Zoning Rewrite Implementation
Worksession #4

Commercial Zones
April 17, 2013
This is Change

“You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete.”
— R. Buckminster Fuller
But not Fast or Dramatic

“Nothing is so painful to the human mind as a great and sudden change.”
— Mary Shelley

The castle was approved as a special exception and, the application should have been pronounced “Frankenstein”!!!!!!!

Lesson learned: nothing in MoCo happens suddenly.
Back to the Future
From “The Big Picture”, September 2012

Who is development serving?
What is the focus of uses?
What are the impacts?
What are the trade-offs?
Back to the Future

Zoning Discovery 2009

• Match land use to development patterns
• Accommodate change and recognize consistency

Sprawl potential:
• 4% greenfield available

Sustainable Goals:
• Do not rely on greenfields
• Do not put pressure on existing residential neighborhoods
• Transform single-use commercial into mixed use
Back to the Future

Approach & Annotated Outline 2010

- New set of zones
- Reorganization of regulations based on context

Framework:
- Infill
- Mixed use

**New Goal:
- Regulations should match impacts
- Modified by:
  - Zone
  - Use
  - Building type
  - (Adjacent land use)
Sustainability Audit
by Farr Associates

Buildings & Neighborhoods
Stormwater
Parking
Tree Canopy & Heat Island
Water Reuse & Irrigation
Energy
Food Production
Lighting
Waste Reduction

Dockside Green is slated to be North America's first carbon-neutral community. (2,500 people in Victoria, BC)
Sustainability Audit

Buildings & Neighborhoods
- sustaining appropriate densities
- improving walkability
- expanding housing diversity

Stormwater
- treating stormwater effectively in urban conditions
- ensuring that regulation of less dense areas allows for treatment above state mandates

Parking
- right-sizing parking requirements
- reducing the parking footprint

Tree Canopy & Heat Island
- encouraging more tree canopy
- reducing imperviousness
- mitigating the heat island effect
Sustainability Audit

Buildings & Neighborhoods
Stormwater
Parking
Tree Canopy & Heat Island
Water Reuse & Irrigation
Energy
Food Production
Lighting
Waste Reduction

Water Reuse & Irrigation
- accommodating water reuse
- decreasing the need for irrigation

Energy
- promoting district energy
- encouraging renewable energy source facilities

Food Production
- increasing access to local food
- promoting gardens
- allowing sale of local food

Lighting
- decreasing light pollution
- reducing light spill-over

Waste Reduction
- dealing with construction waste
### Green Paper: Land Use Districts and Focused Integration

#### Consolidation of Zones Concept, April 2009

<table>
<thead>
<tr>
<th>Current Zones</th>
<th>Proposed Use Districts</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>RDT, Rural, RC, RS, RE-2, Country Inn, RNC, LDRC</td>
<td>Agricultural</td>
<td>A</td>
</tr>
<tr>
<td>RE-1, R-150, R-200, RMH-200</td>
<td>Residential Low Density</td>
<td>RLD</td>
</tr>
<tr>
<td>R-90, RMH, R-60, R-40, RT-6, RT-8, R-4Plex</td>
<td>Residential Medium Density</td>
<td>RMD</td>
</tr>
<tr>
<td>RT-10, RT-12.5, RT-15, R-30, R-20</td>
<td>Residential High Density</td>
<td>RHD</td>
</tr>
<tr>
<td>R-10, R-H, RMX-1/2/2C/3/3C, MXTC, CBD-R-1, TOMX, CBD-R2, TMX, TSR</td>
<td>Commercial/Residential (typically higher residential density than commercial)</td>
<td>RC</td>
</tr>
<tr>
<td>C-5, C-6, C-T, C-1, C-2, C-3, C-4, CBD-0.5/1/2/3, H-M, C-O, TS-M</td>
<td>Commercial/Residential (typically higher commercial density than residential)</td>
<td>CR</td>
</tr>
<tr>
<td>C-P, I-3, R&amp;D, LSC, O-M</td>
<td>Mixed Campus</td>
<td>MC</td>
</tr>
<tr>
<td>I-1, I-4</td>
<td>Industrial, Light</td>
<td>IL</td>
</tr>
<tr>
<td>I-2, MRR</td>
<td>Industrial, Heavy</td>
<td>IH</td>
</tr>
<tr>
<td>New Zone?</td>
<td>Industrial, Service</td>
<td>IS</td>
</tr>
</tbody>
</table>
Rationale: Population & Demographics

Since the Zoning Discovery in 2009, the population has increased by more than 70,000 people.

