



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING DEPARTMENT

MEMORANDUM

Date: December 22, 2010

To: Montgomery County Planning Board

Via: Rollin Stanley, Director *RS*

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Re: Commercial/Residential Zones Zoning Text Amendment

INTRODUCTION

On December 3, 2010, the Planning Board transmitted a Commercial/Residential (CR) Zones Zoning Text Amendment (ZTA) to the County Council. The Board recommended introducing the ZTA to facilitate changes deemed necessary to address implementation issues revolving around a number of pending area plans, including Takoma Park/Langley Crossroads, Kensington and Vicinity, and the Wheaton CBD. A summary of these issues can be found in the staff memorandum to the Planning Board presented as item #3 on the December 2, 2010 agenda at www.montgomeryplanningboard.org.¹

After discussions with Council members, it was agreed that Planning Department Staff would take an additional two weeks to develop the proposed ZTA language further. The enclosed documents present an alternative set of Commercial/Residential Zones in response to this request. In brief, the proposed text amendment would provide two new CR contexts, designated "CR Neighborhood - CRN" and "CR Town - CRT", while maintaining the current "CR" zones for "Metro" contexts. Planning Department staff has been engaging the interested parties who have participated in the discussions revolving around this ZTA prior to the Planning Board hearing and will continue these conversations throughout the process.

ZTA OBJECTIVES

The overall goal of the CR Zones is to ensure context-sensitive, mixed-use development. The three CR contexts mentioned above lend themselves to a more sophisticated fine-tuning of use, density and height, general requirements and public benefits over a broader set of circumstances. While the basic architecture of the CR zones remains unchanged, thresholds for site plan and optional method have been fine-tuned per context and minor clarifications and corrections have been made. To implement these changes, however, a change in format has been introduced. Namely, the percent-based system of

¹ Full link: http://www.montgomeryplanningboard.org/agenda/2010/documents/20101202_CR_Zones_Zoning_Text_Amendment_000.pdf

public benefits has been converted to a point-based system and public benefit requisites have been established. This allows for easier delineation of required benefits, more appropriate balancing of density and public benefits in lower density areas, and easier calculation.

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SUMMARY OUTLINE OF CHANGES TO THE CR ZONES

Addition of Context Designations

- Three contexts replace universal CR: CR Neighborhood (CRN), CR Town (CRT), and CR Metro (CR).
- CR “Metro” will remain designated “CR” so no maps or master plans that have implemented the CR zone will have to change.
- The same factors apply to all contexts: total density, non-residential density, residential density, and height apply to all contexts.
- The same rules establishing zones apply with new ranges of allowed density and height per context.
- Overview of context intents:
 - CRN
 - Restricted uses – transitional commercial and flexible residential,
 - Restricted density and height,
 - No sketch plan (no optional method), and
 - Public benefits limited to “requisites” (see below).
 - CRT
 - Flexible uses – some restrictions on commercial and flexible residential,
 - Restricted density and height,
 - Sketch plan for optional method, some standard method have site plan, and
 - Public benefit requisites and 50 points (see below).
 - CR
 - Existing CR uses,
 - Full density/height range,
 - Sketch plan for optional method, some standard method have site plan, and
 - Public benefit requisites and 100 points (see below).

Maximum Density and Height Adjusted According to Context

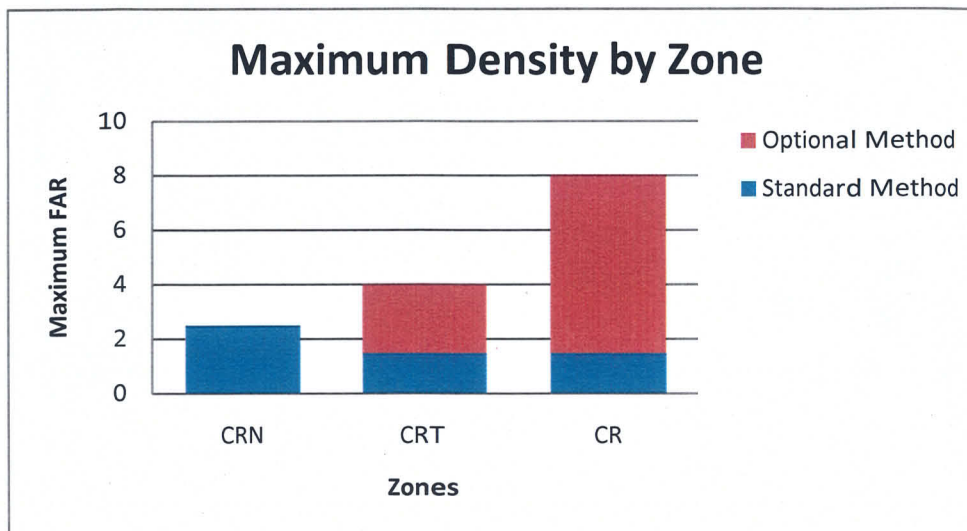
- Limits on maximum density and height by context:
 - CRN limited to 2.5 max total FAR (2.0 max C or R) and 80 feet in height,
 - CRT limited to 4.0 max total FAR (3.5 max C or R) and 100 feet in height, and
 - CR limited to 8.0 max total FAR (7.5 max C or R) and 300 feet in height.
- Density and height in all three contexts may be mapped at lower designations – as low as 0.5 max total FAR and 40 feet – than allowed by the zone to ensure compatibility with existing and planned development.

Applicability

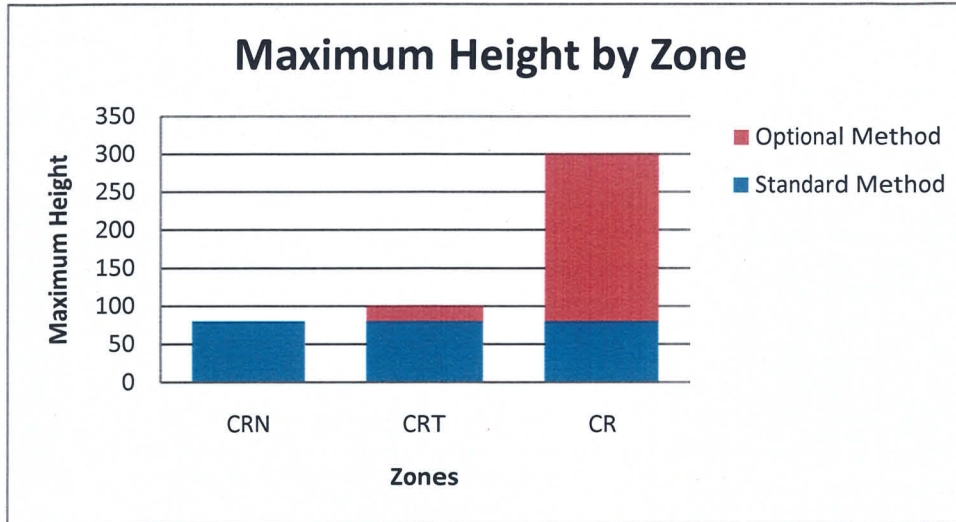
- Change from sectional map amendment only when specifically recommended in a master or sector plan to by sectional map amendment more generally under Article 59-H.
- Sectional map amendment to implement changes recommended in a
 - Comprehensive plan, or
 - Functional plan study for one or more tracts of land.

Methods of Development

- Standard and optional methods remain.
- New thresholds for methods proposed according to context.
- Applications remain bifurcated:
 - Sketch plan required for all optional method projects, and
 - Site plan required for some standard method projects and all optional method projects.
- Under the standard method, a site plan is required for any property:
 - Adjacent to or confronting an agricultural or single-family residential zone,
 - With a building with a gross floor area of 10,000 square feet or more, and/or
 - With a building height of 45 feet or more.
- Sketch plan process and parameters remain largely unchanged.
- CRN-zoned properties may develop only under the standard method.
- CRT and CR-zone properties may develop under the standard or optional method.



- CRN, CRT, and CR zones will still typically be established and mapped with lower density than the maximum allowed.



- CRN, CRT, and CR zones will still typically be established and mapped with lower height than the maximum allowed.

Land Uses

- General CRN philosophy
 - Permits uses deemed compatible in transitional areas,
 - Limits uses deemed appropriate with buffering in transitional areas, and
 - Prohibits uses deemed too intense for transitional areas.
- General CRT philosophy
 - Permits a greater range of uses deemed compatible near medium-density residential areas and mixed-use centers,
 - Limits some uses when adjacent to single-family residential areas, and
 - Prohibits uses deemed appropriate only for higher-density mixed use corridors and centers.
- General CR philosophy
 - Remains generally unchanged with some changes to limited uses where CR may abut single-family residential areas.
 - Flexible uses promoting integration of employment, housing, and services guided by economic context and density mix.
- New category of limited uses added to address transitional areas
 - Require setback of 100 feet from single-family residential zones.
- New/modified uses:
 - Automobile rental services, including storage of vehicles and supplies
 - Entertainment/performance venues
 - Splits retail trades, business and services into four levels to tailor intensity to context: up to 2,000 square feet, up to 15,000 square feet, up to 60,000 square feet, and over 60,000 square feet.

- Add distinctions to some existing uses, e.g., with or without drive-through service and with or without animal boarding facilities.

Parking

- Clearer coordination with requirements of 59-E (Off-Street Parking and Loading).
- Contexts allow for fine-tuning of parking requirements.
- Gradient provided from more required parking in lower-intensity context (CRN) to less required parking in higher-intensity context (CR).
- Minimum and maximum parking spaces required/allowed based on context and transit proximity, rather than transit proximity alone.
- Shared parking options, parking facility design, and drive-through facility design modified to address comments and concerns about transitional areas.
- Waiver of parking requirements language inserted along with requirement for proper noticing.

Development Standards

- Public use space requirements modified for standard method projects:
 - Not required for properties under 5,000 square feet, and
 - 10% requirement remains for properties over 5,000 square feet, but is calculated on the limits of disturbance (rather than entire tract area) for sites over 3 acres.
- Remains unchanged for optional method projects.
- Pay-in-lieu provision modified to address problems with ability to allocate funds for open space projects. Now self-contained language rather than a reference to section 59-D-2.

