~~ [7.5.] GENERAL LANDSCAPING AND OUTDOOR LIGHTING

SECTION ~~7.4.1.~~ [7.5.1.] INTENT 7 – ~~35~~ [31]
SECTION ~~7.4.2.~~ [7.5.2.] APPLICABILITY 7 – ~~35~~ [31]
SECTION ~~7.4.3.~~ [7.5.3.] GENERAL LANDSCAPING REQUIREMENTS 7 – ~~35~~ [31]
SECTION ~~7.4.4.~~ [7.5.4.] GENERAL OUTDOOR LIGHTING REQUIREMENTS... 7 – ~~37~~ [33]
[SECTION 7.5.5. ALTERNATIVE COMPLIANCE 7 – 34]

DIVISION 7.5. SCREENING REQUIREMENTS

SECTION 7.5.1. INTENT 7 – 39
SECTION 7.5.2. APPLICABILITY 7 – 39
SECTION 7.5.3. SCREENING REQUIREMENTS 7 – 39

DIVISION 7.6. OUTDOOR DISPLAY AND STORAGE

SECTION 7.6.1. INTENT 7 - 43 [35]
 SECTION 7.6.2. APPLICABILITY 7 - 43 [35]
 SECTION 7.6.3. DESIGN STANDARDS 7 - 43 [35]
[\[SECTION 7.6.4. ALTERNATIVE COMPLIANCE 7 - 36\]](#)

DIVISION 7.7. SIGNS

SECTION 7.7.1. INTENT 7 - 45 [37]
 SECTION 7.7.2. APPLICABILITY 7 - 45 [37]
 SECTION 7.7.3. EXEMPT SIGNS 7 - 45 [37]
 SECTION 7.7.4. PROHIBITED SIGNS 7 - 46 [38]
 SECTION 7.7.5. MEASUREMENTS 7 - 47 [39]
 SECTION 7.7.6. PERMANENT SIGNS, IN GENERAL 7 - 49 [41]
 SECTION 7.7.7. AGRICULTURAL AND RURAL RESIDENTIAL ZONES 7 - 50 [42]
 SECTION 7.7.8. RESIDENTIAL ZONES 7 - 50 [42]
 SECTION 7.7.9. COMMERCIAL/RESIDENTIAL, EMPLOYMENT, AND
 INDUSTRIAL ZONES 7 - 51 [43]
 SECTION 7.7.10. URBAN RENEWAL AREAS 7 - 53 [45]
 SECTION 7.7.11. LIMITED DURATION SIGNS 7 - 53 [45]
 SECTION 7.7.12. TEMPORARY SIGNS 7 - 54 [46]

[DIVISION 7.8. ALTERNATIVE COMPLIANCE](#)

[SECTION 7.8.1. ALTERNATIVE METHOD OF COMPLIANCE 7 - 56](#)

ARTICLE 59-8. ADMINISTRATION AND PROCEDURES

DIVISION 8.1. REVIEW AUTHORITY AND APPROVALS REQUIRED

SECTION 8.1.1. IN GENERAL 8 - 2
 SECTION 8.1.2. OVERVIEW OF REVIEW AND APPROVAL AUTHORITY 8 - 2
 SECTION 8.1.3. OVERVIEW OF APPROVALS REQUIRED 8 - 3

DIVISION 8.2. DISTRICT COUNCIL APPROVALS

SECTION 8.2.1. LOCAL MAP AMENDMENT 8 - 4
 SECTION 8.2.2. CORRECTIVE MAP AMENDMENT 8 - 9 [8]
 SECTION 8.2.3. SECTIONAL AND DISTRICT MAP AMENDMENT 8 - 10 [9]
 SECTION 8.2.4. ZONING TEXT AMENDMENT 8 - 11 [10]

DIVISION 8.3. REGULATORY APPROVALS

SECTION 8.3.1. CONDITIONAL USE 8 - 13 [12]
 SECTION 8.3.2. VARIANCE 8 - 21 [18]
 SECTION 8.3.3. SKETCH PLAN 8 - 23 [20]
 SECTION 8.3.4. SITE PLAN 8 - 25 [22]

DIVISION 8.4. ADMINISTRATIVE APPROVALS

SECTION 8.4.1. BUILDING PERMIT 8 - 33 [29]
 SECTION 8.4.2. USE AND OCCUPANCY AND TEMPORARY USE PERMITS ... 8 - 34 [30]
 SECTION 8.4.3. SIGN PERMIT 8 - 35 [31]
 SECTION 8.4.4. SIGN [PERMIT] VARIANCE 8 - 36 [32]
[\[SECTION 8.4.5. SIGN INSTALLER LICENSE 8 - 33\]](#)
[\[SECTION 8.4.6. ADMINISTRATIVE ZONING DISTRICT LINE ADJUSTMENT 8 - 35\]](#)

DIVISION 8.5 NOTICE STANDARDS

SECTION 8.5.1. NOTICE REQUIRED 8 - 40 [36]
 SECTION 8.5.2. NOTICE SPECIFICATIONS 8 - 41 [37]

DIVISION 8.6. SPECIAL PROVISIONS

SECTION 8.6.1. BOARD OF APPEALS 8 - 44 [40]
 SECTION 8.6.2. HEARING EXAMINER 8 - 44 [40]
 SECTION 8.6.3. PLANNING BOARD 8 - 45 [41]
 SECTION 8.6.4. SIGN REVIEW BOARD 8 - 46 [42]
 SECTION 8.6.5. FEES 8 - 46 [42]

DIVISION 8.7. EXEMPTIONS AND NONCONFORMITIES

SECTION 8.7.1. EXEMPTIONS.....8 - [48](#) [44]
SECTION 8.7.2. NONCONFORMING USES AND STRUCTURES.....8 - [53](#) [47]

DIVISION 8.8. VIOLATIONS, PENALTIES, AND ENFORCEMENT

SECTION 8.8.1. GENERALLY.....8 - [56](#) [51]

ARTICLE 59-9. ZONES RETAINED FROM PREVIOUS ORDINANCE

DIVISION 9.1. IN GENERAL

SECTION 9.1.1. APPLICABILITY 9 – 2
SECTION 9.1.2. MODIFICATION OF ZONES 9 – 2

DIVISION 9.2. RESIDENTIAL FLOATING ZONES

SECTION 9.2.1. ZONES ESTABLISHED 9 – 3
SECTION 9.2.2. PURPOSE AND INTENT 9 – 3
SECTION 9.2.3. [\[USES\] USE TABLE FOR THE RT AND R-H ZONES](#) 9 – 4
SECTION 9.2.4. [\[R-T\] RT ZONE REQUIREMENTS AND DEVELOPMENT STANDARDS](#) .
9 – 7
SECTION 9.2.5. R-H ZONE REQUIREMENTS AND DEVELOPMENT STANDARDS... 9 – 9

DIVISION 9.3. PLANNED DEVELOPMENT ZONES

SECTION 9.3.1. ZONES ESTABLISHED9 – 11
SECTION 9.3.2. PD ZONE.....9 – 11
SECTION 9.3.3. [\[TS\] T-S ZONE](#)..... 9 – [18](#) [17]
SECTION 9.3.4. PNZ ZONE..... 9 – [21](#) [20]
SECTION 9.3.5. PRC ZONE9 – [23](#) [22]
SECTION 9.3.6. PCC ZONE.....9 – [27](#) [25]