Choices:
- Agricultural Reserve
- 4% greenfields
- Existing residential neighborhoods
- ...

Mixed use zones & transit
- Zoning Ordinance
- Subdivision Regulations
- Master Plans
Rationale: Population & Demographics

Forecast:

- The number of residents over 65 years of age will increase by 81%;
- The number of dual-parent households will decrease;
- Households will get smaller; and
- Households with children will decrease.

Source: National Housing Conference
Rationale: Population & Demographics

Issues:
- Aging in place
- Services
- Communities

Young professionals?  
First time homeowners?
Commercial Zones

Basic
- C-T, transitional commercial
- C-1, convenience commercial
- C-2, general commercial
- C-3, highway commercial
- C-4, limited commercial

Office/Other
- O-M, moderate intensity office
- C-O, commercial office
- C-P, commercial office park
- H-M, hotel-motel
- C-Inn, country inn

• Decisions/effects
  – Zoning classification
    • Uses
    • Service intent
  – Density
  – Mix (if applicable)
  – Height
  – Open Space
  – Setbacks
  – Process

“are you being served?”
• Intents: C/R

Available Zoning Classifications

- CR, commercial residential
- CRN, com/res neighborhood
- CRT, com/res town
- NR, neighborhood retail
- GR, general retail
- EOF, employment office

- CRN: pedestrian-scale, neighborhood-serving mixed use centers & transitional edges

- CRT: small downtown, mixed-use, pedestrian-oriented centers & edges of larger downtowns

- CR: larger downtown, mixed-use, pedestrian-oriented, with transit options
Available Zoning Classifications

CR, commercial residential
CRN, com/res neighborhood
CRT, com/res town
NR, neighborhood retail
GR, general retail
EOF, employment office

• Intents: Employment

- GR: general commercial, regional shopping centers, commercial clusters, auto-dominated corridors with few transit options
- NR: convenient access to neighborhood necessities; adjacent to residential areas without mobility options/ critical mass
- EOF: office and employment activity, limited residential and other commercial uses
Flexibility in Uses

Current allowances for residential:

- Permitted in:
  - C-T (if existing)
  - O-M (if existing)
  - C-O (subject to R-60 standards)
  - C-2 (qualifiers)
  - C-4 (qualifiers)

- Special exception in:
  - O-M (if not existing)
  - C-1
  - C-2 (if not permitted)
  - C-3
  - C-4 (if not permitted)
  - C-6

- Implications of adding residential
  - Allowed density
    - Rationalized to 0.25 FAR increments
    - Increases or decreases in total density allowed were avoided based on current development rights
    - Caps on R generally lower than total allowed FAR
    - When residential is permitted, rarely built-out (e.g., CBD - Wheaton, TMX – Germantown & Twinbrook, MXTC – Damascus & Olney, etc.)
    - Under translation – 1164.36 acres (0.004% of County):
      - 606.34 acres capped at 0-75% residential
      - 558.02 acres capped at 30% residential
      - If built 1/3 of total allowed density as residential, would accommodate up to 14,000 units (including up to 1,750 MPDUs) or about 2 years of average population growth
Flexibility in Uses

Current allowances for residential:

- Permitted in:
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  - O-M (if existing)
  - C-O (subject to R-60 standards)
  - C-2 (qualifiers)
  - C-4 (qualifiers)

- Special exception in:
  - O-M (if not existing)
  - C-1
  - C-2 (if not permitted)
  - C-3
  - C-4 (if not permitted)
  - C-6

- Master plan staging
  - Capacity for residential units is capped by most master plans
  - Staging requirements entail transit, public facilities, modal share goals, and other improvements to accommodate growth