Public Benefits

- The system of % incentive density has been replaced by a point system.
- CRN-zoned projects do not require any points because they may not develop under the optional method, but they must meet the category requisite public benefits (see below).
- CRT-zoned projects must:
 - Meet category requisites and obtain at least 5 points from each category (except transit proximity and major public facilities), and
 - Provide public benefits equal to at least 50 total points.
- CR-zone projects must:
 - Meet category requisites and obtain at least 10 points from each category (except transit proximity and major public facilities), and
 - Provide public benefits equal to at least 100 total points.
- This point system is much easier to calculate, understand, and apply than the percentage system would be, given the different requirements between contexts.
- The categories remain the same (except advance dedication has moved into the “connectivity” category).

- Transit proximity values remain the same for CR zones, but are lowered for CRT zones to reflect lower point requirements.
- The “major public facilities” category has been expanded to include infrastructure improvements.
- The four categories with lists of public benefits, viz., Connectivity, Diversity, Design, and Environment, each begin with a public benefit “category requisite” that must be met by all development in the CRN, CRT, or CR zones that requires a site plan. This allows standard method maximum FAR to increase, while ensuring public benefits and still encouraging redevelopment.
- For the CR zones, the change results in a negligible difference because CR optional method projects require 100 points, which is similar to requiring 100%.
- For CRT zones, the change results in an easier method to calculate the fewer benefits required – in this case, simply by requiring 50 points.
- For CRN zones, that have no optional method development due to the lower densities, public benefit category requisites have been formulated. They don’t provide points, but must be met for all development requiring a site plan.
- The requirement to meet category requisites and provide benefits from at least 3 of the categories substitutes for the previous 30% limits that were meant to ensure a diversity of public benefits.
- New public benefits appropriate for the proposed contexts have been added.

COORDINATION WITH AREA PLANS

The Draft Takoma/Langley Crossroads, Draft Kensington and Vicinity, and the Draft Wheaton CBD sector plans, have been drafted with CR-zoning recommendations. The discussion of these plans with citizens, property owners, the Planning Board, and County Staff, has led to the changes proposed by this ZTA. The proposed zoning in the above mentioned plans will have to be reconsidered to adapt to the proposed CR zone expansion if the ZTA proposed herein is approved. Generally, this will only entail choosing which context designations should be applied within the zoning recommendations. That is, should the zone remain CR or change to CRN or CRT.

Because this ZTA will affect properties that have already been rezoned to the CR zones (e.g., in White Flint and the Greater Seneca Science Corridor area plans) great care was taken to ensure that this amendment reflects the intent, structure, and process understood by those involved in the adoption of those plans. Although each of the pending sketch plans will likely be approved before adoption of this ZTA, they have been analyzed to ensure the amendment conforms to the rules they are being reviewed under. Specifically, the densities, heights, standards, requirements, and public benefits have been tested against those applications and they closely conform to the existing CR parameters.

COORDINATION WITH THE ZONING ORDINANCE REWRITE

A brief word is added here to assure the Planning Board that these changes are being done in concert with the approach being crafted by our Zoning Ordinance Rewrite consultant and staff. The mixed-use zones are taking shape based on the CR Zones model with similar context designations, such as CRN, CRT, etc., that will take into account use, standards, requirements, process, and public benefits according to various contexts. The broader rewrite project, of course, will allow the CR zones to become simplified as many parking, land use, process, and general standard requirements will be integrated into different sections in the larger documents. The intent and fundamental architecture of the zones, however, will remain intact.

It should be noted that without language allowing the CR Zones to be implemented in any way other than “when specifically recommended by an approved and adopted master or sector plan by the sectional map amendment process”, the replacement of the existing commercial zones with new mixed-use zones may be severely curtailed or disallowed. As we move towards implementation of a more nuanced and fine-tuned set of CR-zones, the limitation to master-plan recommendation seems unduly restrictive. Additionally, the creation of public benefit category requisites ensures that development under the CR zones can only be accomplished in areas with existing or planned mixed uses and settings, significantly reducing their applicability.

It is the intent of the rewrite project to provide replacement zones for each of the existing zones and provide a comprehensive plan, including master plan analysis, detailing the conversion recommendations. Staff recommends using one of two approaches to implement this conversion for the CR zones. The first is to retain the language in the proposed ZTA to allow implementation of the CR zones by area plans and comprehensive plans. The second is to allow the CR zones to be applied by sectional map amendment (SMA) and by local map amendment (LMA). Language to implement this alternative is provided below.

Alternative LMA Language

Suggested alternative to allow the CR zones to be applied by SMA or LMA:

59-C-15.13. Applicability. The application of the CRN, CRT, and CR zones is appropriate where ecological impacts from sprawl and green-field development throughout the county can be avoided by co-locating housing, jobs, services, and amenities in existing and emerging commercial and mixed-use centers and corridors. The CRN, CRT, and CR zones can be applied by:

- (a) Sectional map amendment; or
- (b) Local map amendment under Section 59-H-2.5 for development by the context designation and up to the total density, density mix, and height found compatible by the District Council.

Such language will allow citizens, Staff, the Planning Board, the Hearing Examiner, and the Council ample opportunity to analyze the applicable master or sector plan and the provisions of 59-H-2.5, which have numerous requirements and parameters, and make an appropriate decision regarding any LMA

application. Given the flexibility of the density and height ranges of the CR zones, it might be helpful, though, to adopt brief guidelines to assist in the application of the CR zones by LMA. These guidelines could delineate appropriate “default” context, density, mix, and height ranges – as exemplified by the table below – as well as parameters that should be reviewed specifically to see whether modifications to the defaults should be employed.

| Default Context, Density and Height Range | | | | |
|--|------------------------------------|--------------|--------------|-----------|
| From Existing Zone | To CR Context and Total FAR | C FAR | R FAR | H |
| R-20 | CRN1.0 | 0.25 | 1.0 | 60 - 80 |
| R-10 | CRT1.5 | 0.25 | 1.5 | 80 - 100 |
| R-H | CR2.0 - 4.0 | 0.5 | 2.0 - 3.5 | 100 - 200 |
| C-T | CRN1.0 | 0.75 | 0.75 | 40 - 60 |
| C-1, C-3, C-4 | CRN1.0 | 0.75 | 0.50 | 60 |
| C-2 | CRT1.5 - 2.5 | 1.5 - 2.0 | 1.0 - 2.0 | 40 - 80 |
| C-5, C-6 | CRN1.0 | 0.75 | 0.5 | 40 |
| H-M | CRT1.0 - 1.5 | 1.0 - 1.25 | 0.75 - 1.0 | 100 - 200 |
| C-Inn | CRN0.5 - 1.0 | 0.5 - 1.0 | 0.5 | 60 |
| TS-M | CR2.5 - 3.5 | 2.0 - 3.0 | 2.0 - 3.0 | 100 - 200 |
| TS-R | CR2.0 - 3.0 | 1.0 | 2.0 - 3.0 | 100 - 200 |
| TOMX | CRT2.0 3.0 | 1.5 - 2.5 | 1.5 - 2.5 | 100 - 160 |
| TMX | CR2.0 - 3.0 | 1.75 - 2.5 | 1.75 - 2.5 | 100 - 300 |
| CBD-0.5 | CRT1.5 | 1.0 | 1.5 | 60 - 80 |
| CBD-R1 | CRT3.0 | 0.75 | 3.0 | 100 - 150 |
| CBD-1.0 | CR3.0 | 2.0 | 2.5 | 110 |
| CBD-2.0 | CR5.0 | 3.0 | 4.0 | 200 |
| CBD-3.0 | CR8.0 | 5.0 | 5.0 | 200 |
| CBD-R2 | CR5.0 | 1.0 | 5.0 | 200 |
| I-3 | CRT1.5 | 1.0 | 1.0 | 60 - 80 |
| MXTC | CRT1.5 - 2.5 | 1.0 - 1.5 | 1.0 - 2.0 | 60 - 100 |

Review Parameters

- Master Plan Priorities
 - Land use: residential, commercial, or mixed use
 - Transportation: walkable, auto-oriented, target users
 - Environmental: infill, green space, coverage
 - Cultural: public benefits and amenities
- Context
 - Adjacent uses: residential (detached, town, multi-family), industrial, commercial, mixed
 - Adjacent heights: orientation, shadows
 - Adjacent open space: trails, paths, parks, plazas
 - Adjacent transit: stations and stops
- Site
 - Existing Development

- o Size, Shape, Configuration
- o Environmental Features

C-T AND CRN LAND USE COMPARISON

A question was raised during area plan discussions about the applicability of the C-T zone in transitional areas between higher-density, mixed use areas and single-family residential uses. Thus, a major goal of this ZTA is to provide a more appropriate solution for transitional edges and low-density centers that are adjacent to medium- and low-density residential zones. To this end, the CRN proposes a set of allowed land uses more in keeping with such existing purported transitional zones, e.g., the “commercial, transitional” (C-T) zone, but with stricter form and compatibility requirements and a mixture of uses, most importantly, the addition of housing. The following table provides a comparison of the allowed land uses in the existing C-T and proposed CRN zones and shows why the CRN zones are a more appropriate intermediary between high-intensity mixed-use areas and low-intensity residential areas.

