

CBD-1-Optional Method

The CBD Zones provide a well-functioning, compact urban environment near transit centers and foster a variety of land uses designed at a pedestrian scale. The CBD-1 Zone is positioned inside the edge of urban districts at locations not appropriate for high density and promotes businesses and living accommodations in low-to medium-scale building arrangements that complement the more dense core of the district.

Requirements

Minimum lot size ¹ 18,000 sf

Density

Max residential units/acre 125

Max FAR for non-residential 2.0

Max FAR for mixed ² 3.0

Max Building Height ³ 60 feet

Open Space/Green Area

Minimum public use space ⁴ 20% of lot

Notes

¹ May be less when recommended in master or sector plan

² Non-residential FAR may not exceed 2.0

³ Planning Board can approve up to 90 feet and up to 143 feet to accommodate workforce housing

⁴ The Planning Board may authorize a payment instead of all or some of the required public use space and amenities

- Setbacks are established during site plan review
- Refer to complete regulations in Montgomery County Zoning Code
- The optional method of development allows greater density in return for providing public use space and amenities. It is offered as an alternative to the standard method of development.

Images



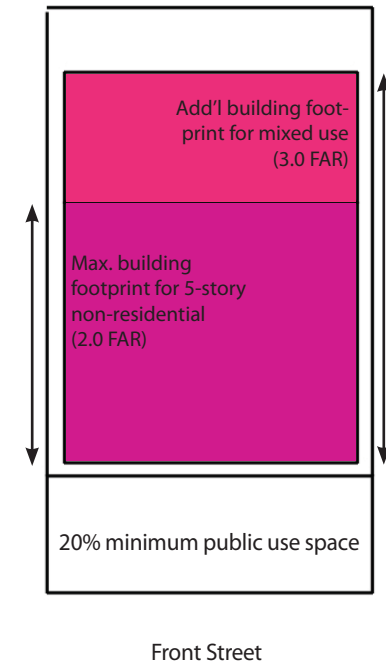
CBD-1 Optional Method Typical Build-Out Plan Pattern and Form



Existing development in the CBD-1 Optional Method zone

CBD-1 Zone: Optional Method of Development

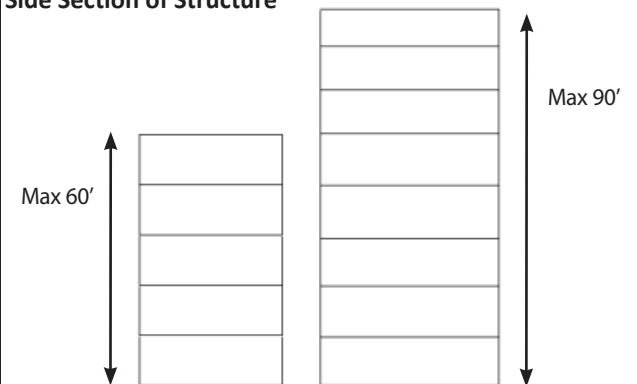
Building Footprint and Public Use Space within CBD



Max. Building Height 60 ft yields 5 floors

Planning Board Approval 90 ft yields 8 floors

Side Section of Structure



Maximum Building Height and Floors