- Public facilities
  - APF tests still apply (school, fire & rescue, intersection congestion)
  - Peak-hour trips for residential uses are less than retail/bank/office uses
  - New opportunity for business owner & employee housing

- Regulations
  - Forest conservation (& tree variance law)
  - New stormwater management
  - New site plan thresholds
  - CR > 0.5 and CRT > 1.0 FAR require public benefits
Commercial Zones

- **Commercial** - 904.27 acres (0.33%)
- **Office** - 1230.39 acres (0.45%)
- **Life Sciences** - 661.47 acres (0.24%)
Mapping

Commercial Zones

- C-1
- C-2
- C-3
- C-4
- C-6
- C-Inn
- C-T
- H-M
Mapping

Commercial-Transitional

C-T

- 55.20 acres
- 0.02%
• CT Translation:
  – 39.62 acres (70 parcels)
    • CRN0.5 C0.5 R0.25 H35 (66)
    • CRN0.5 C0.5 R0.25 H25 (4)
  – Original model for CRN
  – Only standard method (no public benefits req’d)

C-T Translation
Max FAR: 0.5
Max Height: 35’
Commercial-Transitional (C-T) Examples

Our Space Acupuncture
CT Translation

Max FAR: 0.5
Max Height: 35’
Uses:
  • Permitted
    • Dwellings (if existing)
    • Tourist homes
    • Amateur radio facility
    • Parking
    • Roof top antennas
    • Landscape contractor (qualifiers)
    • Transitory use
    • Ambulance/rescue squad
    • Banks
    • Charitable/philanthropic
    • Day care
    • Clinics (w/pharmacy)
    • Duplicating services
    • Private educational facility
    • Emergency health care
    • Fire stations
    • Offices
    • Religious assembly
    • Public uses
    • Health club (qualifiers)
    • Libraries/museums
    • Parks
    • Accessory buildings/uses
    • Signs
  • 15 additional special exception uses

• **CT to CRN Translation:**

  – **New Permitted uses**
    • Household living (current CRN)
    • Residential care facility (≤ 8) (current CRN)
    • Live/work units (current CRN)
    • Playground (current CRN)
    • Retail/service (≤ 5,000sf) (current CRN, 2 retail uses P in CT)
    • Artisan manufacturing/production (current CRN)
    • Railroad tracks (consistency)
    • Pipeline, below ground (consistency)
    • Transmission line, above ground
    • Transmission line, below ground (consistency)
CT to CRN Translation:

- **New** Limited uses

  - Community gardens
  - Urban farming (modified CRN)
  - Animal husbandry (only bees)
  - Farm market, on-site
  - Agricultural vending
  - B&B (Tourist Homes a P)
  - Independent living (current CRN)
  - PLQs (≤ 50) (current CRN)
  - Home health, low impact (current CRN)
  - Home occupation, no/low impact (current CRN)
  - Residential Care Facility (9-16) (current CRN)
  - Private club (site plan if adj...) (current CRN)
  - Vet (site plan if adj...) (current CRN)

C-T Translation

Uses:

- Permitted
  - Dwellings (if existing)
  - Tourist homes
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Landscape contractor (qualifiers)
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Charitable/philanthropic
  - Day care
  - Clinics (w/pharmacy)
  - Duplicating services
  - Private educational facility
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- 15 additional special exception uses
CT to CRN Translation:

– Permitted use becoming a Limited use
  • Clinic (> 4) (site plan if adj...) (current CRN)
  • Cultural institution (5,000sf max) (current CRN)
  • Day care (> 30) (site plan if adj...) (current CRN)
  • Private educ. institution (site plan if adj...) (current CRN)
  • Health Club (site plan if adj...) (current CRN)
  • Surface parking (to add landscaping)

– Special Exception becoming Limited use
  • Residential Care Facility (Over 16) (current CRN)
  • Restaurant (site plan if adj...) (current CRN)
  • Retail (5,001 – 15,000sf) (site plan if adj...) (current CRN)