| Use | C-T (59-C-4.2) | CRN (proposed) |
|--|---------------------------|--------------------------|
| Accessory buildings and uses | P | P |
| Amateur radio facility | P (to 65 feet)/SE | |
| Ambulance or rescue squads, privately supported nonprofit | P | SE |
| Ambulance or rescue squads, publicly supported | P | P [public use] |
| Animal boarding places | | SE |
| Automobile rental services, excluding storage of vehicles and supplies | | P |
| Automobile repair and services | | L |
| Automobile sales, indoors | | L |
| Automobile sales, outdoors | | L |
| Banks and financial institutions | P | P [offices, banking] |
| Barber or beauty shop | P | P [see retail trades] |
| Cable communications system | SE (with exceptions) | |
| Charitable or philanthropic institutions | P | |
| Child day care center | P | P |
| Clinics | P | P |
| Day care facility for senior adults and persons with disabilities | P | P [and housing for...] |
| Delicatessen | SE | P [see retail trades] |
| Domiciliary care home for more than 16 residents | SE | P [life care facilities] |
| Drug store | SE | P [see retail trades] |
| Dry cleaning and laundry pick-up station | SE | P |
| Duplicating services | P (under conditions) | P [see retail trades] |
| Dwellings | P (if existing) | P |
| Eating and drinking establishment, excluding a drive in | SE | L |
| Educational institutions, private | P | L |
| Emergency health care facility | P (only in “town center”) | P [hospitals] |

| | | |
|---|---------------------------------|--|
| Family day care home | P | P |
| Farm and country markets | | L |
| Farm, limited to crops, vegetables, and ornamental plants | | P |
| Fire stations, publicly supported | P | P [public use] |
| Florist | SE | P [see retail trades] |
| Funeral parlors or undertaking establishments | SE | P [see retail trades] |
| Group day care home | P | P |
| Group homes, small or large | | P |
| Health club | P (if existing) | L |
| Home occupations, major | | SE |
| Home occupations, registered and no-impact | | P |
| Hospice care | | P |
| Hotels and motels | | L |
| Landscape contractor | P (under certain circumstances) | |
| Live/work units | | P |
| Manufacturing, artisan | | P |
| Newsstand | SE | P [see retail trades] |
| Nursing home | SE | P [life care facilities] |
| Offices, general | P | P |
| Parking | P | P [not specifically listed] |
| Parks and playgrounds, private | | P |
| Parks and playgrounds, publicly owned | P | P [public use] |
| Personal living quarters | | P |
| Place of religious worship | P | P |
| Private clubs and service organizations | | P |
| Public utility buildings and structures | SE | P |
| Publicly owned or publicly operated uses | P | P |
| Racquet ball, squash, indoor tennis and handball courts, commercial | SE | L [recreational facilities, participatory] |
| Retail sales and personal service | SE | P [see retail trades] |
| Retail trades, businesses, and services with tenant footprint ≤ 2,000 square feet | Varies by particular trade | P |
| Retail trades, businesses, and services with tenant footprint ≤ 15,000 square feet | Varies by particular trade | L |
| Roof top mounted antennas and related unmanned equipment building, equipment cabinets or equipment room | P | P |
| Seasonal outdoor sales | | P |
| Signs | P | P [not specifically listed] |
| Telecommunications facility | SE | |
| Tourist Homes | P | |
| Transitory use | P/SE | |
| Veterinary hospitals and offices with boarding facilities | | SE |

| | | |
|--|--|---|
| Veterinary hospitals and offices without boarding facilities | | P |
|--|--|---|

CR GUIDELINE CHANGES REQUIRED

The recently adopted CR Zone Incentive Density Implementation Guidelines will have to be modified to accommodate the proposed changes to the CR Zones. This will mostly entail changes in formulas and language to reflect the point system, but will also elaborate on the new public benefits. Language and notes on these changes is provided as Appendix B.

APPENDIX A: 59-C-15. COMMERCIAL/RESIDENTIAL ZONES.

59-C-15.1. Zones established.

59-C-15.11. The Commercial/Residential zones are established as combinations of context designation and a sequence of four factors: maximum total floor area ratio (FAR), maximum non-residential FAR, maximum residential FAR, and maximum building height.

- (a) There are three commercial/residential (CR) contexts with variable uses, density and height limits, general requirements, development standards, and public benefit requirements to respond to different settings. These context designations are:
 - (1) CR Neighborhood ("CRN");
 - (2) CR Town ("CRT"); and
 - (3) CR Metro ("CR").

- (b) The context designations are followed by a number and sequence of three additional symbols: C, R, and H, each followed by a number where:
 - (1) The number following the context designation is the maximum total FAR;
 - (2) The number following the "C" is the maximum non-residential FAR;
 - (3) The number following the "R" is the maximum residential FAR; and
 - (4) The number following the "H" is the maximum building height in feet.

- (c) This division uses examples and illustrations to demonstrate applications and intent of the provisions of the Commercial/Residential zones. These examples and illustrations do not add, delete, limit, or modify any provision of this division.

Example:

CRT3.5 C1.5 R3.0 H150 is a Commercial/Residential Town Zone with a maximum FAR of 3.5, of which up to 1.5 FAR may be non-residential and up to 3.0 may be residential, and a maximum building height of 150 feet. This may result in a number of different kinds of buildings, including a 100-foot building with 1.5 non-residential FAR and 2.0 residential FAR or a 130-foot building with 0.5 non-residential FAR and 3.0 residential FAR. In any case, however, the maximum total density may not exceed 3.5 FAR (except as allowed under particular density transfer provisions) and the maximum building height may not exceed 150 feet.

59-C-15.12. Density and height allocation.

59-C-15.121. Density and height limits. Each unique sequence of CRN, CRT, or CR, and C, R, and H is established as a zone under the following limits:

| Context | Min/Max Total FAR | Min/Max C FAR | Min/Max R FAR | Density Increment | Max H | Height Increment |
|---------|-------------------|---------------|---------------|-------------------|-------|------------------|
| CRN | 0.5/2.5 | 0.25/2.0 | 0.25/2.0 | 0.25 | 80 | 5 feet |
| CRT | 0.5/4.0 | 0.25/3.5 | 0.25/3.5 | 0.25 | 100 | 5 feet |
| CR | 0.5/8.0 | 0.25/7.5 | 0.25/7.5 | 0.25 | 300 | 5 feet |

59-C-15.122. Density averaging. Permitted density may be averaged over 2 or more directly abutting or confronting properties in one or more CRN, CRT, or CR zones provided that:

- (a) The properties are subject to the same sketch plan and provide public benefits as required for the sum of their total densities;
- (b) The resulting lots and/or parcels are created by the same preliminary subdivision plan or per a phasing plan established by an approved sketch plan;
- (c) The maximum total, non-residential, and residential density limits apply to the entire development, not to individual lots;
- (d) No building may exceed the maximum height set by the zone;
- (e) Uses are subject to the underlying zone allowances and restrictions; and
- (f) The total allowed maximum density on a resulting lot or parcel that is adjacent to or confronting an agriculturally-zoned (subject to Division 59-C-9) or single-family residentially-zoned (subject to Division 59-C-1) lot or parcel may not exceed that allowed by the zone.

****insert example****

59-C-15.13. Applicability. The application of the CRN, CRT, and CR zones is appropriate where environmental impacts from sprawl and green-field development can be avoided by co-locating housing, jobs, services, and amenities in existing and emerging commercial and mixed-use centers and corridors. The CRN, CRT, and CR zones can only be applied by sectional map amendment.

59-C-15.2. Description and objectives of the CR zones. The CRN, CRT, and CR zones permit a mix of residential and non-residential uses according to context designation and at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and have access to services and amenities while minimizing the need for automobile use. The objectives of the CRN, CRT, and CR zones are to:

- (a) Implement the policy recommendations of applicable master and sector plans;
- (b) Allow a flexible mix of uses, densities, and building heights appropriate to various contexts to ensure compatible relationships with adjoining neighborhoods;

- (c) Target opportunities for redevelopment of automobile-oriented, single-use areas and surface parking lots with a mix of uses;
- (d) Reduce dependence on the automobile by encouraging development that integrates a balanced combination of housing types, mobility options, commercial services, and public facilities and amenities; and
- (e) Standardize optional method development by establishing parameters for the provision of public benefits.

59-C-15.3. Definitions specific to the CRN, CRT, and CR zones. The following words and phrases, as used in this Division, have the meanings indicated. The definitions in Division 59-A-2 otherwise apply.

Tenant footprint: the horizontal area measured within the exterior or interior walls for the ground floor of the main structure allocated to each non-residential tenant.

59-C-15.4. Methods of development and approval procedures. The CRN zones only allow development under the standard method. The CRT and CR zones allow development under the standard method and may allow development under the optional method.

59-C-15.41. Standard method. Standard method development is subject to the following limitations and requirements.

| (a) Standard Method Density and Height | | |
|--|-----------------------------|--------------------------------|
| Context | Maximum Total Density (FAR) | Maximum Building Height (feet) |
| CRN | 2.5 | 80 |
| CRT | 1.5 | 80 |
| CR | 1.5 | 80 |

- (b) Zones may be established and mapped at densities and heights lower than the maximums indicated in the table per section 59-C-15.121.
- (c) A site plan approval under division 59-D-3 is required for standard method development that:
 - (1) Is adjacent to or confronting a property in an agriculturally-zoned (subject to Division 59-C-9) or single-family residentially-zoned (subject to Division 59-C-1);
 - (2) Requests a gross floor area \geq 10,000 square feet; and/or
 - (3) Requests a building height \geq 45 feet.
- (d) If a site plan is required, standard method development must comply with section 59-C-15.82 regarding the provision of public benefits.

59-C-15.42. Optional method. Optional method development is subject to the following limitations and requirements.

| (a) Optional Method Density and Height | | |
|---|------------------------------------|--------------------------------------|
| CR Context | Maximum Total Density (FAR) | Maximum Building Height (FAR) |
| CRT | 4.0 | 100 |
| CR | 8.0 | 300 |

- (b) Zones may be established and mapped at densities and heights lower than the maximums indicated in the table per section 59-C-15.121.
- (c) A sketch plan is required for all optional method development according to section 59-C-15.43. Subsequent site plan(s) must be submitted for any development on a property with an approved sketch plan.
- (d) All optional method development must comply with section 59-C-15.8 regarding the provision of public benefits to achieve the maximum density and height allowed by the zone.

59-C-15.43. Sketch Plan. A sketch plan is required for any optional method development in the CRT and CR zones. Any required preliminary subdivision plan and site plan must not be submitted prior to approval of a sketch plan, but may be filed concurrently.

