

CBD-2-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-2 Zone is positioned inside or near the core of the urban district and provides a transition to the less dense periphery. The CBD-2 Zone offers incentives for development that includes housing that can serve those employed in the area or who commute by public transportation.

Requirements

Minimum lot size ¹ 18,000 sf

Density:

Max. residential units/acre	200
Max. FAR for non-residential	4.0
Max. FAR for mixed-use ²	5.0
Max. Building Height ³	143 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 3.0
 - ³ Planning Board can approve up to 200 feet
 - 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



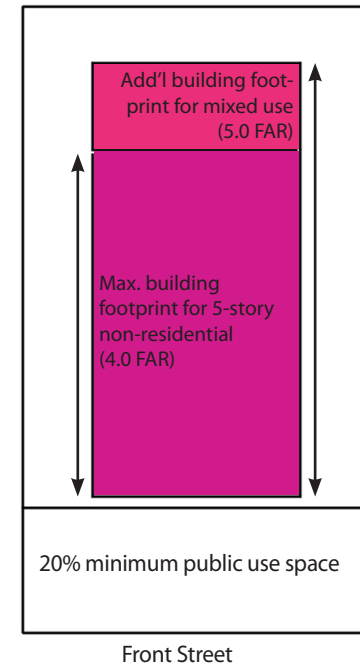
CBD-2 Optional Method Typical Build-Out Plan Pattern and Form



Existing development in the CBD-2 Optional Method zone

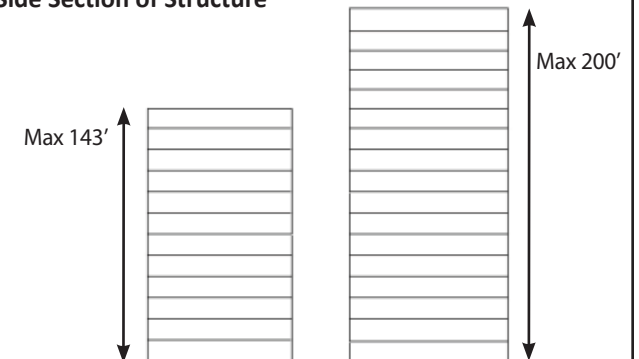
CBD-2 Zone: Optional Method of Development

Building Footprint and Public Use Space within CBD



Max. Building Height	143 ft	yields	12 floors
Planning Board Approval	200 ft	yields	17 floors

Side Section of Structure



Maximum Building Height and Floors