Uses:
• Permitted
  • Dwellings (if existing)
  • Tourist homes
  • Amateur radio facility
  • Parking
  • Roof top antennas
  • Landscape contractor (qualifiers)
  • Transitory use
  • Ambulance/rescue squad
  • Banks
  • Charitable/philanthropic
  • Day care
  • Clinics (w/pharmacy)
  • Duplicating services
  • Private educational facility
  • Emergency health care
  • Fire stations
  • Offices
  • Religious assembly
  • Public uses
  • Health club (qualifiers)
  • Libraries/museums
  • Parks
  • Accessory buildings/uses
  • Signs
• 15 additional special exception uses
• **CT to CRN Translation:**

  – **New Conditional uses**
    - PLQs (Over 50) (not allowed in CT, P in CRN)
    - Home Health Practitioner (major) (current CRN)
    - Home Occupation (major) (current CRN)
    - Animal Boarding and Care (current CRN)
    - Recreation & Entertainment, Outdoor (up to 1000) (current CRN)
    - Pipeline, above ground (consistency)

  – **Removed uses** (not allowed in current CRN)
    - Ambulance or Rescue Squad (private)
    - Telecommunications Tower
    - Funeral Home, Undertaker
    - Structured Parking

---

**C-T Translation**

Uses:
- **Permitted**
  - Dwellings (if existing)
  - Tourist homes
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Landscape contractor (qualifiers)
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Charitable/philanthropic
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  - Signs

- 15 additional special exception uses
• Translation:

  – Open Space

  • ≤ 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
**C-T Translation**

- Max FAR: 0.5
- Max Height: 35’
- Open Space: 10%
- Coverage: 30-35%
- Setbacks: 10-15’ (with qualifiers)
- Process: SDP/SP

**Translation:**

- **Setbacks**
  - N/A when abutting C/R, employment, industrial
  - Parking behind front building line
  - Sec. 4.1.6. Compatibility

  Development Standards when abutting ag/rur/res
  
  - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
  
  - If required screening width is greater, setback = screening width
  
  - Height may also be restricted by angular plane
C-T Translation

Max FAR: 0.5
Max Height: 35’
Open Space: 10%
Coverage: 30-35%
Setbacks: 10-15’ (with qualifiers)
Process: SDP/SP

<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>All other</td>
<td>No</td>
</tr>
</tbody>
</table>

“Sec. 8.7.1.A.6.c. If a property was subject to an approved development plan or special exception on [date of adoption minus one], the Planning Board in approving any sketch plan, preliminary plan, or site plan must consider the terms and conditions of the approved development plan or special exception.”
Neighborhood Commercial

C-1

- 446.48 acres
- 0.16%
• Translation:
  – 379.51 acres (404 parcels)
  – Translation varies based on context
  – All translations allow only standard method

C-1 Translation
Max FAR: n/a
Max Height: 45’
• **Translation**
  
  – **Density**
    
    • Accommodate allowed
    
    • **Factors:**
      – Parking environment
      – Open space requirement
      – Service area target
    
  – **Height:** comparable to adjacent zones within allowed limits

<table>
<thead>
<tr>
<th>C-1</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>Abuts R-150 or lower (auto-centric)</td>
<td>NR1.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abuts R-90/60/40 (neighborhood)</td>
<td>CRN0.5</td>
<td>C0.5</td>
<td>R0.25</td>
</tr>
<tr>
<td>Confronts R-90/60/40 (town)</td>
<td>CRT0.75</td>
<td>C0.5</td>
<td>R0.5</td>
</tr>
<tr>
<td>Otherwise (town)</td>
<td>CRT1.0</td>
<td>C0.75</td>
<td>R0.75</td>
</tr>
<tr>
<td>Custom</td>
<td>Varies to reflect specific regulations or master plan recommendations</td>
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<td></td>
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</table>
Neighborhood Commercial (C-1)
Examples

Proposed NR

Proposed CRN

Proposed CRT
C-1 Translation

Uses:
- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- 22 additional special exception uses

- New Permitted uses
  - Seasonal outdoor sales
  - Residential care facility (≤ 8)
  - Live/work units
  - Private educational institution (trade, artistic, tech schools P in C-1)
  - Playground
  - Clinic (≤ 4)
  - Bus/rail terminal
  - Railroad tracks
  - Pipeline, below ground
  - Transmission line, below ground
C-1 Translation