- (a) A sketch plan application must contain:
 - (1) A justification statement that addresses how the project meets the requirements and standards of this Division and describes how the development will further the objectives of the applicable master or sector plan;
 - (2) Illustrative plans showing conceptual:
 - i. Building massing and height;
 - ii. Locations of public use and other open spaces;
 - iii. Pedestrian, bicycle, and vehicular access, circulation, parking, and loading;
 - iv. Relationships to adjacent buildings and roads;
 - (3) A table of proposed public benefits required under the special regulations for optional method development (section 59-C-15.8); and
 - (4) A general phasing outline of structures, uses, roads, sidewalks, dedications, public benefits, and subsequent preliminary/site plan applications.
- (b) Procedure for a sketch plan:
 - (1) Before filing a sketch plan application, an applicant must comply with the provisions of the Manual for Development Review Procedures, as amended, that concern noticing, site posting, and public meetings.
 - (2) A public hearing must be held by the Planning Board on each sketch plan application no later than 90 days after an application is accepted for review, unless a request to extend this

period is requested by the applicant, Planning Department staff, or other interested parties. A request for an extension must be granted if the Planning Board finds it will not constitute prejudice or undue hardship on any interested party. A recommendation regarding any request for extension must be posted no fewer than 10 days before the decision and may be acted upon as a consent agenda item by the Planning Board on or before the 90-day hearing period expires.

- (3) No fewer than 10 days before the public hearing on a sketch plan, Planning Department staff must submit its analysis of the application, including its findings, comments, and recommendations with respect to the requirements and standards of this division and any other matters that may assist the Planning Board in reaching its decision on the application. This staff report must be included in the record of the public hearing.
- (4) The Planning Board must act within 30 days after the close of the record of the public hearing, by majority vote of those present and voting based upon the hearing record, to:
 - i. Approve;
 - ii. Approve subject to modifications, conditions, and/or binding elements; or
 - iii. Disapprove.
- (5) In approving a sketch plan, the Planning Board must find that the following elements are appropriate in concept for further detailed review at site plan. The sketch plan must:
 - i. Meet the objectives, general requirements, and development standards of this Division;
 - ii. Further the objectives of the applicable master or sector plan;
 - iii. Achieve compatible internal and external relationships between existing and proposed building mass and heights and open spaces;
 - iv. Provide satisfactory general pedestrian, bicycle, and vehicular circulation, parking, and loading;
 - v. Delineate an outline of public benefits that compensate for the requested incentive density and comply with the objectives of the applicable master or sector plan and of this Division; and
 - vi. Establish a feasible and appropriate preliminary phasing plan for all structures, uses, roads, sidewalks, public benefits, and site plan applications.

59-C-15.5. Land uses. No use is allowed in the CRN, CRT, or CR zones except as indicated below:

- *Permitted Uses* are designated by the letter “P” and are permitted subject to all applicable regulations.
- *Limited Uses* are designated by the letter “L” and are permitted subject to all applicable regulations and the additional restrictions in Section 59-C-15.51.
- *Special Exceptions Uses* are designated by the letters “SE” and may be authorized as special exceptions under Article 59-G.

| Use | CRN | CRT | CR |
|--|-----|-----|----|
| (a) Agricultural | | | |
| Farm and country markets | L | P | P |
| Farm, limited to crops, vegetables, herbs, and ornamental plants | P | P | P |
| Nursery, horticultural – retail or wholesale | | P | P |
| Seasonal outdoor sales | P | P | P |
| (b) Residential | | | |
| Dwellings | P | P | P |
| Group homes, small or large | P | P | P |
| Hospice care facilities | P | P | P |
| Housing and related facilities for senior adults or persons with disabilities | P | P | P |
| Life care facilities | P | P | P |
| Live/Work units | P | P | P |
| Personal living quarters | P | P | P |
| (c) Commercial Sales and Services | | | |
| Advanced technology and biotechnology | | P | P |
| Ambulance or rescue squads, private | SE | L | L |
| Animal boarding places | SE | SE | SE |
| Automobile filling stations | | SE | SE |
| Automobile rental services, excluding storage of vehicles and supplies | P | P | P |
| Automobile rental services, including storage of vehicles and supplies | | L | L |
| Automobile repair and services | L | L | P |
| Automobile sales, indoors | L | L | P |
| Automobile sales, outdoors | L | L | P |
| Clinic | P | P | P |
| Conference centers | | P | P |
| Eating and drinking establishments with drive-through service | | P | P |
| Eating and drinking establishments with no drive-through service | L | P | P |
| Entertainment/performance venues | | L | P |
| Health clubs and gyms | L | P | P |
| Home occupations, major | SE | SE | SE |
| Home occupations, registered and no-impact | P | P | P |
| Hotels and motels | L | P | P |
| Laboratories | | P | P |
| Dry cleaning and laundry pick-up station | P | P | P |
| Offices, general | P | P | P |
| Offices, banking | P | P | P |
| Recreational facilities, participatory | L | P | P |
| Retail trades, businesses, and services with tenant footprint ≤ 2,000 square feet | P | P | P |
| Retail trades, businesses, and services with tenant footprint ≤ 15,000 square feet | L | P | P |
| Retail trades, businesses, and services with tenant footprint ≤ 60,000 square feet | | P | P |
| Retail trades, businesses, and services with tenant footprint > 60,000 square feet | | L | P |
| Research, development and related activities | | P | P |
| Self-storage facilities | | SE | SE |
| Veterinary hospitals and offices with boarding facilities | SE | L | P |
| Veterinary hospitals and offices without boarding facilities | P | P | P |
| Warehousing, not including self-storage, up to 10,000 square feet | | P | P |

| Use | CRN | CRT | CR |
|--|-----|-----|----|
| (d) Institutional and Civic | | | |
| Charitable and philanthropic institutions | | P | P |
| Cultural institutions | L | P | P |
| Day care facilities and centers | P | P | P |
| Educational institutions, private | L | P | P |
| Hospitals | P | P | P |
| Parks and playgrounds, private | P | P | P |
| Private clubs and service organizations | L | P | P |
| Publicly owned or operated uses | P | P | P |
| Religious institutions | P | P | P |
| (e) Industrial | | | |
| Manufacturing and production, artisan | P | P | P |
| Manufacturing, compounding, processing, or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries, synthetic molecules, and projects resulting from biotechnical and biogenetic research and development | | L | P |
| Manufacturing and assembly of medical, scientific, or technical instruments, devices and equipment | | L | P |
| (f) Other | | | |
| Accessory buildings and uses | P | P | P |
| Bus terminals, non-public | | P | P |
| Parking garages, privately owned and operated, not as accessory to an allowed use | | P | P |
| Public utility buildings, structures, and underground facilities | P | P | P |
| Radio and television broadcast studios | | P | P |
| Rooftop mounted antennas and related unmanned equipment buildings, cabinets, or rooms | P | P | P |

59-C-15.51. Limited uses.

59-C-15.511. Applicability. Uses designated by an “L” in the land use table must comply with the requirements of this section if they are on properties that are:

- (a) Located adjacent to a property in an agriculturally-zoned (subject to Division 59-C-9) or single-family residentially-zoned (subject to Division 59-C-1); or
- (b) Separated from such a property only by the right-of-way of a primary, secondary, or tertiary residential street.
- (c) Where these circumstances do not apply, the use is considered a permitted use.

59-C-15.512. Restrictions and requirements of limited uses.

- (a) No structures, parking spaces, or driveway entrances associated with limited uses may be located within 100 feet of the adjacent agriculturally- or residentially zoned property line or, when separated by an applicable right-of-way, within 100 feet of the confronting property line; and
- (b) If associated with an adjacent agriculturally- or residentially zoned property and not separated by an applicable right-of-way:

- (1) The 100-foot buffer must contain at least an 8-foot high evergreen hedge or tree line, 6-foot solid wall or fence, and one deciduous tree planted at a minimum of every 30 feet; and
 - (2) Illumination levels may not exceed 0.1 footcandles at the subject property line.
 - (3) These requirements replace any applicable parking facility landscaping requirements in section 59-C-15.645.
- (c) If the required distance between a driveway entrance for a limited use and an adjacent agriculturally- or residentially zoned property precludes access to the property, the driveway may be built closer than 100 feet subject to reasonable mitigating requirements above the minimum standards imposed through site plan approval by the Planning Board.

insert illustration

59-C-15.6. General requirements. Development in the CRN, CRT, and CR zones must comply with the following requirements.

59-C-15.61. Master plan and design guidelines conformance. Development that requires a site plan must be substantially consistent with the applicable master or sector plan and must address any design guidelines approved by the Planning Board that implement the applicable plan unless the Board finds that events have occurred to render the applicable plan recommendations no longer appropriate.

59-C-15.62. Streetscape. Development that requires a site plan must improve the streetscape along the property’s frontage consistent with the recommendations of the applicable master or sector plan and must address any design guidelines approved by the Planning Board that implement the applicable plan.

59-C-15.63. Bicycle parking spaces and commuter shower/change facilities. In place of the requirements of Article 59-E regarding bicycle parking spaces, development in the CRN, CRT, and CR zones must comply with the following provisions.

| Use | Publicly Accessible Bike Spaces | Private, Secure Bike Storage Spaces | Shower/Change Facilities |
|--|---------------------------------|--|--------------------------|
| (a) Residential | | | |
| < 20 units | 2 | 4 | n/a |
| ≥ 20 units | 0.1 per unit to a maximum of 10 | 0.5 per unit to a maximum of 100 | n/a |
| Any group living arrangement expressly for senior citizens | 0.1 per unit to a maximum of 10 | 0.1 per unit, not fewer than 2, up to a maximum of 100 | n/a |
| (b) Non-Residential | | | |
| < 10,000 square feet | 2 | 2 | n/a |

| | | | |
|--|--------------------------|---|---|
| 10,000 square feet to 99,999 square feet | 2 per 10,000 square feet | 2 for the first 10,000sf plus one for every additional 10,000sf, up to a maximum of 100 | n/a |
| ≥ 100,000 square feet | 20 | 2 for the first 10,000sf plus one for every additional 10,000sf, up to a maximum of 100 | One for each gender, available to employees when the building is accessible |

59-C-15.64. Parking. In place of the requirements of Article 59-E regarding parking space numerical requirements, landscaping, and surface parking facility design, development in the CRN, CRT, and CR zones must comply with the following provisions. All standards and requirements of Article 59-E that are not modified by this section must be followed.

