

ZAP MEETING

JUNE 2012

Floating Zones

Overlay Zones

Uses

Floating Zones

Applicability

- Recommended in master or sector plan or
- Meets applicable prerequisites in Article 59-5

Land Uses

- Established by the Floating Zone Map Amendment
- Assign one or more appropriate Euclidean zone's uses under Article 59-3.
- Restrict by area or building type under the Floating Zone Map Amendment.
- Individual uses or use groups may be disallowed by the Floating Zone Map Amendment.

Floating Zones

Building Types

- Building types specifically prohibited for the subject property in an approved master or sector plan are not allowed.
- Any building type recommended for the subject property in an approved master or sector plan is allowed.
- No recommendation regarding building types requires development to meet the prerequisites under Article 59-5 for the applicable building type.

Floating Zones – Residential

- 3 families of **residential** floating zones
- Each floating zone prescribes various **land uses**, **building types**, and **development standards**.
- Mapped indicating **maximum** allowed units per acre.
 - Residential Detached – Floating (RDF-#)
 - Townhouse – Floating (TF-#)
 - Apartment – Floating (AF-#)

Floating Zones – Residential

- **Residential Uses**
 - May be assigned from any residential detached, townhouse, or multi-family Euclidean zone.
- **Commercial Uses**
 - **Only** uses allowed in **CRN** zone may be assigned unless another zone's uses are specifically recommended in master or sector plan.
 - Commercial uses **only allowed** for applications of a **minimum of 150 units** or residential densities of **least 20 units per acre** of the gross tract area.

Floating Zones – Residential

Building Types Allowed

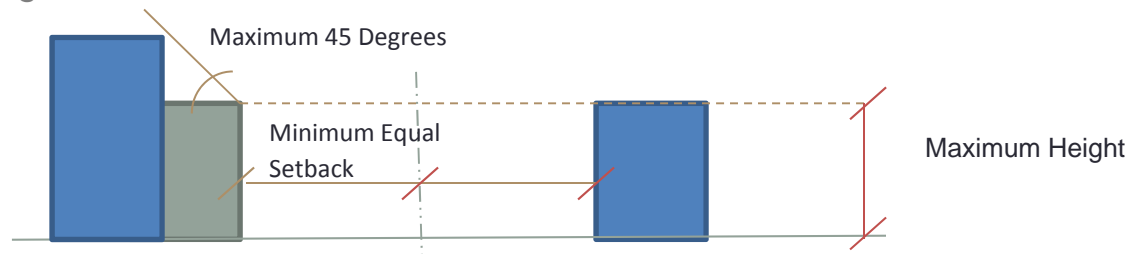
Building Type	Zones Allowing Building Type	Prerequisites
Detached House	RDF, TF, AF	Based on existing Euclidean zone, tract area, street access classification and proximity to transit
Duplex	RDF, TF, AF	
Townhouse	TF, AF	
Apartment	AF	
Mixed-Use or General Building	RDF, TF, AF	
		Restrictions based on abutting zone

Floating Zones – Residential

Development Standards

- Density
- Height
- Lot size
- Coverage
- Setbacks
- General regulations

Height regulation:



Floating Zones Commercial/Residential

- 3 families of **commercial/residential** floating zones
- Each floating zone prescribes various **land uses**, **building types**, and **development standards**.
- Mapped indicating **maximum** allowed total, commercial, and residential densities and maximum allowed height.
 - Commercial/Residential Neighborhood – Floating (CRNF# C# R# H#)
 - Commercial/Residential Town – Floating (CRTF# C# R# H#)
 - Commercial Residential – Floating (CRF# C# R# H#)

- **Uses Allowed**
 - Only the uses allowed in the **CRN**, **CRT**, or **CR** zones may be assigned to the Floating Zone Map Amendment unless another zone's uses are specifically recommended in an approved master or sector plan.

Building Types Allowed

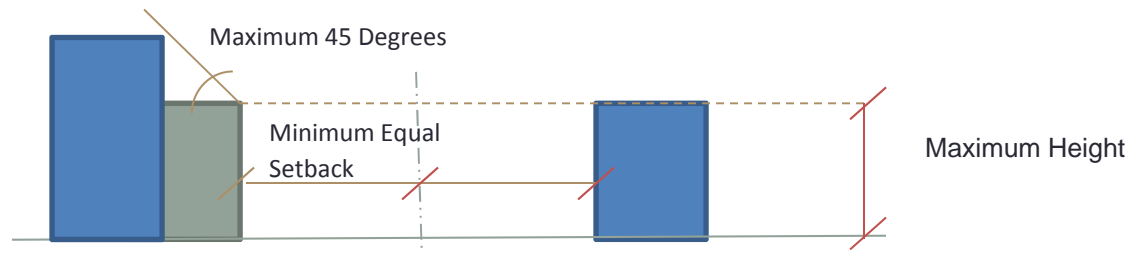
Building Type	Prerequisites
Detached House	Based on existing Euclidean zone, street access classification and proximity to transit
Duplex/Townhouse	
Apartment	
Mixed-Use or General Building	Restriction based abutting zone

Floating Zones Commercial/Residential

Development Standards

- Density
- Height
- Lot size
- Coverage
- Setbacks
- General regulations

Height regulation:



Floating Zones - Employment

- 3 families of **employment** floating zones
- Each floating zone prescribes various **land uses**, **building types**, and **development standards**.
- Mapped indicating **maximum** allowed total, commercial, and residential densities and maximum allowed height as limited by this Division.