Uses:

- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- 22 additional special exception uses

New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural vending
- Independent Living for Seniors...
- Residential care (9-16)
- Home health practitioner, low impact
- Home occupation, no/low impact
- B&B
- Solar collection system
C-1 Translation

Uses:
- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- 22 additional special exception uses

- New Conditional uses
  - Home Health Practitioner, major
  - Home Occupation, major

- Special Exception becoming a Limited use
  - Household living (30% of allowed GFA max)
  - Vet (site plan if adj...)
  - Drive-thru (site plan)
• C-1 to CRN Translation:

  — New Permitted uses

  • Seasonal outdoor sales (current CRN)
  • Residential care facility (≤ 8) (current CRN)
  • Residential Care Facility (over 16) (current CRN)
  • Live/work units (current CRN)
  • Playground, private (current CRN)
  • Clinic (≤ 4)
  • Artisan manufacturing/production (current CRN)
  • Railroad tracks (consistency)
  • Pipeline, below ground (current CRN)
  • Transmission line, below ground (current CRN)

C-1 Translation

Uses:

- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs

- 22 additional special exception uses
• C-1 to CRN Translation:

  – **New** Limited uses
    - Community gardens
    - Urban farming (modification of current CRN)
    - Animal husbandry (only bees)
    - Farm market, on-site
    - Agricultural vending
    - Independent living (current CRN)
    - Residential Care facility (9-16) (current CRN)
    - Home health, low impact
    - Home occupation, no/low impact
    - Cultural Institution < 5000 sf (current CRN)
    - Private club (site plan if adj...) (current CRN)
    - B&B
    - Clinic (> 4) (site plan if adj...) (current CRN)
    - Transmission line, above ground

  – **New** Conditional Uses
    - Home Health Practitioner, major (current CRN)
    - Home Occupation, major (current CRN)
• C-1 to CRN Translation:

  – Permitted use becoming Limited uses
    • Day care (> 30) (site plan if adj...) (current CRN)
    • Private educational institution (site plan if adj...) (current CRN)
    • Restaurant (site plan if adj...) (current CRN)
    • Health Club Facilities (site plan req replaces size limitation) (current CRN)

  – Special Exception becoming Limited or Permitted use
    • Household Living (current CRN)
    • Charitable/philanthropic (current CRN)
    • Vet (w/ site plan if adj...) (current CRN)

  – Removed Uses (not allowed in current CRN)
    • Drive thru (attached to restaurant)
    • Freestanding Wireless Tower
    • Media Broadcast Tower

C-1 Translation

Uses:
• Permitted
  • PLQs
  • Amateur radio facility
  • Parking
  • Roof top antennas
  • Taxi stands
  • Various retail/service (28 types)
  • Restaurant
  • Transitory use
  • Ambulance/rescue squad
  • Banks
  • Day care
  • Duplicating services
  • Offices
  • Religious assembly
  • Public uses
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  • Accessory buildings/uses
  • Signs
• 22 additional special exception uses
**C-1 Translation**

**Uses:**
- **Permitted**
  - PLQs
  - Amateur radio facility
  - Parking
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  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- **22 additional special exception uses**

---

**C-1 to CRT Translation:**

- **New Permitted uses**
  - Agricultural Vending
  - Seasonal Outdoor Sales *(current CRT)*
  - Residential Care Facilities *(all sizes) *(current CRT)*
  - Live/Work Units *(current CRT)*
  - Cultural Institution *(current CRT)*
  - Hospital *(current CRT)*
  - Playground, Outdoor Area *(private) *(current CRT)*
  - Private Club, Service Org *(current CRT)*
  - Hotel/ Motel *(current CRT)*
  - Clinic *(current CRT)*
  - Medical/Dental Laboratory *(current CRT)*
  - Research and Development *(current CRT)*
  - Conference Center *(current CRT)*
  - Artisan Manufacturing and Production *(current CRT)*
  - Railroad Tracks *(consistency)*
  - Pipeline *(Belowground) *(consistency)*
  - Transmission Line *(Belowground) *(consistency)*
• **C-1 to CRT Translation:**