59-C-15.641. Parking ratios. Parking spaces must be provided according to the following minimums and maximums. The minimum number of spaces required is equal to the number of parking spaces that would otherwise be required by 59-E for all proposed uses multiplied by the applicable factor in the table or to the ratio indicated:

| Use | CRN | | CRT | | CR | | | |
|---|--------------|---------------------|--------------|---------------------|-------------------------|-------------------------|-------------------------|---------------------|
| | Up to ½ mile | Greater than ½ mile | Up to ½ mile | Greater than ½ mile | Up to ¼ mile | ¼ to ½ mile | ½ mile to 1 mile | Greater than 1 mile |
| (a) Residential | | | | | | | | |
| Maximum: | None | None | 59-E | None | 59-E | 59-E | 59-E | None |
| Minimum: | 0.80 | 1.0 | 0.70 | 0.80 | 0.60 | 0.70 | 0.80 | 0.90 |
| (b) Non-residential for Retail and Restaurant Uses | | | | | | | | |
| Maximum: | 59-E | None | 59-E | None | 59-E | 59-E | 59-E | None |
| Minimum: | 0.60 | 0.80 | 0.40 | 0.60 | 4 per 1,000 square feet | 4 per 1,000 square feet | 4 per 1,000 square feet | 0.80 |
| (c) Non-residential for All Other Uses | | | | | | | | |
| Maximum: | 59-E | None | 59-E | None | 59-E | 59-E | 59-E | None |
| Minimum: | 0.60 | 0.80 | 0.40 | 0.60 | 0.20 | 0.40 | 0.60 | 0.80 |

insert examples

59-C-15.642. Accepted parking spaces. Parking requirements must be met by one or more of the following means:

- (a) Providing the spaces on site;
- (b) Constructing publicly available on-street parking; or

- (c) Participating in:
 - (1) A parking lot district;
 - (2) A shared parking program established by municipal resolution; or
 - (3) Entering into an agreement for shared private parking spaces within ¼ mile of the subject lot; provided that the off-site parking spaces must not be in an agricultural (subject to Division 59-C-9), planned unit development (subject to Division 59-C-7), or single-family residential (subject to Division 59-C-1) zone, unless otherwise allowed by this Chapter.

- (d) Every provided “car-share” space reduces the total number of required spaces by 6 spaces for non-residential uses or 3 spaces for residential uses.

59-C-15.643. Parking facility design. The design of surface and above-ground structured parking facilities must comply with the following.

- (a) Surface parking spaces, including the driveway, aisles, stacking areas, or any parking spaces, must not be located between the street and the front wall of the main building or the street and the side wall of the main building on a corner lot; and
- (b) If a site is adjacent to an alley, the primary vehicular access to the parking facility must be from that alley.

****insert illustration****

59-C-15.644. Drive-through facility design. Any drive-through service facility must comply with the following:

- (a) No part of a drive-through service facility, including the stacking area, may be located within 100 feet of a property-line shared with an adjacent agriculturally-zoned (subject to Division 59-C-9) or single-family residentially-zoned (subject to Division 59-C-1) lot or parcel;
- (b) No drive-through service window, drive aisle, or stacking area may be located between the street and the front wall of the main building; and
- (c) No drive-through service window, drive aisle, or stacking area may be located between the street and the side wall of the main building on a corner lot unless permanently screened from any street by a 5-foot or higher wall or fence.

****insert illustration****

59-C-15.645. Landscaping and lighting. Except for areas used for internal driveway or sidewalk connections between lots or parcels, landscaping for surface parking facilities must satisfy the following requirements:

| Subject | Requirement |
|--|---|
| (a) Right-of-way screening | No less than 6-foot wide (excluding any easements) continuous soil panel with stormwater facilities and/or vegetation including a minimum 3-foot high continuous evergreen hedge or fence; and one deciduous tree per 30 feet of street frontage or per the applicable streetscape standards. |
| (b) Property line adjacent to a lot or parcel in an agricultural (subject to Division 59-C-9) or single-family residential (subject to Division 59-C-1) zone | No less than 10-foot wide (excluding any easements) continuous soil panel with stormwater facilities and/or vegetation including a minimum 6-foot high continuous evergreen hedge or fence; and one deciduous tree per 30 feet of street frontage. |
| (c) Property line adjacent to a lot or parcel in any zone not subject to (b) above | No less than 4-foot wide (excluding any easements) continuous soil panel with stormwater facilities and/or vegetation; and one deciduous tree per 30 feet. |
| Internal pervious coverage | 10% of parking facility area |
| Tree canopy at 15 years growth | 30% of parking facility area |
| Lighting | Per IESNA standards with full or partial-cut off fixtures and no more than 0.5 footcandles at any property line subject to (b) above. |

****insert illustration****

59-C-15.646. Waiver of parking provisions. The Director, Planning Board, or Board of Appeals may waive any requirement of Section 59-C-15.64 not necessary to accomplish the objectives of this Division and Section 59-E-4.2, and in conjunction with such a waiver may adopt reasonable mitigating requirements above the minimum standards. At least 10 days notice of any request for a waiver under this Section must be provided to all adjoining property owners, affected citizen associations, and Planning Department Staff, if applicable, before a decision may be made.

59-C-15.7. Development Standards. Development in the CRN, CRT, and CR zones must comply with the following standards.

59-C-15.71. Density and height.

(a) Standard method.

- (1) The maximum total density for any standard method project is the lesser of the density indicated in the table below or the density established by the zone. The maximum non-residential and residential densities are established by the zone; if either the maximum non-residential or residential density allowed is greater than the standard method density, up to the standard method density may be developed completely with that use.
- (2) The maximum total height for any standard method project is the lesser of the height indicated below or the height established by the zone.

| CR Context | Maximum Total Density (FAR) | Maximum Height (feet) |
|------------|-----------------------------|-----------------------|
| CRN | 2.5 | 80 |
| CRT | 1.5 | 80 |
| CR | 1.5 | 80 |

(b) Optional method.

The maximum total density, non-residential density, residential density, and height for any optional method project are specified by the zone.

59-C-15.73. Setbacks.

- (a) A building must not be any closer to a property line shared with a lot or parcel in an agricultural (subject to Division 59-C-9) or single-family residential (subject to Division 59-C-1) zone than:
 - (1) 25 feet or the setback required by the adjacent lot or parcel, whichever is greater; and
 - (2) The building must not project beyond a 45 degree angular plane projecting over the lot measured from a height of 55 feet at the setback determined by (1) above.

****insert illustration****

- (b) The development of a new building in place of a building existing when the CRN/CRT/CR zone is applied to the subject property may be built to the previously allowed setback if the height of the new building is not increased above the actual existing height of the former building.

59-C-15.74. Public use space.

- (a) Standard method: Public use space is not required for any standard method project that does not require a site plan. If a site plan is required, public use space is required as follows:

| Gross Tract Area | Minimum required public use space |
|--|-----------------------------------|
| Less than 5,000 square feet | None |
| 5,000 square feet to less than 3 acres | 10% of net tract area |
| 3 acres or more | 10% of limits of disturbance |

(b) Optional method: For any optional method project, public use space is required as follows:

| Minimum required public use space (% of net tract area) | | | | |
|---|---|----|----|----|
| Gross Tract Area (acres) | Number of existing, planned, or proposed right-of-way frontages | | | |
| | 1 | 2 | 3 | 4 |
| Less than ½ | 0 | 0 | 0 | 5 |
| ½ to 1.00 | 0 | 0 | 5 | 10 |
| 1.01 to 3.00 | 0 | 5 | 10 | 10 |
| 3.01 to 6.00 | 5 | 10 | 10 | 10 |
| 6.01 or more | 10 | 10 | 10 | 10 |

(c) Wherever provided, public use space must be:

- (1) Calculated on and distributed within the applicable area in the subject application;
- (2) Rounded to the next highest 100 square feet;
- (3) Easily and readily accessible to the public; and
- (4) Must contain amenities such as seating options, shade, landscaping, artwork, fountains, or other public amenities.

(d) Instead of providing public use space on site, an applicant may satisfy the requirement by one or more of the following means, subject to Planning Board approval:

- (1) Implementing public park or public use space improvements for an area equal to the size required within or near the applicable master or sector plan area; or
- (2) Making a payment in part or full for design, construction, renovation, restoration, and/or installation of a publicly-accessible park, cultural resource, or recreation facility within or near the applicable master or sector plan area if the payment is:
 - i. Equal to the cost of constructing an equal amount of the public use space and associated amenities on-site per square foot added to the fair market value of the application property that was required to be public use space per square foot;
 - ii. Used to implement the open space, recreation, and cultural goals of the applicable master or sector plan; and
 - iii. Made within 30 days of the release of any building permit for the subject application.

59-C-15.75. Residential Amenity Space.

(a) Any building containing 20 or more dwelling units must provide amenity space for its residents as follows:

| <i>Type of Amenity Space</i> | <i>Area of Amenity Space</i> |
|---|---|
| Indoor space in a multi-purpose room, fitness room, and/or other community room(s), at least one of which must contain kitchen and bathroom facilities. | A minimum of 20 square feet per unit up to 5,000 square feet. |
| Private outdoor recreation space in addition to any public use space or public open space provided. | A minimum of 20 square feet per unit, of which at least 400 square feet must be directly accessible from the indoor amenity space, up to 5,000 square feet. |

- (b) The amenity space may be reduced by ½ for any moderately priced dwelling units (MPDUs) or workforce housing units (WFHUs) per MPDU and WFHU on a site within a metro station policy area or where the Planning Board finds that there is adequate publicly-accessible recreation facilities and open space within ½ mile of the subject site.
- (c) The provision of residential amenity space may be counted towards meeting the required recreation calculations under the M-NCPPC Recreation Guidelines, as amended.

59-C-15.8. Special regulations for the optional method of development. This section establishes incentives for optional method projects to provide public benefits in return for increases in density and height above the standard method maximums up to the maximum permitted by the zone.