Floating Zones - Employment

- 3 families of **employment** floating zones
- Each floating zone prescribes various **land uses**, **building types**, and **development standards**.
- Mapped indicating **maximum** allowed density and maximum allowed height.
 - Employment General – Floating (EGF# H#)
 - Employment Office – Floating (EOFF# H#)
 - Employment Life Sciences – Floating (ELSF# H#)

Overlay Zones

Overlay zones (for example)

- Neighborhood Protection Overlay
 - Garrett Park
 - Neighborhood Retail Overlay zone

- Special Protection Area Overlay
 - Rock Creek
 - Upper Paint Branch

- TDR Overlay
 - Based on TDR density designation in master plan

Overlay Zones

Overlay zones

- Several existing overlays may not need to be retained due zone designations that limit FAR, use mix, and height. As well as a lower threshold for site plan review.
- A few of the existing overlay zones are in master plan areas under review and one has been recently eliminated through the master plan process.

Overlay Zones

TDR Overlay

Land designated in a TDR Overlay zone is assigned a number, as recommended in the applicable master or sector plan that delineates the maximum number of units per acre that may be built through the purchase of TDRS up to the following limits:

For residential zones:

TDR Density Designation									
Zone	RE-2	RE-2C	RE-1	RLD-20	RMD-9	RMD-6	RHD-3	RHD-2	RHD-1
Maximum units/acre	4	2	2	11	28	28	40	50	100

TDR Overlay zones are delineated as the overlay zone symbol (TDR) followed by the TDR density designation (1 through 100) on the zoning map, [TDR-#].

Overlay Zones

TDR Overlay

For residential zones:

Development using TDRs must include at least $2/3^{\text{rds}}$ of the number of development rights designated.

The density designation and number of units determines building types allowed and the required maximum or minimum percentage.

One TDR allows the construction of the following number of units up to the TDR density designation:

- i. 1 TDR= 1 detached unit,
- ii. 1 TDR = 2 duplex or townhouse units, or
- iii. 1 TDR = 3 multi-family units.

Overlay Zones

TDR Overlay

For commercial/residential and employment zones:

Benefit points for the provision of TDRs

TDR equivalency for commercial square feet and residential units modeled on the TOMX zone

New Use Proposal

- Ag Education/ Tourism

Definition:

Agricultural and ancillary activities conducted as part of a farm's regular operations with emphasis on: outdoor instruction, outdoor experiential training, and other fun events which provide opportunities for Agricultural Education and promotes the importance of agriculture to the general public.

Use Standards:

- a. The minimum size of the property must be at least 50 acres.
- b. Not less than 60% of the property must be maintained in agricultural cultivation, pastureland, woodland, or natural features.
- c. Agriculture Education and Ag Tourism activities should include hands-on experiences that foster increased knowledge of farming including low-impact cultivation methods, humane animal care, water conservation, Maryland's farming history, the importance of eating healthy, locally grown foods, teamwork and personal responsibility and other outdoor fun experiences and events on farms.

Uses- Heavy Industrial Zone (I-2)

Proposed **New** Uses in the I-2 zone

- Bus, Rail Terminal 'P'
- Crematory Services 'C'
- Farm Supply, Machinery, Sales, Storage, Service 'P'
- Freight Movement 'P'
- Hazardous Material Storage 'C'
- Heavy Vehicle/ Equipment Sales and Rental 'P'
- Landscape Contractor 'P'
- Recycling Drop-off Center 'P'
- Repair (Commercial Vehicle) 'P'
- Taxi/Limo Facility 'P'
- Vehicle Repair (Major) 'P'

Proposed **New** Uses in the I-1 and I-4 zones

- Agricultural Vending 'L'
- Bus, Rail Terminal 'P'
- Car Wash 'L'
- Farm Supply, Machinery Sales, Storage, Service 'P'
- Heavy Vehicle/ Equipment Sales and Rental 'C'
- Recycling Drop-off Center 'P'
- Repair (Commercial Vehicle) 'P'
- Seasonal Outdoor Sales 'P'
- Taxi/Limo Facility 'P'

New in I-4 only

- Adult entertainment 'L'
- Conference Center 'C'
- Hotel/ Motel 'C'
- Landscape Contractor 'P'

Uses- Agricultural

Proposed **New** Uses in all C/R & Employment Zones

- Agricultural Vending 'P' or 'L'
- Animal Husbandry 'L' (only bees)
- Community Garden 'L'
- Farm Market (on-site) 'L'
- Seasonal Outdoor Sales 'P' or 'L'
- Urban Farming 'L'

Uses- Employment Office Zone (C-O)

Proposed **New** Uses for the C-O zone

- Bus, Rail Terminal 'P'
- Home Health Practitioner (low & major impact) 'C'
- Home Occupation (all) 'L' or 'C'
- Hotel/ Motel 'P'
- Live/ Work Unit 'P'
- Medical/ Scientific Manufacturing and Production 'P'
- Recycling Drop-off Center 'P'
- Taxi/ Limo Facility 'L' (no vehicle storage)

Proposed **New** Uses for the LSC zone

- Independent Living Facilities for Seniors 'L'
- Accessory Apartments 'L'
- Live/work Units 'P'
- Charitable, Philanthropic Institution 'P'
- Artisan Manufacturing and Production 'P'
- Bus/Rail Terminal 'L'
- Recycling Drop-Off Center 'P'