  — **New Limited uses**

  - Community gardens
  - Urban farming *(modified current CRT use)*
  - Animal husbandry *(only bees)*
  - Farm market, on site
  - Independent living *(current CRT)*
  - Home health practitioner, low impact *(current CRT)*
  - Home occupation, no/low impact *(current CRT)*
  - B&B
  - Light vehicle sales/rental *(indoor or outdoor)* *(site plan if adj...)*
  - Medical/scientific manufacturing and production *(site plan if adj...)* *(current CRT)*
  - Bus/rail terminal *(current CRT)*
  - Transmission line *(above ground)*
  - Storage facility *(up to 10,000)* *(current CRT)*
  - Solar collection system

**C-1 Translation**

**Uses:**

- **Permitted (46)**
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service *(28 types)*
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club *(qualifiers)*
  - Accessory buildings/uses
  - Signs

- **22 additional special exception uses**
C-1 Translation

Uses:
- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- 22 additional special exception uses

C-1 to CRT Translation:

- 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
  - Household Living (current CRT)
  - Charitable, Philanthropic (current CRT)
  - Vet (site plan if adj...) (current CRT)
  - Rec & Entertainment (Indoor, capacity under 1000) (current CRT)
  - Vehicle service repair (minor) (site plan if adj...) (current CRT)
  - Drive-thru (site plan) (current CRT)
  - Public utility structure (site plan if adj...)
C-1 Translation

Uses:

- Permitted
  - PLQs
  - Amateur radio facility
  - Parking
  - Roof top antennas
  - Taxi stands
  - Various retail/service (28 types)
  - Restaurant
  - Transitory use
  - Ambulance/rescue squad
  - Banks
  - Day care
  - Duplicating services
  - Offices
  - Religious assembly
  - Public uses
  - Health club (qualifiers)
  - Accessory buildings/uses
  - Signs
- 22 additional special exception uses

C-1 to CRT Translation:

- **New Conditional Uses**
  - Home health practitioner (major) (current CRT)
  - Home Occupation (major) (current CRT)
  - Funeral Home, undertaker
  - Car Wash
  - Pipeline (Aboveground)
  - Self-storage (current CRT)

- **Uses Removed from zone**
  - Freestanding Telecommunications Tower
  - Media Broadcast Tower
    (neither allowed in current CRT)
• Translation:

– Open Space (C/R & NR)
  • ≤ 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

C-1 Translation

Max FAR: n/a
Max Height: 45’
Open Space: 10%
Coverage: n/a
Setbacks: 10’/adjoining zone
Process: SP (sometimes)
• Translation:

- Setbacks in NR & C/R zones
  - N/A when abutting C/R, employment, industrial
  - Parking must accommodate landscaping in NR zones
  - Parking must be behind front building line in C/R zones
  - Sec. 4.1.6. Compatibility Development Standards when abutting ag/rur/res
    - If vacant/improved with ag/res use: 1.5 times setback required for detached house in abutting zone
    - If required screening width is greater, setback = screening width
    - Height may also be restricted by angular plane

C-1 Translation

Max FAR: n/a
Max Height: 45’
Open Space: 10%
Coverage: n/a
Setbacks: 10’/adjoining zone
Process: SP (sometimes)

<table>
<thead>
<tr>
<th>Max FAR</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Height</td>
<td>45’</td>
</tr>
<tr>
<td>Open Space</td>
<td>10%</td>
</tr>
<tr>
<td>Coverage</td>
<td>n/a</td>
</tr>
<tr>
<td>Setbacks</td>
<td>10’/adjoining zone</td>
</tr>
<tr>
<td>Process</td>
<td>SP (sometimes)</td>
</tr>
</tbody>
</table>

\[ X \times 1.5 \]

\[ 45^\circ \]
### C-1 Translation

- **Max FAR:** n/a
- **Max Height:** 45’
- **Open Space:** 10%
- **Coverage:** n/a
- **Setbacks:** 10’/adjoining zone
- **Process:** SP (sometimes)

#### Subject Property’s Zone

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