59-C-15.81. Incentive density categories. Public benefits must be provided that enhance or contribute to the objectives of the CRT and CR zones in some or all of the following categories:

- (a) Major public facilities;
- (b) Transit proximity;
- (c) Connectivity between uses and activities and mobility options;
- (d) Diversity of uses and activities;
- (e) Quality of building and site design ; and
- (f) Protection and enhancement of the natural environment.

Section 59-C-15.85 indicates the individual public benefits that may be accepted in each of these categories.

59-C-15.82. Public benefits required.

- (a) Any standard method development that requires a site plan must provide the category requisites as listed in each category in section 59-C-15.85 below.
- (b) All optional method development must provide the category requisites as listed in section 59-C-15.84 below as well as other public benefits as indicated in the following table:

| Context | Minimum Public Benefits Required | | | | | | |
|---------|----------------------------------|-------------------|--|--------------------|--------------------|--------------------|--------------|
| | Major Facility | Transit Proximity | Connectivity | Diversity | Design | Environment | Total Points |
| CRT | No minimum | No minimum | Category requisite | Category requisite | Category requisite | Category requisite | 50 points |
| CR | No minimum | No minimum | Category requisite | Category requisite | Category requisite | Category requisite | 100 points |
| | | | Must provide benefits from at least three of these categories. | | | | |

59-C-15.83. General incentive density considerations. In approving any incentive density based on the provision of public benefits, the Planning Board must consider:

- (a) The policy objectives and priorities of the applicable master or sector plan;
- (b) The size and configuration of the subject site;
- (c) The relationship of the site to adjacent properties;
- (d) The presence or lack of similar public benefits nearby; and
- (e) Enhancements not listed in the individual public benefit descriptions or criteria that increase public access to or enjoyment of the benefit.

59-C-15.84. The Planning Board must adopt, publish, and maintain *CR Zones Incentive Density Implementation Guidelines (CRZIDIG)* that detail the standards and requirements for the public benefits enumerated in section 59-C-15.85. The guidelines must be:

- (a) Consistent with the objectives of the CR zones; and
- (b) In addition to and not supersede any standards, requirements, or rules included in this division.

59-C-15.85. Individual public benefit descriptions and criteria.

59-C-15.851. Major Public Facilities. Major public facilities provide public services at convenient locations and where increased density creates higher demands for civic uses and demands on public infrastructure.

- (a) Major public facilities include, but are not limited to, such facilities as schools, libraries, recreation centers, parks, county service centers, transportation or utility infrastructure upgrades, or other major facilities delineated in an applicable master or sector plan.
- (b) Major public facilities are eligible for a maximum of 40 points in the CRT zones and 70 points in the CR zones.

59-C-15.852. Transit Proximity. Development near transit facilities encourages greater use of transit, controls sprawl, and reduces vehicle miles traveled, congestion, and carbon emissions. Transit proximity points are granted based on service level and CR context as follows:

| Proximity | Adjacent or confronting | | Within ¼ mile | | Between ¼ mile and ½ mile | | Between ½ mile and 1 mile | |
|-----------------------|-------------------------|----|---------------|----|---------------------------|----|---------------------------|----|
| | 1 | 2 | 1 | 2 | 1 | 2 | 1 | 2 |
| Transit Service Level | | | | | | | | |
| CRT | 25 | 15 | 20 | 10 | 15 | 5 | 10 | 5 |
| CR | 50 | 30 | 40 | 25 | 30 | 20 | 20 | 15 |

- (a) A project is adjacent to or confronting a transit station or stop if it shares a property line, easement line, or is separated only by a right-of-way from an existing or planned transit station or stop and 100 percent of the gross tract area submitted in a single sketch plan application is within ¼ mile of the transit station or stop.
- (b) For split proximity range projects:
 - (1) If at least 75% of the gross tract area in a single sketch plan application is within the closer transit proximity range, the entire project may take the applicable points; but
 - (2) If less than 75% of the gross tract area in a single sketch plan application is within the closer transit proximity range, the points must be calculated as a weighted average of the percentage of area in each range.

59-C-15.853. Connectivity between uses and activities and mobility options. Development that enhances connectivity between uses and amenities increases mobility options, encourages non-automotive travel, facilitates social interaction, provides opportunities for healthier living, and stimulates local businesses.

- (a) **Category Requisite:** The subject site must be within ½ mile of 5 different basic retail services as defined by the *CRZIDIG*, including those provided with the application.
- (b) **Neighborhood Services:** Up to 10 points for proximity to or provision of 5 or more basic retail services in addition to those required by the category requisite.
- (c) **Grey-field Redevelopment:** 5 points for the redevelopment of an infill site as defined by the *CRZIDIG*.
- (d) **Minimum Parking:** Up to 20 points for providing less than the maximum allowed number of parking spaces, if applicable.
- (e) **Through-Block Connections:** Up to 20 points for creating safe and attractive pedestrian connections between streets.
- (f) **Public Parking:** Up to 25 points for providing publicly-accessible parking.
- (g) **Transit Access Improvement:** Up to 20 points for ensuring that access to transit facilities meets County standards for handicapped accessibility.
- (h) **Trip Mitigation:** 15 points for entering into a binding and verifiable Traffic Mitigation Agreement to reduce the number of weekday morning and evening peak hour trips attributable to the site in excess of any other regulatory requirement by at least 50% of the trips attributable to the site.

- (i) **Streetscape:** Up to 20 points for construction of off-site streetscape excluding any streetscape improvements required under section 59-C-15.62.
- (j) **Advance Dedication:** Up to 30 points for dedicating or providing a reservation for dedication for master-planned rights-of-way in advance of development.
- (k) **Way-finding:** 5 points for design and implementation of a way-finding system orienting pedestrians and cyclists to major open space, cultural, and transit amenities.

59-C-15.854. Incentive for diversity of uses and activities. Integration of a mixture of land uses, housing types, economic diversity, and community activities contributes to more efficient and sustainable communities, reduces the necessity for automobile use, and facilitates healthier lifestyles and social interaction.

- (a) **Category Requisite:** The subject development must provide or be within 1 mile of existing or approved development with a minimum of:
 - (1) 2 different housing types;
 - (2) 15,000 square feet of commercial uses; and
 - (3) 12,000 square feet of public use space or a public park or trail system.
- (b) **Affordable Housing:**
 - (1) All residential development must comply with the requirements of Chapter 25A for the provision of moderately priced dwelling units (MPDUs) except that the percent bonus density achieved in the table in Section 25A-5.(c)(3) is equivalent to points required by this Division.
 - (2) Up to 30 points for the provision of workforce housing units (WFHUs) equal to 2 points per % of total units, excluding MPDUs.
- (c) **Adaptive Buildings:** Up to 15 points for constructing all commercial or mixed use buildings with adaptable floor-to-floor heights and open floor plates; the minimum qualifying floor-to-floor heights are 15 feet for any floor that meets grade and 12 feet between all other floors. Internal structural systems must be able to accommodate various types of use with only minor modifications.
- (d) **Care Centers:** Up to 20 points for constructing child or adult day care facilities; the minimum care center that may qualify must provide spaces for at least 15 users.
- (e) **Small Business Retention:** Up to 20 points for providing on-site space for small, neighborhood-oriented businesses.
- (f) **Dwelling Unit Mix:** 5 points for integrating a mix of unit types with at least 7.5% efficiencies, 8% 1-bedroom units, 8% 2-bedroom units, and 5% 3-or-more bedroom units with additional points for a greater number of each unit type.
- (g) **Enhanced Accessibility for the Disabled:** Up to 20 points for constructing dwelling units that satisfy the American National Standards Institute A117.1 Residential Type A standards or units that satisfy an equivalent County standard.
- (h) **Diversity Ratio:**

- (1) 30 points for developments over 2.0 FAR that provide a minimum of 30% of the market-rate units as rentals; 30% of the market-rate units for sale; 15% of the units as MPDUs and/or WFHUs (rental or for sale); and 10% of the total FAR as retail trades, businesses, and services of a general commercial nature.
- (2) 10 points for developments of up to 2.0 FAR that provide at least the greater of 3 units or 10% of the total unit count as live/work units.

59-C-15.855. Incentives for quality building and site design. High quality design is especially important in urban, integrated-use settings to ensure that buildings and uses are visually compatible with each other and adjacent communities and to provide a harmonious pattern of development. Due to increased density of these settings, buildings tend to be highly visible and high quality design helps attract residents, patrons, and businesses to these settings. Location, height, massing, façade treatments, and ornamentation of buildings affect sense of place, orientation, and the perception of comfort and convenience. The quality of the built environment affects light, shadow, wind, and noise, as well as the functional and economic value of property.

- (a) **Category Requisite:** Elevations of architectural façades must be provided at site plan and particular elements of design, such as minimum amount of transparency, maximum separation width between doors, and awning, sign, or lighting parameters that affect the perception of mass and neighborhood compatibility may be binding on the applicant.
- (b) **Historic Resource Protection:** Up to 20 points for the preservation and/or enhancement or a payment towards preservation and/or enhancement of a historic resource indicated on the Master Plan for Historic Preservation in conformance with a plan approved by the Historic Preservation Commission.
- (c) **Structured Parking:** Up to 20 points for placing parking within above- or below-grade structures.
- (d) **Tower Step-back:** 5 points for stepping back a building's upper floors by a minimum of 6 feet behind the first floor façade at a maximum height of 72 feet with additional points for greater step backs and/or step backs at lower heights.
- (e) **Public Art:** Up to 15 points for installing public art reviewed for comment by or paying a fee accepted by the Public Arts Trust Steering Committee.
- (f) **Public Open Space:** Up to 20 points for providing or making a payment for open space in addition to the minimum public use space required by the zone.
- (g) **Exceptional Design:** Up to 10 points for building and/or site design that is determined by its visual and functional impact to enhance the character of the setting per the purposes delineated in this Section.
- (h) **Public Charette:** 10 points for conducting a public charette prior to the required pre-submittal meeting for a sketch plan during which input is solicited from parties that are required to be noticed. Documentation and discussion of promotion of the event, the charette process, and responses to input is required.

