



Special Provisions for "T" Zones

About

Some CRT, CR, EOF, and LSC zones were mapped with a "T" following the zone formula (see image below) during the District Map Amendment zone translation process (DMA G-956). The "T" designation allows a property to use certain density and height provisions from the old code. The "T" provisions can be found under Section 4.5.2.C for the Commercial/Residential zones and Section 4.6.2.C for the Employment zones.



Density

The "T" provisions retain the density bonus permitted under Chapter 25A for providing MPDUs (Section 4.7.3.D.6). The "T" allows bonus residential density above the mapped density for providing more than 12.5% of residential units as MPDUs. To achieve a density bonus, at least one more MPDU than would be required at 12.5% must be provided. A project may earn a residential density bonus of up to 22% for providing 15% of residential units as MPDUs. Any increase in density under the "T" provisions requires site plan approval.*

In the CRT and CR zones, the "T" provisions also retain the rights of properties that were in a CBD zone before the District Map Amendment (and not located in a designated density transfer area) to transfer density to a property that abuts or confronts a property in a Residential Detached zone.

Height

In the CRT and CR zones, the "T" provisions also allow the height of a building to be increased above the mapped height for the following scenarios:

1. On a property within a designated central business district mapped at a height up to 145', the height may be increased above the height on the map by up to 1.5 times if the height is the minimum necessary to provide workforce housing units or if the additional height is specifically recommended for the provision of MPDUs above 12.5% in a applicable master plan. This provision retains the rights of properties that were in a CBD zone before the District Map Amendment.*
2. Height on a portion of a building may be increased above the height on the map so long as the average height of the building does not exceed the mapped height. This provision is new and is intended to provide some flexibility since the District Map Amendment mapped maximum heights according to master plan recommendations, which were often lower than the statutory limit of the zone.

Any increase in height under the "T" provisions requires site plan approval.



* ZTA 14-09 adds language to the "T" provisions to allow an increase in residential density and building height to accommodate workforce housing in the LSC zone (as allowed in the old code)