59-C-15.846. Incentives for protection and enhancement of the natural environment.

Protection and enhancement of natural systems and decreases in energy consumption help mitigate or reverse environmental impacts such as heat island effects from the built environment, inadequate carbon-sequestration, habitat and agricultural land loss, and air and water pollution caused by reliance on the automobile.

(a) Category Requisite: Sensitive Environment Avoidance and Restoration

(1) In the CRN & CRT zones, development must:

- i. Not impact any imperiled or endangered species or natural habitats, prime agricultural soils, wetlands, or steep slopes, as indicated on an approved NRI/FSD; or
- ii. If impacted, restore an equivalent natural habitat at a rate equal to twice the affected area on- or off-site per an approved site plan.

(2) In the CR zones, development must meet (1) above and must purchase BLT easements or make payments to the Agricultural Land Preservation Fund that equal 5% of the incentive density floor area under the following parameters:

- i. 1 BLT must be purchased or equivalent payment made for every 20,000 square feet included in the 5% incentive density;
- ii. Any private BLT easement must be purchased in whole units; or
- iii. BLT payments must be made to the Agricultural Land Preservation Fund, based on the amount established by Executive Regulations under Chapter 2B; if a fraction of a BLT easement is needed, a payment based on the gross square footage of incentive density must be made to the Agricultural Land Preservation Fund for at least the fraction of the BLT easement.

(b) BLTs: Up to 30 points for the purchase or payment of BLTs for any incentive density above 5%. In such a case, each BLT easement purchase or payment is equal to 30,000 gross square feet of incentive density or a proportion thereof, allowed by a payment for a fraction of a BLT. This is converted into points by dividing the incentive density gross square feet covered by the purchase or payment by the total square feet of the incentive density area.

Example: If a 50,000 square-foot, CR3.0 FAR site is fully developed, the incentive density = 125,000 square feet (total density minus standard method density). Thus, 5% of 125,000 square feet = 6,250 square feet, which equals 0.32 BLTs. If an additional 10 points were desired through the purchase of BLTs, 10% of the incentive density must be calculated, which in this case is 12,500 square feet. Since 1 BLT = 30,000 square feet, this 12,500 square feet is equal to 0.42 BLTs. Together the required and incentive BLTs equal 0.74 BLTs for 10 points in the Environment category.

(c) Energy Conservation and Generation: 10 points for constructing buildings that exceed the energy-efficiency standards for the building type by 17.5% for new buildings or 10% for

existing buildings, and 15 points for providing renewable energy generation facilities on-site or within ½ mile of the site for a minimum of 2.5% of the projected energy requirement for the development.

- (d) **Vegetated Wall:** 5 points for the installation and maintenance of a vegetated wall that covers at least 30% of any blank wall or parking garage façade that is at least 300 square feet in area and is visible from a public street or open space with additional points for greater coverage of a greater area.
- (e) **Tree Canopy:** 10 points for tree canopy coverage at 15 years growth of at least 25% of the on-site open space with additional points for greater coverage or use of native species.
- (f) **Vegetated Area:** 5 points for installation of plantings in a minimum of 12 inches of soil covering at least 5,000 square feet with additional points for greater coverage, soil depth, and/or creation of habitat. This does not include vegetated roofs.
- (g) **Vegetated Roof:** 10 points for installation of a vegetated roof with a minimum soil depth of 4 inches and covering at least 33% of a building's roof, excluding space for mechanical equipment with additional points for greater soil depth and/or coverage.
- (h) **Cool Roof:** 5 points for constructing any roof area that is not covered by a vegetated roof with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12 and a minimum SRI of 25 for slopes above 2:12.
- (i) **Recycling Facility Plan:** 5 points for providing a recycling facility plan to be approved as part of a site plan for buildings that must comply with Montgomery County Executive Regulation 15-04AM and Montgomery County Executive Regulation 18-04.

59-C-15.9. Existing approvals.

**** insert section from current code****

APPENDIX B: CR ZONES INCENTIVE DENSITY IMPLEMENTATION GUIDELINES

Outline of changes and new sections necessitated by proposed CR zones ZTA.

MAJOR PUBLIC FACILITY

1. Up to 50 points for conveyance or construction of a major public facility according to the ordinance and to following requirements:
 - a. The applicant conveys land and/or floor area for the facility; and/or
 - b. Constructs the facility or infrastructure.
 - c. Formula: $(((L+F)/(N)*2)+((C/N)*4)+((I/N)*8))*100$
 - N = net lot area in square feet
 - L = land area conveyed in square feet
 - F = floor area conveyed in square feet
 - C = constructed area of facility in square feet
 - I = infrastructure improvement limits of disturbance
 - d. Projects that vary from a simple conveyance and/or construction will be granted incentive density based on public review and comment commensurate with master plan goals and community priorities.

TRANSIT PROXIMITY

1. Up to 50 points under the requirements of the ordinance.
2. A project is adjacent to or confronting a transit station or stop if it shares a property line, easement line, or is separated only by a right-of-way from an existing or planned transit station or stop and 100 percent of the gross tract area submitted in a single sketch plan application is within ¼ mile of the transit portal.
3. For all other projects to qualify for incentive density availability at other distances, at least 75 percent of the gross tract area in a single sketch plan application must be within the range for which the incentive is proposed. The incentive density for projects with less than 75 percent of the gross tract area in one distance range must be calculated as the weighted average of the percentage of area in each range.
4. For the purposes of these guidelines, *planned stations or stops* are those that have been identified on an approved master or sector plan.
5. *Confronting properties* are those that are directly across each other based on a line between the two properties that is drawn perpendicular to the right-of-way. Properties that are directly diagonal across an intersection are also considered confronting.
6. Formula: $(t1/T)*P1+(t2/T)*P2$
 - T = total net tract area in square feet
 - t1 = net tract area in range 1 in square feet
 - t2 = net tract area in range 2 in square feet
 - P1 = points for range 1
 - P2 = points for range 2

CONNECTIVITY

Category Requisite: Neighborhood Services

1. *Basic retail services* include banks, cafes, care centers, community/civic centers, convenience stores, dry cleaners, hair care services, hardware stores, health clubs, laundromats, libraries, medical and dental offices, parks, pharmacies, police and fire stations, post offices, religious institutions, restaurants, schools, supermarkets, theaters.

Greyfield Development

1. Five (5) points for meeting the requirements of the ordinance.
2. Infill Site: a site with at least 75% of its perimeter bordering or confronting land in a commercial or mixed use zone and a minimum of 75% existing impermeable surfaces.
3. Must be confirmed by NRI/FSD and zoning map.

Minimum Parking

1. Points are calculated on a sliding scale from no points for providing the maximum allowable number of spaces on-site to 20 points for providing no more than the minimum number of spaces on site.
2. Formula: $(((A/P)/(A/R))*0.20)*100$
 - A = maximum allowed spaces
 - R = minimum required spaces
 - P = proposed spaces

Through-Block Connections

1. Fifteen (15) points for connections that meet the following requirements:
 - a. Open-air, non-climate controlled
 - b. Provides direct access between streets and may be provided through the first floor of a building if the property owner grants a public access easement for the walkway;
 - c. At least 15 feet in width;
 - d. At least 35 percent of the walls facing the interior pedestrian connection below a height of 8 feet have clear, unobstructed windows;
 - e. Open to the public between sunrise and sunset and, where the connection leads to a transit facility or publicly-accessible parking facility within ½ mile, for the hours of operation of the transit and/or parking facility; and
 - f. No vehicular traffic between buildings facing the connection, except for limited emergency vehicle access.
2. Additional points may be appropriate if other criteria are met, such as:
 - a. Direct connection to parks, transit facilities, or public buildings;
 - b. Accessible retail uses along a majority of its length;
 - c. Increased width; or

- d. Public artworks integrated into the walk.
3. Fewer than 15 points may be granted if some of the guideline criteria under (1) are not met.

Public Parking

1. Points are calculated on a sliding scale from no points if public parking is not provided to 25 points for providing 100% of the spaces between the minimum required and the maximum allowed as publicly available spaces. If a maximum is not imposed, this number is replaced by the total number of spaces proposed.
2. Formula: $[(P/(T-R))*0.25]*100$
P = public spaces provided
T = total spaces provided
R = minimum required spaces

Transit Access Improvement

1. Up to 15 points for transit access improvements that:
 - a. Upgrade pedestrian connections to transit stations or stops to County standards for handicapped accessibility; and
 - b. Are located within ½ mile of the project site or, in the case of mobile transit improvements such as a bus shuttle, provide regular access for passengers within ½ mile.
2. Additional points may be appropriate if other criteria are met, such as:
 - a. Closer access;
 - b. Provision of public access easements; or
 - c. Construction of seating areas/shelters.
3. Fewer than 15 points may be granted if some of the guideline criteria under (1) are not met.

Trip Mitigation

1. Fifteen (15) points for trip mitigation that meets the zoning ordinance requirements. The traffic mitigation agreement (TMA) must:
 - a. Be accepted by M-NCPPC and MCDOT prior to certification of any site plan for development subject to the agreement; and
 - b. Outline the policies, tracking mechanisms, and reporting procedures to be put in place regarding car-pooling, transit subsidies, parking restrictions, bicycle facilities, and other mitigation strategies.

Streetscape

1. Up to 20 points for improvements to off-site streetscape are granted on a sliding scale based on the area improved calculated as a percentage of the net lot. The improvements must follow the Bethesda Streetscape Standards, as amended, including providing utilities underground.
2. Formula: $(S/N)*100$

S = streetscape improvements in square feet

N = net lot area in square feet

Advance Dedication

1. Points for advance dedication of right-of-way are calculated on a sliding scale up to 30 points based on the percentage of gross tract area that is dedicated. Right-of-way that is dedicated in advance of submitting a development application may also be considered part of the gross tract area for FAR calculations. The only advance dedications that will be considered for incentive density in a sketch plan approval are dedications made in anticipation of future development, such as those made prior to filing a sketch plan or those made within areas that will be developed during later phases of a sketch plan.
2. Formula: $(D/N)*100$
D = dedicated land are in square feet
N = net tract area after dedication

Wayfinding

1. Insert criteria.....

DIVERSITY

Category Requisite: Land Use Diversity

1. Different housing types: multi-family condo, multi-family rental, townhouse, duplex, detached; and/or different bedroom counts: efficiency, 1, 2, or 3+.
2. Commercial uses: any retail, office, or service uses.
3. Vicinity map required showing compliance.

Affordable Housing

1. The calculations for incentive density for affordable housing are provided in the zoning ordinance and chapter 25A and must comply with all applicable regulations. Moderately Priced Dwelling Units (MPDUs) are calculated as a percent of the total number of dwelling units prior to the calculation of Workforce Housing Units (WFHUs). WFHUs are calculated based on the number of market rate units after the MPDU calculation is made.
2. Formula: $M+((W*2)*100)$
M = MPDU incentive density from Chapter 25A in whole number
W = percent WFHUs proposed in decimal form (i.e., 6% = 0.06)

Adaptive Buildings

1. Ten (10) points for an adaptive building that meets the requirements of the zoning code.
2. Additional points may be appropriate if other criteria are met, such as:

- a. The structural system can support additional density and height that may be added in the future, up to the maximum permitted density, without demolishing the structure; or
- b. The internal layout is built to allow changes between residential, retail, and office uses by minor modifications

Care Centers

1. Fifteen (15) points for care centers that provide:
 - a. Daytime adult or child care for at least 15 total users; and
 - b. At least 25 percent of the spaces open to the public at large.
2. Additional points may be appropriate if other criteria are met, such as:
 - a. More than 15 users;
 - b. Adjacent lay-by or on-site drop-off area;
 - c. Higher percentage of spaces open to the general public; or
 - d. Recreation facilities provided above those required by law.

Small Business Retention

1. Fifteen (15) points for developments that provide retail bays of no more than 5,000 square feet for:
 - a. At least 3 small businesses on sites over 1 acre; or
 - b. All of the commercial spaces on smaller sites.
2. The approved gross floor space for these businesses must be restricted for a period of six years after the issuance of the initial use and occupancy permits. The six year time period is binding upon future owners and successors in title and must be stated as a condition of any site plan approved by the Planning Board. Before a building permit is submitted for approval, the applicant must file a covenant in the land records of Montgomery County, Maryland that reflects these restrictions.

Dwelling Unit Mix

1. Five (5) points for providing residential buildings with a mix of dwelling unit types (calculated by rounding to the next higher whole number) with a minimum of:
 - a. 7.5% efficiency dwelling units;
 - b. 8% one-bedroom dwelling units;
 - c. 8% two-bedroom dwelling units; and
 - d. 5% three-bedroom or larger dwelling units.
2. Ten (10) points for providing:
 - a. 8% efficiency dwelling units;
 - b. 10% one-bedroom dwelling units;
 - c. 10% two-bedroom dwelling units; and
 - d. 7.5% three-bedroom or larger dwelling units.

Enhanced Accessibility for the Disabled

1. Provision of dwelling units that satisfy ANSI A117.1 Residential Type A standards, or an equivalent County standard, is eligible for up to 20 points on a sliding scale calculated as two times the percentage of complying units.
2. Formula: $(A * 2 / T) * 100$
A = ANSI A117.1 units
T = total units

Diversity Ratio

1. Insert language....

DESIGN

Category Requisite: Architectural Façade Design

2. Provide façade design.
3. Ensure compliance with the applicable design guidelines.

Historic Preservation

1. Fifteen (15) points for projects that protect historic resources by one of the following means:
 - a. Preservation and restoration of a historic resource designated in the Master Plan for Historic Preservation;
 - b. Protection and enhancement of off-site historic resources by providing capital improvements, interpretive signs, museum-type exhibits, integration and construction of context-appropriate landscape and settings, or protection of important viewsheds; or
 - c. Payment of a fee as follows:
 - i. The minimum fee is 1.0% of the development's projected cost up to \$100,000;
 - ii. The fee is paid prior to the release of the first building permit for the development;
 - iii. The fee is used for stabilization, restoration rehabilitation, or interpretive improvements of publicly owned historic resources on parkland; or for the identification, evaluation, documentation, interpretation or related activities that will lead to a better understanding of the County's historic resources; and
 - iv. The fee is to be used for a project within or near the policy area where the proposed development is located.
2. Greater or fewer points may be granted if additional enhancements are provided or not all the requirements under (1) are met.

Structured Parking

1. Structured parking is granted points on a sliding scale based on the percentage of total on-site spaces provided in above ground parking multiplied by 10% , plus the percentage of total on-site spaces provided in below grade parking multiplied by 20%.
2. Formula: $(((A/T)*0.10)+((B/T)*0.20))*100$
 - A = above-grade spaces
 - B = below-grade spaces
 - T = total spaces

Tower Step-back

1. Five (5) points for buildings that meet the requirements of the zoning ordinance.
2. Additional points may be appropriate if other criteria are met, such as:
 - a. Greater setback;
 - b. Setback at a lower level; or
 - c. Integration of setback with reduced floor plate sizes on upper stories.

Public Art

1. Ten (10) points for public art that is reviewed for comment by the Public Arts Trust Steering Committee and is found to fulfill at least five of the following goals:
 - a. Achieve aesthetic excellence;
 - b. Ensure an appropriate interaction between the art and the architectural setting in terms of scale, materials, and context;
 - c. Ensure public access and invite public participation;
 - d. Encourage collaboration between the artist(s) and other project designers early in the design phases;
 - e. Ensure long-term durability of permanent works through material selection and/or a documented maintenance program;
 - f. Encourage a rich variety of arts including permanent installations, revolving temporary works, and event programming;
 - g. Increase public understanding and enjoyment of art through interpretive information and/or programmed events; and
 - h. Contribute to a collection of commissioned art that is unique and fosters a positive community identity.
2. A fee instead of public art may be accepted for incentive density as follows:
 - a. The minimum fee is calculated on 0.5 percent of the development's projected cost up to \$100,000;
 - b. The fee is paid to the Public Arts Trust Steering Committee prior to release of a building permit; and

- c. The fee is used for installation, management, and maintenance of public art at the discretion of the Public Arts Trust Steering Committee, with preference given to the policy area where the proposed development is located.

Public Open Space

1. Points for public open space above the public use space requirements of the zone are granted on a sliding scale based on the percentage of the net lot area placed in open space up to 20%. The open space should meet the following requirements:
2. Directly accessible to a street; and
 - a. Open to the public between sunrise and sunset;
 - b. No proposed loading or parking facilities are visible below a height of the fourth floor;
 - c. Contains seating, trash receptacles, landscaping, and other amenities such as water features, kiosks, and passive recreation areas;
 - d. At least 35 feet at its narrowest width;
 - e. Walls of any non-residential floor area facing the open space have windows on at least 60 percent of the façade below a height of 40 feet; and
 - f. Main entries to any dwelling units are from a wall facing the open space.
3. A fee-in-lieu of public open space may be accepted for incentive density as follows:
 - a. Calculated according to 59-C-15.74.(d);
 - b. The fee is paid into the Planning Department amenity fund or other designated open space construction, renovation, or improvement fund prior to release of a building permit; and
 - c. The fee is used for installation, management, and maintenance of public facilities and amenities in part or in full that the Planning Board finds consistent with the goals of the applicable master plan.
4. Formula: $(P/N)*100$
P = public open space in square feet
N = net lot area in square feet

Exceptional Design

1. Ten (10) point if at least 4 of the following criteria, which enhance the quality of the setting per the purposes of the Design category, are met:
 - a. Provides innovative solutions in response to the immediate context;
 - b. Creates a sense of place and serves as a landmark;
 - c. Enhances the public realm in a distinct and original manner;
 - d. Introduces new materials, forms, or building methods;
 - e. Uses design solutions to make compact infill development living, working, and shopping environments more pleasurable and desirable; and
 - f. Integrates low-impact development methods into the overall design of the site and building.

Public Charette

1. Insert language....

ENVIRONMENT

Category Requisite: Sensitive Environment Avoidance and Restoration

1. Must meet the requirements of the zone.

BLTs

1. Points equal to the percent of incentive density purchased at a rate of 1 BLT per 30,000 square feet.
2. Formula: $(P*I)/30,000$ square feet = BLTs required
P = percent of incentive density (also the points requested)
I = incentive density

Energy Conservation and Generation

1. Ten (10) points for buildings that meet the energy-efficiency requirements of the zoning ordinance.
2. Additional 15 points for buildings that meet the renewable energy generation requirements of the zoning ordinance.

Vegetated Wall

1. Five (5) points for buildings that meet the requirements of the zoning ordinance.
2. Additional incentive density may be appropriate if other criteria are met, such as:
 - a. Greater percent of coverage;
 - b. Southern or western exposure;
 - c. Plants with varying flowering seasons; or
 - d. Integration into an overall energy or environmental site design program.

Tree Canopy

1. Ten (10) points for development that meet the requirements of the zoning ordinance.
2. Additional incentive density may be appropriate if other criteria are met, such as:
 - a. Greater coverage;
 - b. Larger planting size;
 - c. Increased number of varieties;
 - d. Integration with stormwater facilities; or
 - e. Use of native species.

Vegetated Area

1. Five (5) points for development that meets the requirements of the zoning ordinance.
2. Additional incentive density may be appropriate if other criteria are met, such as:
 - a. Area replaces impervious area;
 - b. Larger area;
 - c. Maintenance program is provided;
 - d. Greater soil depth, or
 - e. Use of vegetated area as a community garden.

Vegetated Roof

1. Ten (10) points for development that meets the requirements of the zoning ordinance.
2. Additional incentive density may be appropriate if other criteria are met, such as:
 - a. Greater coverage;
 - b. Greater depth;
 - c. Plant species that provide habitat; or
 - d. Native plant species.

Cool Roof

1. Five (5) points for development that meets the requirements of the zoning ordinance.

Recycling Facility Plan

1. Insert language...